

FRAMFIELD PARISH COUNCIL

Minutes of a Planning Committee Meeting held on Tuesday, 25 June 2019, at 6.30 pm in the Memorial Hall, Framfield

Present: Committee Members: Keith Brandon (Chairman), Peter Friend, Tony Hall and Sam Sharples.
In attendance: Ann Newton (Parish Clerk).
Public: Four.

At the meeting, the order of the items on the agenda may be varied in line with public speaking. However, the minutes are detailed in the order of the agenda.

1. Apologies.

Councillor Maria Naylor.

2. Declarations of Interest.

Councillors to give notice of declarations of personal, prejudicial and pecuniary interests in respect of items on the agenda. Sam Sharples declared a personal interest in item WD/2019/0945/F as she lives in Gun Road although a considerable distance away.

3. Minutes of the Last Meeting for Approval.

It was agreed that the minutes of the meeting held on 14 May 2019 having been circulated, be approved, adopted and signed as a correct record. (SS/KB).

4. Planning applications for consideration

The order of the applications may be changed in line with those with public speakers but the minutes are detailed in the order of the agenda.

- **WD/2019/0945/F – Lane at Gun Road, Blackboys, Uckfield TN22 5JY. Erection of 2 No. semi-detached dwellings with new access.**
Three residents spoke against the application.

The Parish Council strongly objects to this application. The proposals are outside of the Blackboys Core area and adjacent to the High Weald AONB. To extend housing further along (or down) Gun Road is not only changing the street scene of a currently open landscape, but also blocking undulating views across the wider valley and landscape which is enjoyed by many properties locally, as well as from the road and footpaths.

The transport statement refers to “no detail of the likely scale of the development” which would suggest that this was a desktop exercise and therefore any technical details are only a guess at best, not specific to the actual planning application.

Paragraph 2.2 of the Transport report states a speed survey was carried out, but the movements referred to are somewhat questionable:

1. It references circa 12,000 traffic movements per day on Gun Road. The supplied data does not support this, and from local knowledge – this is extremely exaggerated.
2. It references the average speed being 35MPH north, and 36MPH south. This is highly unlikely and almost impossible due to the road layout. Whilst the odd driver may be travelling at such a speed, this would be dangerous and irregular and not conducive of most drivers. To assume that this is the ‘average speed’ is out of character for the area and should not be relied upon.

The Parish Council would challenge the applicant to provide tangible evidence to support these statements.

We must not forget that there is already an approved application for 7 properties directly opposite the application site. With new accesses needing to be forged for this, it will create an obscene change to the current street scene, as well as impacting on the local biodiversity that exists, with the fauna that lives in the hedges and verges to be removed. With proposals to remove excessive hedging, it is undoubtedly going to cause a negative impact.

Pulling out of this access for the Village Hall which is almost opposite the application site has to be done extremely carefully as visibility is impaired due to the narrow and bendy layout of the road and hedging. This will be exacerbated with new entrances for residential properties on both applications mentioned. There is no footpath on Gun Road and children and parents have to use the road to access the pre-school, which is at the village hall, directly opposite the application site. By increasing housing on this road, it will also increase the risk to pedestrians who have to step onto the mud and grass verges to get out of the way of vehicles.

It is peculiar that the Ecological report suggests that the site is either 'negligible' or 'limited in wildlife' that frequents it. Not 100m away, bats were prominent in the build of Craftsman's Cottages, to the extent that it was partly to blame for the delay in building, and several mitigations had to be put in place. Why would an area like this in open countryside not be abundant in fauna? Every day, wildlife can be seen from small rodents to deer. The area is flush with all kinds of wildlife.

If the application is approved, it will set a precedent for further applications. The Parish has seen a large increase in properties being built over the past couple of years, and whilst these properties are of a conservative size, they are totally out of keeping and inappropriate for the extremities of the village.

- **WD/2018/2761/F – High Cross Estate, Palehouse Common, Framfield TN22 5QY and Jubilee Cottages, Eastbourne Road, Uckfield TN22 5QN. Demolition of existing dilapidated Jubilee Cottages on Eastbourne Road and erection of replacement dwelling in north-westerly parkland of the High Cross estate.**

The Parish Council objects to this application. The proposed property to be built is an extremely grand design, and in the applicant's own words a "Manor House". It is out of context with the rest of the estate's residential properties and has the potential to set a precedent for the rest of the estate. It is outside of any development area and represents no benefit to the community or housing stock. It presents no attributes of local dwellings and materials.

