

FRAMFIELD PARISH COUNCIL

Planning Committee **Details of Delegated Comments** **June 2024**

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 Maria Naylor (Chairman), Trishia Blewitt, Keith Brandon and David Jenner. (The Chairman has the casting vote in any tie).

- **WD/2024/1052/F – Demolition of the existing dwelling, garage, outbuildings and barn, and the erection of one replacement self-build dwelling with replacement garaging, workshop and secure store and barn with associated landscaping and external works. Durrants Farm, Beechy Road, Blackboys TN22 5JG**
Planning and Building Control - Wealden District Council

The Parish Council supports the application for the predominant reasoning that it will not affect anyone else. However, it was noted the extensive referencing to rationalisation of the existing buildings, and that they are in a poor dilapidated state. Whilst representatives of the Parish Council have not visited the site, they believe they have seen far worse brought back to life, but obviously it is the applicant's prerogative to submit their proposals. This is a huge increase in footprint size, and based on the reasoning given to support this application by the applicant, the Parish Council would want to see restrictions on any future increase in footprint and buildings.

The other concern is the dark skies and ecological protection, predominately from lighting. There is a large number of external lights (potentially too many) including rooflights. The Parish Council would want to see all of the mitigations proposed conditioned to ensure the maximum protection of light pollution in a very rural area.

With the scale of disruption to the immediate area on ecology, it would be good to see a programme of enhancements above and beyond, rather than just addressing the bare minimum.

- **WD/2022/1977/F – Proposed 5 No. new B1 and B8 industrial units including associated parking, turning and refuse storage areas.**
Squires Farm Industrial Estate, Palehouse Common, Framfield TN22 5RB.
Planning and Building Control - Wealden District Council

(Keith Brandon declared an interest and took no part in the dialogue on this application).

The Parish Council supports the application as long as that the use remains as office/storage and does not progress/change to heavy industrial. Clarification needs to be made on the foul drainage and the hours of work conditioned into any approval should be adhered to.

- **WD/2024/1307/FA – Removal of Condition 10 of WD/2022/0012/F (erection of a new building for use by an existing rural business, associated landscaping, associated access (part retrospective), parking and turning and installation of page treatment plant) to allow for minor changes to be made to plans.**

Tewitts Farm, Palehouse Common, Framfield, East Sussex TN22 5RB.

Planning and Building Control - Wealden District Council

The Parish Council supports the application and has no concerns with the amendments to the original drawings.

- **WD/2024/0827/F – Construction of replacement agricultural storage building.**

Tewitts Farm, Palehouse Common, Framfield, East Sussex TN22 5RB.

Planning and Building Control - Wealden District Council

The Parish Council supports the application. They have no concerns with the replacement of the existing building. However, they would request clarity on the height of the current building compared to the proposed, and if there would be any impact on the Grade II Listed building. No specific reference to the measured height of the existing could be found within the application.

- **WD/2024/1304/PIP – Proposed conversion of existing redundant barn to residential dwelling.**

Hay Barn Farm, Lewes Road, Framfield, TN22 5RE

Planning and Building Control - Wealden District Council

The Parish Council strongly objects to this application. In 2018 this barn was built in objection to the Parish Council's comments (WD/2018/1096/F) as being a substantial size in mass and scale, far in excess required for the business needed. However, it was approved and built.

Prior to this under application WD/2018/1107/F which was refused by WDC for a similar building to the one proposed in the application on the same footprint of the barn to be removed, that was only built a few years ago.

As part of the refusal – WDC officers stated that, “the proposed amended siting of the previously approved dwelling and barn would result in an unacceptable intrusion into the open, uninterrupted agricultural landscape and therefore would be harmful to the open, rolling agricultural setting of this part of the Low Weald.....”

At a dismissed appeal APP/C1435/W/18/3215931, the concluding statement was that the harm would not outweigh the benefits.

The proposed dwelling in this application is over a large mass and form that would be prominent on the land. This would cause significant harm to the local setting and views from around.

There is also significant concern about traffic access and egress, and in the absence of a traffic report, it is curious as to why this has been omitted. There is no usable existing access, and if opened back up would be concerning.

The application document also refers to this as a barn conversion. How can a rectangle shaped barn be converted into a C shaped dwelling. This is a complete rebuild.

A very poor application with 'sketch' style drawings, no supporting surveys, reports to the effect on biodiversity, ecology, etc.

This application should be refused as wholly inappropriate in every context.

- **WD/2024/1231/F – Proposed conversion of disused agricultural barn into a C3 dwellinghouse.**
Vanguard Vineyard, Hollow Lane, Blackboys, East Sussex TN22 5JB.
[Planning and Building Control - Wealden District Council](#)

The Parish Council strongly objects to this application. None of the previous planning application history is included with this application.

This application is astonishing. Under a previous withdrawn application, WD/2021/2803/F, there was emphasis on a 3-bedroom (each with en-suite) dwelling being required for support of workers on the land. It is now proposed that the applicant MAY live there..... The question begs – are onsite staff required for such a small, small-holding, and is it in an appropriate location? No, it is not.

The Parish Council continues to strongly object to this application for the same reasons as the previously mentioned application. The premise of 'support workers' has now gone, and this simply presents as a residential dwelling in open agricultural countryside – more than 100 metres from any other dwelling. It is wholly inappropriate, wedged between what is a vineyard and agricultural fields.

It is unsustainable, out of keeping, in the most prominent position of the land, and inappropriate in scale and mass.

If this application is recommended for approval by officers, The Parish Council request that it is brought to committee.

Circulation: Planning Committee/All other Parish Councillors. Jul 1, 24