

# FRAMFIELD PARISH COUNCIL

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## **Planning Committee** **Details of Delegated Comments** **July**

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/2021/1349/F – Proposed rear extension.**  
**Collindale, The Street, Framfield, East Sussex TN22 5NX.**  
<https://planning.wealden.gov.uk/plandisp.aspx?recno=154179>

The Parish Council supports this application for a relatively minor proposal.

- **WD/2021/1411/F – Proposed replacement garage and first floor extension over.**  
**1 Rock Cottages, Gatehouse Lane, Framfield, East Sussex TN22 5PP.**  
<https://planning.wealden.gov.uk/plandisp.aspx?recno=154249>

The Parish Council objects to this application although they do not object in principle to an extension of the property. This design however is not appropriate in the street scene due to the prominence of the cottages situated within an 'island parcel' of land. The design is quite basic, visually jarring and ill-fitting to both the existing house and the site. There could also be more windows on the first floor. The multi-level aspects provide a rather haphazard view that is not consistent with the local surroundings.

- **WD/2021/1210/F – Demolition and removal of existing structures and erection of new fishing lodge building.**  
**Framfield Park Fishery, Brookhouse Lane, Framfield TN22 5QJ**  
<https://planning.wealden.gov.uk/plandisp.aspx?recno=153988>

The Parish Council supports this application which will be of great improvement to the current visible aspect. The Parish Council supports the recommendations/mitigations of the Habitat survey, which should be adhered to. However, it is requested that 3 conditions are placed:

1. No external lighting
2. No sleeping accommodation to be provided.
3. No future conversion to a residential property

- **WD/2021/1521/F – Single storey rear infill extension.**  
**5 Tudor Walk, Framfield TN22 5PG**  
<https://planning.wealden.gov.uk/plandisp.aspx?recno=154384>

The Parish Council supports this application for a relatively minor proposal.

- **WD/2021/1539/F – Erection of a detached chalet style dwelling.**  
**Land on the south side, Terminus Lane, Blackboys TN22 5LX.**  
<https://planning.wealden.gov.uk/plandisp.aspx?recno=154406>  
*(Councillor Tony Hall did not take part in the deliberations on this application as he has a prejudicial interest being an adjacent neighbour).*

The Parish Council supports this proposal providing that a condition is put in place to prevent conversion or renewal of the workshop into anything else and PD rights are removed. The reason – to preserve the rural landscape and street scene of an extremely remote area on the edge of a village.

- **WD/2021/1299/F – Replacement garden shed.**  
**Grange Lodge, Framfield Grange, Framfield TN22 5PN**  
<https://planning.wealden.gov.uk/plandisp.aspx?recno=154109>

The Parish Council supports the application which is a minor proposal replacing an existing shed, which will have no impact on the main property.

- **WD/2021/1512/F – 2 x 3 bedroom detached houses and new access.**  
**The Old Steam Mill, Framfield Road, Blackboys TN22 5LR.**  
<https://planning.wealden.gov.uk/plandisp.aspx?recno=154375>

The Parish Council objects to this infill application, which is outside of any development area. The proposal for two dwellings will have a severe impact on the property known as "Marrick" on Tickerage Lane which has an upper window facing the proposal site. Due to the topography and slope downwards towards the north, there will be an unreasonable intrusion to the privacy of this property as this will be visible directly from all levels of the site. Whilst this may be 'common place' in more built-up areas, this is a village location, and fringe at that.

With the recently built, and extant approvals such as WD/2020/0700/MAO for 50 houses, there needs to be a point where Blackboys must refuse any more development in order to preserve the rural setting. Blackboys is not sustainable to support any more development.

It is very disappointing that depending on which document (of maps/drawings) is viewed, they represent the proposed site and surroundings differently. It should be noted that there is a large, detached garage bordering the east side of the site and a vehicle access gate to the west of the site, which exits to Tickerage Lane.

There is no reference to water run-off from the proposed site. The immediate area is known for run off that has caused severe flooding, especially to properties in Tickerage Lane. This is an ongoing and concerning problem that should be addressed should an approval be granted.

Where will services stop such as the postman, refuse lorries, couriers etc? It is likely that they will stop across the driveway of the proposed site which will cause an impaired view of traffic exiting Tickerage Lane, just a few metres away. Whilst there are other properties

that may mirror similar situation, it does not make it right that new developments should be able to continue in this way.

The road at this point is extremely fast, often in excess of the 50MPH limit, and if a car pulls out from Tickerage Lane and hits a car speeding through, it will be catastrophic. There is also a 'kink' in the road at exactly the point where the houses are proposed which drivers are not always aware of and can cause accidents if vehicles are being driven too fast. ESCC Highways have not seen this scheme, and they are a key party regarding the access issues. The Parish Council would be surprised if they did not object on highway safety, as they have for other local applications on the B2102 road close by. The visibility splay shown on the plans is across land not in control of the applicant so impossible to enforce.

*Circulation: Planning Committee/All other Parish Councillors.*

23.07.2021