

FRAMFIELD PARISH COUNCIL

Planning Committee Details of Delegated Comments July 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), Bob Bather, Maria Naylor, Sam Sharples and Tony Hall. (The Chairman has the casting vote in any tie).

- **WD/2020/1055/MFA – Removal of Condition 7 of WD/2015/1305/MAJ (change of use of touring caravan site to 28 static holiday lodges with extension of season from 10 months to 12 months and installation of private sewage treatment plant) to enable full residential use of caravans/mobile homes. Cider House Farm, Lewes Road, Blackboys TN22 5JD.**

<https://planning.wealden.gov.uk/plandisp.aspx?recno=149982>

The Parish Council supports this minor amendment which provides a well-presented business and service to the parish. The change will most likely be a more viable business and with higher occupancy/revenues.

- **WD/2020/0130/F – Demolition of a poultry unit (with extant change of use consent to 1 no. C3 dwelling under WD/2019/0672/P04) and two adjacent farm buildings and their replacement with a new build dwelling, garage and shed. Thistledown Farm, Framfield Road, Blackboys TN22 5HD**

<https://planning.wealden.gov.uk/plandisp.aspx?recno=148673>

The Parish Council supports the application (conditional). They support this change of use to residential and the proposed property. Whilst a large dwelling, it is sympathetic in mass and scale, although the Parish Council would not support this if it were to be 2 story + roof space.

The Parish Council would like to see a Construction Management Plan so that the large quantity of asbestos is safely removed, and takes into account the environment around.

The Parish Council would like to see lighting conditions placed to protect the surrounding environment including ancient woodland in order to maintain dark sky and fauna protection. This would include low level lighting and no floodlighting.

Whilst the application is supported, the transport report is somewhat flimsy.

- **WD/2020/0609/FR – Retrospective application for open-sided timber pagoda to rear of single unit detached dwelling, replacing existing wind damaged metal pagoda.**

Amended plans received date stamped 22/06/2020

Ridgeway, The Street, Framfield TN22 5NX

<https://planning.wealden.gov.uk/plandisp.aspx?recno=149382>

The Parish Council supports the application. The amendments to the proposed pagoda are more in keeping with a structure of this type. The reduced size and design, along with a letter of support from the adjacent neighbour most affected is acceptable.

- **WD/2020/1009/F – Proposed relocation of industrial building (Unit 16) previously approved under WD/2015/1164/MAJ. Squires Farm Industrial Estate, Palehouse Common, Framfield TN22 5RB.**
<https://planning.wealden.gov.uk/plandisp.aspx?recno=149915>

The Parish Council supports the application providing the building remains the same size and is constructed using the same materials as the one previously approved. B1 use should ensure that is not a threat to the environment or local area.

- **WD/2020/1052/F – Demolition of existing garage, workshop and outbuildings and erection of new double garage with workshop at rear. New dropped kerb and crossover to front of property. Kenhurst, School Lane, Blackboys TN22 5LL.**
<https://planning.wealden.gov.uk/plandisp.aspx?recno=149976>

The Parish Council supports the application (part). They support the demolition and construction of new garage/workshop. However, would not like to see the front garden removed adjacent to School Lane to make way for parking spaces. This will change the street scene significantly and reduce on street parking due to dropped kerbed restrictions. It would potentially set a precedent for others to do similar and cause significant parking issues especially for the local school.

- **WD/2020/0939/FR – Retrospective application for the use of site for the processing of concrete (B2 use class) including storage on site of associated machinery. retention of associated structures including portacabin (site office with W.C), silo and sheds. proposed concrete wash out pit. Squires Farm Industrial Estate, Palehouse Common, Framfield TN22 5RB.**
<https://planning.wealden.gov.uk/plandisp.aspx?recno=149976>

The Parish Council strongly objects to this application. The Parish Council are extremely disappointed that this application is retrospective. This is not a minor application and the applicant would have been aware that planning permission was required. The application is woefully lacking detail and fails to show the size, mass and bulk of the site including a large silo type structure, albeit an included photograph shows the impact that it will have on the local area towering above treelines.

The industrial site itself has environmental issues already which are causing local concern to health and local properties. This application will only exacerbate the situation due to the nature of its business.

There is no environmental, ecological or full heritage statement included. The site is within 500m of multiple Grade II listed buildings, the nearest being 150m. This small rural industrial estate is not suitable for such a business, albeit the detail is lacking somewhat.

There is no noise impact survey included, which should be mandatory for this business type and location.

The operations are 12 hours a day, 6 days a week starting at 06:30hrs. This is completely unacceptable due to the local residential properties and their welfare and quality of life.

There is no transport survey included. The D&A report simply states vague comments such as 'expected' and using previous business models for their justifications.

At the very least this application should be refused until a full and proper application is submitted. However, the Parish Council are likely to still be minded to object for the reasons already stated. The principles of which the applicant uses to justify the approval of this application using national and local planning policies are the very ones that should be used to refuse it.

- **WD/2020/0881/F – Proposed erection of American style barn including two stables/wash area/tack room and machinery storage and the addition of a proposed track for access to the barn.
Blackwood Barn Gun Road Blackboys East Sussex TN22 5JZ.
<http://planning.wealden.gov.uk/plandisp.aspx?recno=149731>**

The Parish Council supports the application. The Parish Council supports the addition of an agricultural barn for storage but would like to see a condition placed on it to prevent any residential use in the future. The location is suitable for such a building but would be inappropriate for residential use. It is a shame that they have positioned it across the field and away from the property, making it very prominent.

- **WD/2020/1003-F & 1004/LB – Alteration to the residential curtilage, a single storey side extension with glazed entrance link, replacement pool and pool house, a new flue to be installed and a new window to the existing property. proposed landscaping and hardscaping including a ha-ha wall. the existing north access to become pedestrian only, allowing the existing southern access to be the only form of entry to the site for vehicles.
Tickerage Castle, Pound Lane, Framfield TN22 5RT
<http://planning.wealden.gov.uk/plandisp.aspx?recno=149905>**

The Parish Council supports the application (part). The normal procedure for the Parish Council when commenting is to either support or object an application. The reason to support this in part is due to the alteration to the 'front' aspect of the main building. It is this aspect of the building that carries a lot of weight with its heritage status, and the addition of the exceptionally large 'stair' window is completely out of character, which presents an adverse impact on its visual appearance.

However, the application and design in general is outstanding and compliments the Listed Building very well, maintaining its original character and combining a modern aspect to it. A lot of thought and work has gone into the application and this should be recognised.

The Parish Council therefore supports the application except for the front glazing to the existing building as mentioned. This is currently in line with comments from the WDC Senior Heritage Officer. Should the application be approved with the proposed window, the Parish Council would object on heritage grounds in order to preserve the visual appearance and impact of this Listed building.

Circulation: Planning Committee/All other Parish Councillors.

15.07.2020