

FRAMFIELD PARISH COUNCIL

Planning Committee Details of Delegated Comments November 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 Maria Naylor. (The Chairman has the casting vote in any tie).

- **WD/2020/1381/F – Change of use of Unit B3 to A3 (restaurants and cafes) and unit B2 to B1 (business).
Units B2 & B3, Brownings Farm Workshops, Lewes Road, Blackboys, Uckfield TN22 5HG.**

The Parish Council has no objection to the proposals in principle but strongly object to the hours of 8am-10pm 6 days a week and 8am-6pm on Sundays and Bank Holidays. Such long hours have the potential to cause disturbance to surrounding residential neighbours. There should be no business on Sundays and Bank Holidays.

- **WD/2020/1800/F – Change of use of part of the existing garage to provide a home office and erection of a shed.
Oak Hall, Framfield Road, Blackboys TN22 5LS**

The Parish Council supports the application. However, due to the fact that this is a new build, one of three in this area, the Parish Council would not want to see a change of use to ancillary accommodation i.e. an annex in the future and would like to see PD rights continue to be removed for further conversion.

- **WD/2020/1327/O – Removal of barn and replacement with two-bedroom bungalow.
Badgers Barn, The Street, Framfield TN22 5NS**

The Parish Council objects to this application. This proposal is an outline application, and despite assurances in the application that the house is to be eco-friendly and of a modest size, approval does give way to changes including size and materials. The principle of the house is not of an issue, but the location very much is. The land is agricultural and well beyond any designated development boundary. The conversion or new build of a house in place of a small pole barn in the middle of open countryside is unacceptable. The ecology report clearly concentrates specifically around the barn area and not the wider area that will be affected.

There is concern that the access track will cause a disturbance to the adjacent houses before it forks off into the middle of the field. It is interesting to note that the WDC footpath team have no concern about this track being part of public footpath. It is entirely questionable that emergency services would be able to access the track from the main road.

If this house were approved, and there is no policy to support it – what is to stop the applicant from applying for more development.? Once a precedent is set, it presents poor

grounds for further refusals and cannot be undone. Assurances that this is a 'one-off' for a local family with an outline application presents no confidence that it will stay as such.

The area is unsustainable and will create harm to the character of the countryside with no justifiable need to build in this area. Due to the location it should also be required to provide details of drainage, power and sewage waste albeit an outline application, how would these services arrive? The proposal provides no benefit to the local community with potential to cause noise disruption from the gated access track which backs onto the residential area as well as danger to pedestrians. The track is unlit and it is likely that the applicant would be using high beam lights on their vehicle for access and egress which would be aimed at the residential houses for part of the track and cause a new unacceptable disturbance to their peace.

WDC Waste Management have suggested that the applicant's bins be placed in either of two locations on the track. Whilst this may be a civil issue, clarification should be sought if the applicant can in fact do this legally.

- **WD/2020/2104/F – Proposed single storey side extension.
24 Maple Leaf Cottages, School Lane, Blackboys TN22 5LJ**

The Parish Council supports the proposals which is a modest application that will have little impact on the street scene or residents.

- **WD/2020/2146/F & 2147/LB – Re-roof existing barn with clay tiles to match,
and install new conservation roof lights.
Tewitts Farm, Palehouse Common, Framfield TN22 5RB**

The Parish Council supports the proposals which are a necessary application with minimal impact on the surroundings including the Listed Building.

Circulation: Planning Committee/All other Parish Councillors.

11.11.2020