

FRAMFIELD PARISH COUNCIL

Planning Committee Details of Delegated Comments November 2021

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/2021/2199/F – Proposed two-storey and single extension to create a new diner/utility room on the ground floor, and new bed 3 on the first floor. Glenridge, High Street, Blackboys TN22 5JS.**
<https://planning.wealden.gov.uk/plandisp.aspx?recno=155235>

The Parish Council supports the proposals which have a minimal impact on the street scene or current neighbours.

- **WD/2021/1950/FA – Variation of Conditions 2 and 5 of WD/2019/0838/F (removing existing roof and forming new first floor, adding rear extension and other internal alterations) in order to allow use of eternity cedarboarding. Kenhurst, School Lane, Blackboys TN22 5LL.**
<https://planning.wealden.gov.uk/plandisp.aspx?recno=154932>

The Parish Council supports the proposals which have a minimal impact on the street scene or current neighbours.

- **WD/2021/2355/FA – Removal of condition 18 of application WD/2019/1903/F (demolition of the existing building and construction of eight new dwellings consisting of five terraced dwellings, two semi-detached dwellings and a detached dwelling with associated landscaping, car parking, refuse space and access) in order to omit a pedestrian crossing. The Old Crown, High Street, Blackboys TN22 JR.**
<https://planning.wealden.gov.uk/plandisp.aspx?recno=155428>

The Parish Council supports the application. Further to the Parish Council's previous comments on this matter, we would like it recorded that the Parish Council are dismayed at the lack of collaborative working post approval of the application. The applicant has demonstrated that a crossing would present high risk to pedestrians and would also go against design standards, yet there is a continued effort from Wealden District Council to impose a condition that is not achievable. We reiterate that this issue should have been agreed prior to any approval and not left as a condition. All respective parties need to collaborate and progress a conclusion to this. In the face of common sense, the Parish Council can only support this application based on the fact that it has been demonstrated that there are no other viable solutions.

- **WD/2021/2650/F – Erection of a single storey building in rear of garden for use as a cattery. 6 Palehouse Common, Framfield, TN22 5QY.**
<https://planning.wealden.gov.uk/plandisp.aspx?recno=155789>

The Parish Council objects to this application. The Parish Council does not support this planning application for business needs. The D&A statement reflects that if this proposal

was for residential usage, it would not need a planning application. However, it is not, and it does. It suggests that cats are quieter than dogs, which is not in dispute, but catteries can produce levels of noise that will be disturbing to neighbours. Some cats away from the home can become anxious and will vocalise this 24 hours a day. The proposed building appears not to be fully enclosed (mesh is mentioned) therefore sound levels will be more easily transmitted. Due to the location being what could be classed as the core residential area of Palehouse Common, the effect on neighbours will have a greater impact than that of detached isolated dwelling elsewhere. The business will need attention 24 hours a day, especially for cats that need medication, which will create noise nuisance to residents such as cats meowing due to the disturbance, doors closing etc. With up to 40 cats (14 double and 12 single pens) noise levels could potentially be very disruptive in a residential area.

It will not be possible to operate without internal and external lighting, which will cause light pollution across the back gardens of neighbouring residents. Lighting will have to be of a level suitable for business use and therefore will invariably create light spillage into gardens and the backs of the adjoining properties. As the building is 20m long, it will pollute light across many back gardens.

Although the applicant has referenced cat waste, this is unlikely to be collected daily, and will have to be stored. Many catteries produce a lot of waste and this could potentially cause undesirable smells to residents, as well as encouraging vermin. The cattery will require supply and wastewater services. This is not referenced. Many catteries are cleaned down by using chemicals that are either collected locally or run into a drainage system. How will this be managed? There is no reference to the storage of supplies for a 26-pen cattery (operating to a capacity that is hoped for in the D&A statement, it will be a lot) or where and how the waste containers will be stored.

The Parish Council would like to see an environmental survey report.

The applicant references that the driveway is suitable for a customer to drop off and collect a pet by appointment, but there is no reference to deliveries that would be required such as food, bedding materials, cat litter/sawdust etc or vet visits. If the proposed cattery was full, it is likely that staff would also be required, creating extra movements of traffic. There is a power/telegraph pole immediately adjacent to the access gate which has supporting ground cables dropping diagonally across the gated area. It is unclear whether vehicles such as lorries delivering materials would be able to access the driveway due to the height restriction. Therefore, the Parish Council would like to see a transport survey.

This a totally unacceptable location for a cattery as every aspect of this proposal will have a negative impact on residents.

- **WD/2021/2508/F – Replacement of the existing double garage with a small single storey three-bedroom dwelling.**
Land adjoining the Old Post Office, 1 Palehouse Common, Framfield TN22 5QY.
<https://planning.wealden.gov.uk/plandisp.aspx?recno=155611>

The Parish Council supports in principle the application. The applicant has taken care to design a property with the environment and surrounding community in mind to cause minimal impact. They have sought comment from the Parish Council prior to this submission which is appreciated and have taken on board comments by the planning department.

It should be noted that the Parish Council would not support this application if it was a 2-storey dwelling, or larger in foot print, as it would have a detrimental effect on the rural landscape and street scene.

The Parish Council would like to see an environmental and ecological survey carried out in order to protect the surrounding flora and fauna.

The Parish Council would like to see external lighting limited, and conditions placed to limit the extent of development beyond the proposal in size and mass.

For the avoidance of doubt, the proposed plans show the dwelling placed on the footprint of the existing garage. Page 15 of the D&A Statement (First section) shows the proposed dwelling behind the garage, as it is still visible in the 3D montage. Clarity is sought that the proposed plan is on the footprint of the existing garage.

Circulation: Planning Committee/All other Parish Councillors.

23.11.2021