

FRAMFIELD PARISH COUNCIL

Planning Committee **Details of Delegated Comments** **March II**

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/2021/0001/F – Extension to existing garage and conversion to residential annexe.**
Woodside, Gatehouse Lane, Framfield TN22 5RS
<https://planning.wealden.gov.uk/plandisp.aspx?recno=152344>

The Parish Council supports the application. The proposal will present little impact to the street scene and neighbouring properties.

- **WD/2020/2553/F – Erection of 9 No. dwellings with associated access, landscaping and infrastructure.**
Land adjacent to the recreation ground, Blackboys TN22 5LR
<https://planning.wealden.gov.uk/plandisp.aspx?recno=152148>
(Tony Hall took no part in the comments for this site as he lives directly opposite).

The Parish Council strongly objects to this application. It is incredulous that the applicant has submitted yet another application for this site following a very persistent barrage of applications over the years. It is extremely evident that there is complete disregard for the local community as there has been no attempt to discuss or compromise with ensuring that local residents' fears and concerns are addressed.

The extant approval of 7 houses (WD/2020/0048/O) brought dismay to the community and whilst it was only an outline application, it is heart breaking to see them come back with a full application to include even more houses.

The applicant pays no value to the historic worth of this land and even goes as far as saying the archaeological value of the foundations to the prior 15th Century windmill are 'little' and that the access corridor will have 'little appreciation'. This is an incomprehensible attitude to have when working in the industry.

There is even reference to the surrounding Listed buildings, one of which is directly across the road from the application site and has been referenced as being insignificant to the proposal.

It does appear that the applicant has paid little to no regard for sustainable building. Cramming 9 houses into a small plot will also leave the homeowners with gardens reminiscent of urban London dwellings. They are certainly not in-keeping with the local area in terms of size and scale. These properties of up to 5 bedrooms provide no value to the local community.

Blackboys has seen more than its fair share of development in recent years. The majority have been isolated dwellings that present minimal impact on a small village. Adjacent to a recreation ground, 9 houses squashed into a tiny plot of land will look out of place for a rural countryside setting.

The block plan for this cramped proposal is of concern with access and egress of refuse trucks, emergency vehicles and delivery vans/lorries. Using their own drawing of a vehicle entering, there is no possibility of conducting a 3 point turn at either end of the access roadway. It would appear to suggest the turn around point is the access off the main road. This will lead to vehicles potentially reversing out onto the road and causing an accident. It is not practical or 'normal' that vehicles would reverse into the 9 dwelling estate and this would be difficult if reversing to the right towards the 5 bedroom manor house at the end as there is an odd dog leg in the access road which appears to have been done to give plots 3 & 4 a front garden. When applicants are making irrational proposals like this, it should flag up that there is a fundamental issue with the size, mass, quantity and scale of the houses and the 'estate'.

There is very little detail or substance in the proposals for sewage disposal. There are no sewers on the site and absolutely no ability to join the site up to mains drainage so an on-site solution will have to be found. This will need to be a form of Klargesters but with 9 houses (35 bedrooms) and generally very small gardens, where does the applicant think the run off from the Klargesters will go? Either individual waste systems or indeed one which will cover all 9 houses is not possible on the site.

Where does mass development in rural countryside end? This is a rural location that offers 'at best' a single basic bus service. There is a local pub but last year The Grove café closed down. There are no cycle routes, inadequate local pathways, some barely 3ft wide. There are no suitable walking routes to the nearest town that offers amenities.

It is regrettable that the Planning Inspectorate presented limited support to refuse previous applications. There are plenty of policies to object to this application in totality. However, WDC gave approval of an outline application but Framfield Parish Council strongly object to the quantity of housing now being presented.

The Parish Council would also like to see an appropriate and substantial improvement to what has been offered in the applicant's documentation including, but not limited to Conditions 3, 4, 5, 6 & 15 of the Officer's report dated June 2020.

The Parish Council disputes that this development provides a "useful and important contribution to the housing need of the district...".

- **WD/2021/0444/F – Removal of side UPVC conservatory to be replaced with single storey flat roof side extension.**
13 Cleve Close, Framfield TN22 5PQ
<https://planning.wealden.gov.uk/plandisp.aspx?recno=152993>

The Parish Council supports the proposals which will present little impact to the street scene and neighbouring properties.

- **WD/2021/0454/F – Demolition of triple garage, erection of triple garage with store.**
Paines Place, Lewes Road, Blackboys TN22 5JD
<https://planning.wealden.gov.uk/plandisp.aspx?recno=153007>

The Parish Council supports the application. The proposal will present little impact to the street scene and neighbouring properties. There should be no adverse impact on the Grade II Listed Building but will support recommendations of the Heritage Officer. There should be a condition included in any application tying the garage to the property.

Circulation: Planning Committee/All other Parish Councillors.

23.03.2021