

FRAMFIELD PARISH COUNCIL

Planning Committee (including comments on one Licensing application) Details of Delegated Comments August 2020

Decisions can be delegated to the Chairman (or Vice-Chairman) plus two other members if agreed by the Chairman.

The following decisions were made under delegated authority by Keith Brandon (Chairman), Tony Hall and Sam Sharples. (The Chairman has the casting vote in any tie).

- **WD/2020/0109/F - Replacement of 2 storey dwelling with single storey barn style dwelling with rooms in the loft space.**
SOUTH HILL COTTAGE, SANDY LANE, FRAMFIELD. TN22 5PX.
<https://planning.wealden.gov.uk/plandisp.aspx?recno=148639>

The Parish Council supports the application. Although the proposals are quite extensive compared to the existing, the impact on the street scene will be reduced. The application would not be supported if it were any bigger.

- **WD/2020/1207/F & 1208/LB - Conversion of existing pool house and storage to guest annexe, sauna and changing room.**
for DUCKINGS, LEWES ROAD, BLACKBOYS. TN22 5JA.
<https://planning.wealden.gov.uk/plandisp.aspx?recno=150195>
<https://planning.wealden.gov.uk/plandisp.aspx?recno=150196>

The Parish Council supports the application with reluctance. It was sad reading the heritage and D&A statements for this application with the raft of changes historically and more recently that have been made. This combined with the photos included shows a complete lack of recognition for the heritage and importance of this location, and the applicant or previous owners clearly have shown disregard for its significance by letting poor quality changes be made and lack of maintenance.

The buildings either need restoring back to their original condition or this application should be approved to make some good come from it. It is likely that restoring this site to its original condition will be impossible due lack of historic data and also the vast changes made over the years. Refusing this application will likely see further degradation.

The Parish Council will whole heartedly support the heritage officer's determination, but due to the poor condition that this heritage location has been allowed to become, strict conditions should be placed to ensure that any approval is adhered to.

- **WD/2020/0331/F - New tractor and machinery barn.**
LAND AT THE OLD BARN, STONEBRIDGE LANE, BLACKBOYS. TN22 5HX.
<https://planning.wealden.gov.uk/plandisp.aspx?recno=148977>

The Parish Council objects to this application. The Parish Council previously objected to the proposals of a similar application (WD/2014/2385/F). This application still does not show elevations, albeit a height of 2.5m to eaves is mentioned in a document. The Parish Council do not have an issue with the principle of this application (a barn for

storage of agricultural machinery) but there is no need to locate it directly opposite the entrance to a residential property on the opposite side of Stonebridge Lane when they have over 2 hectares of land. The applicant states that it is needed for storage but with the current climate of thefts in the area, especially on rural land, why would this not be located nearer to the residential property? If approved, the Parish Council would like to include the same conditions as previously approved whereby the residential curtilage is not to be extended to incorporate this build.

- **WD/2020/0326/F - Change of use of land to residential, to include existing access and parking. erection of new timber framed workshop/bicycle/garden machinery store.**
THE OLD BARN, STONEBRIDGE LANE, BLACKBOYS. TN22 5HX
<https://planning.wealden.gov.uk/plandisp.aspx?recno=148978>

The Parish Council objects to this application. They previously objected to a similar application (WD/2019/1866/F) which was withdrawn by the applicant. The same reasons apply in respect to there being no justification in increase the residential curtilage of an area already large. There also seems to be no real reason for this change of use other than the potential to assist in further development proposals in the future, which would not be acceptable for an area already over developed for a rural open countryside location.

The Parish Council does not object to the timber framed store/store.

- **WD/2020/1389/F & 1251/LB - Installation of a sewage treatment plant to replace a septic tank.**
GRANGE LODGE, BLACKBOYS ROAD, FRAMFIELD. TN22 5PN.
<https://planning.wealden.gov.uk/plandisp.aspx?recno=150467>
<https://planning.wealden.gov.uk/plandisp.aspx?recno=150256>

The Parish Council supports this minor alteration.

- **WD/2020/1060/F- Demolition and re-building of unit B6 to be used for B1 (Business) use.**
BROWNINGS FARM CRAFT WORKSHOPS, LEWES ROAD, BLACKBOYS, TN22 5HG <http://planning.wealden.gov.uk/plandisp.aspx?recno=149987>

The Parish Council supports this application. A modest alteration that will likely improve the commercial viability for this applicant with minimal impact on the surround area and street scene.

- **WK/2020206160 - Premises Alcohol Licence**
PALEHOUSE BARN, PALEHOUSE COMMON, FRAMFIELD, EAST SUSSEX, TN22 5QY
https://my.wealden.gov.uk/en/AchieveForms/?form_uri=sandbox-publish://AF-Process-8d03a39a-0b26-496f-8680-60b996ac3ebb/AF-Stage-dd643063-1e72-4a06-9571-103da5068785/definition.json&redirectlink=%2Fen&cancelRedirectLink=%2Fen&consentMessage=yes

The Parish Council strongly objects to this application. Palehouse Barn is a Grade II Listed building, currently residential. It can only be assumed that applying for a licence to sell alcohol is for the purpose of a commercial enterprise – and something that this property was not designed for. Therefore, it is significantly changing the historic value and fabric from an agricultural barn appearance to a pub or Inn. This can already be noticed by the array of tables and chairs situated to the front area that is not in keeping with a residential property, and somewhat out of place.

There is a lot of concern that approval of an alcohol licence in a small hamlet such as Palehouse Common for 12 hours of every day (7 days a week) midday to midnight will have significant impact on local residents and surrounding properties as patrons arrive and depart. It is a fact that people leaving premises such as a pub leave creating a lot more noise from vehicles and vocally, often shouting and laughing, even rowdiness and fighting. With the layout of Palehouse House Common being a single road, it is inevitable that a percentage of people will cause disruption to the majority of local residences. If approved, there will be a legal requirement to provide lighting in and around the premises, further impacting on the aesthetic appearance of a Grade II Listed building but also changing the street scene significantly as the property has an open fronted view to the road.

There are no footpaths for people to access this location and no designated parking areas. How will this be managed especially of drunken people walking along unlit country narrow roads?

There has been no additional application for a venue and music licence and if this were to happen, it will create further negative impact on the local neighbours. The site is raised on one side of a ridge/basin and noise/light pollution would carry across to nearby Framfield village with ease.

This is a preposterous application and should be refused in the strongest terms possible. The impact to the local community will be devastating at the very least.

Circulation: Planning Committee/All other Parish Councillors.

21.08.2020