

# FRAMFIELD PARISH COUNCIL

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## **Planning Committee Details of Delegated Comments May 2025**

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

- **WD/2025/1082/F & 83/LB – Proposed garden room infill including alteration to terrace and new greenhouse.  
Tickerage Mill, Tickerage Lane, Blackboys TN22 5LU.  
<https://planning.wealden.gov.uk/Planning/Display/WD/2025/1082/F>**

The Parish Council objects to the proposed development on the grounds that the infilling of the existing C-shaped footprint with an orangery would cause harm to the significance and character of this Grade II listed building.

The C-shaped plan form is a defining architectural feature, contributing to the building's historic interest and spatial character. Infilling this area, even with a glazed structure, would fundamentally alter the original layout and erode the legibility of the building's historic form. It risks introducing a modern addition that detracts from the authenticity of the original structure.

Such an intervention is, in my view, not sympathetic to the building's historic fabric and setting. It would compromise the visual and architectural integrity of the listed structure, and as such, fails to preserve the heritage asset in a manner appropriate to its significance, as required under the Planning (Listed Buildings and Conservation Areas) Act 1990 and paragraph 208 of the NPPF.

I urge Wealden District Council to refuse this application and encourage an alternative design approach that respects and retains the historic form and character of the building.

- **WD/2025/1111/FA – Variation of Condition 20 of WD/2021/0733/MAJ (erection of new substation to include new 400kV GSP substation operated by National Grid, new 132kV substation operated by UK Power Networks, single-storey substation amenities building to house welfare facilities and switching room, auxiliary rooms, widening of existing bellmouth to provide permanent access, internal access road, electric fence, parking and associated landscaping) to allow for taller lighting columns on the site.**

**Land to the west of Crockstead Farm, Eastbourne Road, Halland BN8 6PT.**

**<https://planning.wealden.gov.uk/Planning/Display/WD/2025/1111/FA>**

The Parish Council wishes to defer to WDC Officers for any decision. The PC does not agree entirely with the applicant's justification for not using low level lighting.

- **WD/2024/1799/MAO – Outline planning application for up to 190 dwellings, associated works, parking, landscaping, publicly accessible open space and SANG provision, with access from the B2102.  
Land at Bird in Eye Farm, South of Bird in Eye Hill, Framfield, Uckfield TN22 5HA.**

**Appeal reference – APP/C1435/W/24/3356658**

**<https://planning.wealden.gov.uk/Planning/Display/WD/2024/1799/MAO>**

The Parish Council comments have been sent directly to PINS but are attached for information within a separate document.

- **WD/2024/1409/MAJ – Creation of 5 No. ponds and associated works as part of change of use of land to form habitat bank.**

**Brownings Farm, Lewes Road, Blackboys TN22 5HG**

**<https://planning.wealden.gov.uk/Planning/Display/WD/2024/1409/MAJ>**

The Parish Council has no further comments from those made previously.

- **WD/2025/1158/F – Erection of single storey 2 bedroom detached dwelling and associated infrastructure and landscaping.**

**Hammonds Green Cottage, Hammonds Green, Framfield TN22 5QH.**

**<https://planning.wealden.gov.uk/Planning/Display/WD/2025/1158/F>**

The Parish Council previously commented on the approved application WD/2023/0508/F, making clear that it would not support any further increase in dwelling numbers on this site. That position was taken primarily to protect the character and setting of the adjacent Conservation Area, and it remains unchanged.

The current proposal to add a sixth dwelling, differing in design from the others, highlights the unsuitability of the remaining space. The design appears compromised in order to fit within the limited confines of the plot, reinforcing concerns about overdevelopment and poor integration with the surrounding layout.

Furthermore, the application fails to assess the broader implications of introducing an additional dwelling. The supporting documentation is extremely limited. For instance, there is no evidence provided regarding the capacity of the existing sewage infrastructure, nor any meaningful detail on surface water

drainage—beyond the vague assertion that it will connect to the existing private system. It remains unclear whether that system, which was designed for five dwellings, can accommodate a sixth.

It is also worth noting that all the documentation provided relates to the previously approved 2023 application, which was assessed and granted on the basis of five dwellings—not six. As Wealden District Council consistently maintains, each application must be considered on its own merits. This proposal lacks the necessary supporting information to enable a proper assessment and should therefore be refused.

In summary, this appears to be a speculative and poorly substantiated attempt to infill a space that is not appropriate for further development. The application does not demonstrate that the site can accommodate an additional dwelling without causing harm to the character of the area or placing undue strain on existing infrastructure.

- **WD/2025/1214/OH – Alterations to the low voltage (LV) overhead lines.** The existing low voltage overhead line between poles 241378 and 263133 (shown in red on the attached plan) is to be upgraded from 95ABC 2c to 95ABC 4c. Peartree pole-mounted transformer (PMT) [444261] on pole 241378 is also to be upgraded from a single phase 50kVA transformer to a three phase 100kVA transformer.  
Bushbury Lane, Blackboys TN22 5JE.  
<https://planning.wealden.gov.uk/Planning/Display/WD/2025/1214/OH>

The Parish Council has no objection to the application. However, they are curious for the need to enhance the lines from single phase to three phase, and double the capacity in such a rural location.