

FRAMFIELD PARISH COUNCIL

Planning Committee **Details of Delegated Comments** **April**

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/2020/2328/F – Erection of a detached dwelling and car barn served by improved vehicular access. (Amended plans)**

Land at Simla, Framfield Road Blackboys TN22 5LS

The Parish Council continues to object to this application. Despite previous objections, WDC have approved an outline application for the principle of a dwelling on this property. Under this full application the parameters of the application have changed significantly with an unacceptable variation to the outline proposal.

The Parish Council is concerned with the mass change to the street scene along this stretch of road, changing the appearance of the village entrance significantly. This new application is significantly out of keeping for an infill dwelling, albeit it is likely to be insignificant to the already approved 50 house development directly opposite.

Based on these facts, the Parish Council objects in that the detached 'car barn' is obtrusive to the street scene and projects an enclosed negative 'feel' as you approach the village. The Parish Council continue to highlight the detrimental effect infilling and applications such as this are having on the wider AONB views as traversing through rural villages and hamlets such as Blackboys.

- **WD/2020/2591/F – Extensions and alterations to existing dwelling to include an underground basement, a new garage and ancillary works including a new driveway with access to the highway. (Amended plans).**

Laphams Down Farm, Pounsley Hill, Hadlow Down, East Sussex TN22 5HT.

The Parish Council supports these amendments to the current application which appear to be an improvement on the original proposal.

- **WD/2021/0781/F – Proposed single storey extension and an extension to the rooms in the roof.**

Fairacre, Chapel Lane, Blackboys TN22 5LB.

The Parish Council supports this application, with comments. It is disappointing that at no point in this application is it mentioned that the property sites within the AONB, and therefore it would appear that no mitigations or thought has been given to its importance.

The Parish Council would not like to see further development on this property in the future – for the purpose of preserving the street scene within in the AONB. However, due to the modest scheme, and the fact that this property already enjoys a second-floor element (within a row of bungalow/chalet style dwellings), the proposals are acceptable.

- **WD/2021/0493/F – Use of land for the siting of an OOD house for use as holiday accommodation.**

Brownings Manor, Lewes Road, Blackboys TN22 5HG.

The Parish Council supports this proposal in principle. There is a concern as this is in the heart of open countryside with no reference to lighting and noise pollution mitigations, or with the supply of an ecological survey report to protect the environment and wildlife.

Will there be conditions for the prevention of this being used as a residential home? The Parish Council would not support further expansion for include additional dwellings in the future.

- **WD/2021/0663/F – Demolition of existing garage, workshop and outbuilding. Erection of new garage and workshop.**

Kenhurst, School Lane, Blackboys TN22 5LL.

The Parish Council supports the application and are satisfied with the resubmission of this application which has removed the proposal for a change to the front of property parking area.

- **WD/2021/0481/FR – Variations to equestrian facilities approved under WD/2019/2670/F (erection of stables, sand school and hardstanding for private equestrian use) comprising changes to approved levels and height of approved stables, insertion of retaining sleeper wall and extension of approved sleeper wall (part retrospective).**

Meadowside, Eastbourne Road, Uckfield TN22 5QW.

The Parish Council supports the application and has no issues with the variations to what was originally approved. However, there are still concerns that there is no reference to the restriction of external lighting.

The Parish Council are disappointed that this is a retrospective application.

- **WD/2021/0858/F – Proposed first floor side extension with internal alterations and a proposed porch canopy.**

2 Rose Cottages, Lewes Road, Blackboys TN22 5JL.

The Parish Council supports this modest application.

- **WD/2021/0522/F – Proposed four-car garage.**

Orchard House, Lewes Road, Blackboys TN22 5JL.

The Parish Council supports this application for a garage subject to the extant 2 car garage approved under a previous application being removed.

- **WD/2021/0543/F – Partial demolition of former granary and piggery, and their reconstruction and change of use to form a single dwelling. The laying out of a private garden and three car parking spaces within existing boundary enclosure. Formation of a new access road involving some excavation and the reclamation of land. Installation of waste treatment plant. Hailwell House, Hammonds Green, Framfield, East Sussex TN22 5HB.**

The Parish Council strongly objects to this application due to its inappropriate location. The proposed site sits within a statutory Conservation Area, to which multiple mitigations would be needed to protect the environment and ecological assets that would be affected. This was once an agricultural building and is traditionally set as such. It has no benefit to the community or the environment in converting this to a residential property and curtilage, which will in fact create untold harm on the setting if approved.

It is disappointing that the applicant notes the nearby Grade II Listed building, but pays little regard to the distance of it, especially with the fact that it is an open rural location, and therefore the distance is subsequently insignificant and should be seen as 'adjacent', not distant or irrelevant.

The application suggests a raft of 'Ecological Enhancements'. However, these are more akin to 'mitigations' due to the harm that this application proposes. If it was not for this application, then the 'enhancements' would not be needed.

The Parish Council has actively supported many conversions, whether in part or whole from agricultural to residential, but this location is unacceptable on every level of planning requirements. It is also not within any development boundary and therefore this location should enjoy the benefits of the protection it has.

This application should be dismissed.

Circulation: Planning Committee/All other Parish Councillors.

10.05.2021