

# FRAMFIELD PARISH COUNCIL

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## **Planning Committee Details of Delegated Comments September 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/2021/1927/F – Rear extension to first floor. New front porch. 16 Maple Leaf Cottages, School Lane, Blackboys TN22 5LJ.**  
<https://planning.wealden.gov.uk/plandisp.aspx?recno=154905>

The Parish Council supports this application which has minimal impact on the street scene.

- **WD/2021/1490/F & 1491/LB – Erection of timber car port with alterations to existing field access to form temporary car park, change of use of office above existing garage block to form temporary annexe, internal alterations to main house and housekeepers flat including relocation of existing boiler, external alterations to main house including porch, glazing and reroofing. Relocation of existing oil tank and works to hard and soft landscaping. Change of use of land to residential. Hiders Farm, Pump Lane, Framfield TN22 5RQ.**  
<https://planning.wealden.gov.uk/plandisp.aspx?recno=154347>  
<https://planning.wealden.gov.uk/plandisp.aspx?recno=154348>

The Parish Council strongly objects to this proposal for various works to the 18<sup>th</sup> Century Sussex Farm House. The vast extent of these works will significantly affect the Grade II Listed building status. The Parish Council have supported many LB applications over the years, but this proposal pays little regard to the heritage that it bestows. The applicant mentions that the infill of the undercroft is done to minimise the visual impact, yet it is major part of the quiriness that dwelling offers.

The Parish Council are perplexed with the various narrative suggesting that a new access and roadway is required for a temporary access, despite the application site being listed as a farm, with a farm access and a separate residential access. This is a peculiar and unnecessary request that is not needed.

Also, as part of this application, there is reference to temporary conversion of an office whilst renovating the flat. Again, this pays total disregard to the heritage and status of this building by making significant temporary alterations in order to facilitate other works. The applicant refers several times to the woefully inadequate condition of the flat, and a fair question to ask would be is the proposed 'temporary' office of suitable and adequate condition to become residential?

The proposal for a 4 bay carport is of concern, as the application reference one of the 'ports' being used as a store and toilet. Therefore, it is not a 4 bay carport. It is further concerning when there are already outbuildings of significant size within the curtilage and this would simply add to the mass and bulk within the curtilage.

If WDC are minded to approve this application, the status of the Listed Building, it is feasible that the fabric of the building and its curtilage will be altered to a degree that the status should be addressed with the appropriate authority as to its continued validity.

This application is disrespectful to its heritage. Whilst some of it was built post 18<sup>th</sup> century, the status was awarded in the early 1980's, thus the changes will affect the condition, form and build of the dwelling as it was recorded.

The Ecological Impact Assessment, whilst dated August 2021, was carried out in December 2020. Based on the fact that evidence of bats were found in every roof void, further due diligence should be carried out if WDC are minded to approve this application as it is over a year old.

Clarification is required as to whether this is Listed Building '1028361', which is the only listed building for this postcode, as it is listed as Hilders Farmhouse, not Hiders Farm on the Historic England website. Also, Is it Hilders or Hiders?

There appears to be an omission of highways details for the conversion of a farm field access gate to residential use.

The Parish Council have strong concerns for the protection of this heritage building. With over 135sqm of additional space created from this application mainly within the existing footprint (excluding the proposed 4 bay carport with toilet and storage), there is no doubt a significant and unacceptable change to the fabric of this dwelling with limited detail on how it is to be protected, along with the application form suggesting that different materials will be used in some instances.

To highlight to the applicant, should they be unaware – that within the D&A Statement 5.02 it references 'hidden', 'not possible to view', and 'alleviate the potential for adverse impact on the street scene'. This is a heritage asset, and it is not just about the visual aspect of being able to see (or not see) the proposed works from the main road. It is about the works within the property as well, and goes beyond the visual aspect of changes within heritage assets, it is about the core fabric of the materials used to protect, enhance and maintain its historic importance.

Finally, if WDC are minded to approve this application which will be disappointing – strong conditions need to be placed to return all of the 'temporary' structures and accesses back to the original state, including the removal of a hardcore road access through a field.

- **WD/2021/1597/PO4 – Conversion of existing agricultural building to single-storey 3 bedroom dwellinghouse.**  
**Land known as Toddy's Farm, Easons Green, Framfield TN22 5RE.**  
<https://planning.wealden.gov.uk/plandisp.aspx?recno=154470>

This cannot be allowed to be approved despite the possibility it might 'tidy' the mess up. The building is not fit for purpose for conversion, and hopefully by default of that – it won't be approved under PD. It has no facilities or supporting services of any kind, and there appears to be major concern by adjoining neighbours to which we are inclined to support as their local Parish Council. It is annoying and difficult in respect to the history which the neighbours have referred to, as much of it is irrelevant to planning approval. However, surely access etc should be taken into account. If this gets approved – which is not really a conversion, then the planning system is flawed. Also, the actual proposed plans are completely different to the concept photo provided. The design of the actual proposal is hideous and will be a blot on the landscape, not that it isn't already.

- **WD/2021/1850/F – Change of use of land to residential and a proposed garage and store.**  
**Easons Stables, Palehouse Common, Framfield TN22 5RB.**  
<https://planning.wealden.gov.uk/plandisp.aspx?recno=154800>

The Parish Council is concerned that the Planning Officer has already stated the principle of the proposal is acceptable subject to an amended design. Has there been a full review of the details of the design?

The Parish Council objects to the current proposals and believes the building is too large, and indeed not much smaller than the main dwelling. It looks crude and unattractive in design, which is also close to a Listed asset. If the garage has rooflights which has lighting inside there should be a mechanism to mitigate the light pollution to protect the dark night skies.

If approved the Parish Council would request that there is no, or limited external lighting due to the open countryside setting.

- **WD/2021/1786/F – Single storey rear extension with associated internal alterations and the addition of steps to the garden from the side and rear of the dwelling.**  
**Little Annan, Lewes Road, Framfield TN22 5RE.**  
<https://planning.wealden.gov.uk/plandisp.aspx?recno=154689>

The Parish Council supports the application which has minimal impact to the street scene or neighbours.

- **WD/2021/1858/F – Repositioning of garden fence closer to highway.**  
**15 Becketts Way, Framfield TN22 5PA**  
<https://planning.wealden.gov.uk/plandisp.aspx?recno=154812>  
*(The Chairman, Keith Brandon, took no part in the deliberations as the applicants are known to him).*

There was no consensus of opinion by the Committee on this application. The Council is aware of covenants on some of the properties on the Becketts Way estate whereby fencing should not be erected in the front gardens, although this may apply to the erection of boundary fences in between properties. In any case this is a civil matter and not one Planning has to take into account.

#### **Addendum to a previous planning application:**

- **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 applicant has provided an additional statement in the form of email correspondence.

The Parish Council do not accept that the comments made by us are addressed in the transport report and that the applicant or their representative feel that it is suitable to provide substandard proposals because it is only two additional dwellings.

However, the Parish Council wishes to highlight an error within the document that potentially construes the proposal as being more acceptable, when in fact it is not. On page two of said document, it shows a footway leading along Tickerage Lane and appears to be extended along the main B2102 in front of the applicant's boundary. There is no

footway of any sort, and it represents a misleading interpretation of the street scene layout. Please see below for a more accurate view of the street scene.



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

13.09.2021