

FRAMFIELD PARISH COUNCIL

Planning Committee Details of Delegated Comments March 2023

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/2023/0145/F – The rationalisation of a complex of farm buildings, including the demolition of utilitarian structures and conversion of existing barns to create four residential dwellings.**
Hempstead Farm, Hempstead Lane, Uckfield TN22 3DL
<https://planning.wealden.gov.uk/plandisp.aspx?recno=160709>

The Parish Council objects to this application and concurs with the representations made by Uckfield Town Council. Additionally, The Parish Council would like to add:

The applicant has proposed an emergency access across a railway line. This is an uncontrolled crossing without any protection other than whistle boards for train drivers. It would be preposterous to have an emergency access directly off the site that leads on to train tracks, which are also often subject to flooding.

If there is flooding, it is highly likely that the weather conditions will be inclement, thus reducing any warning of approaching trains. Coupled with residents trying to escape flooding in a highly stressful situation this is a ridiculous proposal and it would be suggested that Network Rail – the infrastructure owner will not support this. For clarity – The Parish Council would expect written consent from Network Rail to use this crossing as it is classified a ‘High’ – Level 5 Risk Rating. Additionally, Footpath 62 is unsuitable for emergency vehicle access or egress.

- **WD/2023/0508/F – Phased development of 5 single-storey dwellings with associated landscaping and infrastructure incorporating the utilization and improvement of the existing access.**
Hammond Green Cottage, Hammonds Green, Framfield TN22 5QH.
<https://planning.wealden.gov.uk/plandisp.aspx?recno=161157>

The Parish Council supports the principle for a proposal of a maximum 5 single storey dwellings for residential use only. However, makes the following comments:

- 2 storey dwellings would not be supported and a condition to prevent this should be placed on any positive determination.
- Particular attention should be given to the fact that this is on the edge of a Conservation area and located near to several Graded Listed buildings.
- Support would not be given for further intensification of the land.
- There is concern that surface water drainage will be insufficient. There is regular flooding at the bottom of the hill near Hammonds Green Farm where water pools across at least one side of the road in light to medium rain conditions, and across the full width of the road in medium to heavy rain. The majority of this water runs down the hill adjacent to the site on the footpath and road, often lifting the gully drains due to the currents and force of the water flow. This

needs further investigation especially as the overflow is into a ditch that is likely to cause further problems downstream and near to the main flooding areas of the B2102.

- The proposal shows refuse lorries and emergency service vehicles accessing the site from one direction only. The fact is that large vehicles accessing and egressing this site will require to cross onto the opposite carriageway in order to get enough swing out of the site. This could cause issues with oncoming traffic.

- **WD/2023/0568/F- Conversion of existing garage to create ancillary accommodation including side extension.**

Rose Cottage, Church Approach, Framfield, East Sussex.

<https://planning.wealden.gov.uk/plandisp.aspx?recno=161237>

The Parish Council objects to this application. Whilst in principle there is no concern in the conversion of the garage subject to heritage and environmental officer comments, there is concern that the build and form will have an impact on the street scene. The access road is predominantly for access to the church and has a couple of rear garages projecting onto it. It would like extremely out of place to have one of these converted with the appearance of a dwelling that does not blend in to the surroundings.

With multiple windows and roof lights, there will be significant harm to the local area which is within the conservation area and surrounded by multiple Graded Listed buildings. The Parish Council would like to see a more sympathetic design that is more characteristic of the area.

- **WD/2023/0613/F – Demolition of existing outbuilding and garage and erection of detached single storey residential annexe on footprint of existing garage.**

Granary Cottage, Framfield Road, Blackboys TN22 5LR

<https://planning.wealden.gov.uk/plandisp.aspx?recno=161294>

(Tony Hall took no part in the deliberations because he has a pecuniary interest).

The Parish Council objects, but is also perplexed by this application. Having objected before – and those objections still stand – these applications were dismissed on appeal on highway safety grounds. Why will this not still stand?

As far as car use and the access is concerned, it does not matter whether the building is an annex or not. It is an additional two bedroomed building and its construction and use will increase the number of people living on the site and therefore the number of vehicles using the access. With inadequate sight distances, this intensification is likely to exacerbate the unsafe condition. There is no difference to a car from the annex emerging onto the road than a car from the 2018 application.

Therefore, there is no difference between this annex application and the previous application in terms of the impact on highway safety. The increased risk arises from more vehicles emerging, not the technical nature of the classification of the additional building. As the Planning Inspector dismissed the appeal on these grounds, so should WDC refuse the application.

If WDC are minded to approve the application, the building should be tied to the main house in perpetuity.

- **WD/2023/0542/F – Proposed internal and external alterations to existing detached annexe including addition of rooflight and external staircase.**

Framfield Place Old Coach House, Hammonds Green, Framfield TN22 5QH.

<https://planning.wealden.gov.uk/plandisp.aspx?recno=161205>

(Keith Brandon took no part in the deliberations because he has a pecuniary interest).

The Parish Council supports the application which has minimal changes to the overall appearance of the building.

- **WD/2023/0697/F – Erection of two dwellings with associated parking, access and landscaping.**

Land adjacent to Rathowen, Blackboys, Uckfield.

<https://planning.wealden.gov.uk/plandisp.aspx?recno=161394>

The Parish Council supports this application which would be considered as ‘in-filling’. The Parish Council would prefer to see 2/3 bedroom properties. Access should also be considered as the road is 50 MPH, and an extension to the existing 40 MPH area proposed under WD/2022/2182/MRM has been objected to by Sussex Police.

Circulation: Planning Committee/All other Parish Councillors.

30.03.2023