The demolition of Jubilee Cottages is a positive attribute to the application and would be welcomed, but not to the detriment of over building elsewhere. The proposal is out of keeping and constitutes over development

If the planning officer was minded to approve the application, the Parish Council would request conditions:

1. No further (future) building on the land that was Jubilee Cottages.
2. Jubilee Cottages be demolished and the land made good prior to any new building work.
3. As per the bat report, we would like to see bat boxes installed as well as all other recommendations of the ecological survey.
4. Lighting conditions to protect the surrounding environment.

There is a query as to whether the ecological survey is for the current proposed application site or a previous application as there does appear to be discrepancies. Clarification should be sought as to whether the exact location has been surveyed and assessed. The curtilage is peppered with buildings and structures and if this application is approved, it will add another blight to the landscape.

- **WD/2019/1003/FA – Mill View, Gun Road, Blackboys TN22 5JY.**
Variation of condition 14 of WD/2017/2400/FA (variation of conditions 10 and 17 of WD/2016/1195/F [erection of 7 new dwellings with associated access. Demolition of existing barns on site] to enable a phased development and removal of condition 4 (Code of Construction Practice), 5 (external materials) and 9 (levels).
Three residents spoke against the application.

Whilst the PC continues to object to this application for previous reasons stated, it is understood that permission is extant following appeal.

In regards to the material changes, there is concern over gravel driveways in such a small area being intrusive to other residents, especially at night. The area is known locally for severe flooding and there is concern that gravel will only exacerbate the water run-off issues, along with the fact that each property will have a cess pit/septic tank and not be connected to local sewers. These significant water issues can be confirmed by the Parish Council and local residents, and should not be dismissed. During heavy rain periods, water runs from the B2102 and goes directly through the site, downwards across the allotments, and onto Tickerage Lane where properties have been flooded. For the applicant to suggest that there are no significant run-off problems is completely untrue and the Parish Council are very concerned for existing local residents. This was discussed with the original architect.

Although the application references 'contractor parking areas', The Parish Council is concerned that this will not be enough and would like to enforce that they must not park in the adjacent village hall car park, as this is used daily.

Plots 4,5,6 and 7 on the construction management plan show accesses on to Gun Road. The application documents do not appear to as there is a solid red line around the application site without breaks. It also suggests that hedging is going to be removed along the entire site perimeter of Gun Road, and this is totally unacceptable. The Parish Council do not wish to see any access on to Gun Road but removing all of the hedging will be an ecological disaster as referenced in planning application WD/2019/0945/F which is directly opposite the site and has similar aspirations. It will also create a profound impact on the street scene which overlooks the High Weald AONB.

As part of the application, redundant buildings are to be removed. However, the construction plan show that they will not be removed until the end of phase 5 which means 6 houses could be built and existing buildings left in situ should the applicant decide not to build phase 5. This does not seem logical and the pre-existing trade-off should be implemented first.

The Parish Council does not support the requested conditions to be removed. We are extremely disappointed that there has been such a vast array of changes since the original application, which the Parish Council supported in principle. The changes made since then are clearly showing a reduction in quality and has resulted in a far inferior proposal.

Although the Parish Council is aware of allowable working times, if the Planning Officer is minded to approve this application, we would like to appeal to the applicant to limit working hours to Mon-Fri only, as the area is very rural and the site condensed around existing properties, which will cause further disruption to the residents.

- **WD/2019/1126/LDE – Hammonds Green Farm, Hammonds Green, Framfield TN22 5QH.**
Mobile home for the enjoyment and use of the owners and occupiers of the host property.

The Parish Council are not aware of the caravan being in situ for the ten years stated in the application and would hope that the applicant has sound evidence to prove this.

5. Any Other Planning matters for reporting at the Discretion of the Chair.

To include any other planning applications which may arrive after the agenda has been published at the discretion of the Chairman in line with the terms of reference of the Committee. There were none

7. Next Planning Committee Meeting – 24 September 2019.

Additional meetings will be called during the intervening period if the Chairman believes they are required otherwise comments are passed to the Planning Authority under the Parish Council's delegated procedure policy – available on the website, noticeboards and Parish Magazine.

The meeting closed at 7.30 pm.

AEN/22.07.2019

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