

FRAMFIELD PARISH COUNCIL

Planning Committee Details of Delegated Comments (as amended 18.03.2026) March 2026

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, Penny Grainger, Robin Grainger and David Jenner. (The Chairman has the casting vote in any tie).

- **WD/2025/2874/FR – Retrospective application for the installation of field access gate to boundary fence.**
Upper Brookhouse, Brookhouse Lane, Framfield TN22 5QJ.
<https://planning.wealden.gov.uk/Planning/Display/WD/2025/2874/FR>

The Parish Council supports the application. The existing shared access has obscured vision and it is difficult to move large farm vehicles safely. The new field gate has no impact on the Grade II Listed Farmhouse as it is obscured by trees and shrubs. A removable stock gate will be erected when the gate is not being used to discourage fly tipping. Vehicles can park on the apron without blocking the road. The new hedges will also improve the appearance of the gateway. It should be noted that the access will no doubt be for commercial use when events are held at the property.

- **WD/2026/0167/F – Single storey self-build dwelling, access, parking and landscaping.**
Two Hoots, Chapel Lane, Blackboys TN22 5LB.
<https://planning.wealden.gov.uk/Planning/Display/WD/2026/0167/F>

The Parish Council has considered this revised application in the context of the previous appeal decision (APP/C1435/W/23/3318365), in which a proposal for two dwellings on this site was dismissed due to identified landscape harm within the High Weald AONB and conflict with policies directing development to the most sustainable locations. Those findings remain a significant material consideration.

The current proposal differs materially in scale. It is limited to a single modest dwelling with a substantially reduced footprint and associated activity. The planning balance must therefore be assessed on the basis of this revised scheme, rather than the previously dismissed proposals for multiple dwellings.

The Parish Council recognises that the site lies outside the defined settlement boundary and within the High Weald National Landscape. In exercising planning functions affecting land within the AONB, planning officers must have regard to the statutory duty under Section 85 of the Countryside and Rights of Way Act 2000 to conserve and enhance natural beauty. That duty remains central to the assessment.

The updated Landscape and Visual Impact Assessment has been prepared specifically to address the Inspector's concerns regarding visibility from the access and winter screening. The materially reduced quantum of development, together with the proposed landscaping strategy, distinguishes this proposal from the previously dismissed scheme. ESCC Highway raises no objection subject to conditions, and the requirement for contamination investigation and remediation is noted.

The Parish Council remains mindful that Chapel Lane is a rural lane without formal footways and that opportunities for pedestrian movement are therefore more limited than in built-up areas. However, the revised scheme incorporates an off-road pedestrian route within the applicant's control which reduces the length of walking along the highway. Whilst future occupants are likely to rely primarily on private vehicles, this is characteristic of rural locations and, in the context of a single modest dwelling, is not considered to amount to a reason for refusal.

The Parish Council also notes that the application is presented as a self-build dwelling intended for occupation by a family member. Whilst this does not override landscape or policy considerations, the Council recognises that modest, locally rooted self-build proposals can contribute positively to the sustainability and continuity of the local community, as distinct from speculative development.

On balance, having regard strictly to the reduced scale of the development now proposed, the Parish Council supports the application subject to the imposition of robust and enforceable conditions.

In particular, the Parish Council considers it necessary that Permitted Development rights be removed to prevent enlargement of the dwelling, the erection of outbuildings or additional hardstanding, or subdivision of the curtilage, which could cumulatively reintroduce the landscape harm previously identified by the Inspector. The planning balance in this case rests on the modest scale of the proposal, and that scale should be secured.

Conditions should also secure:

1. Implementation and long-term management of the approved landscaping scheme
2. Control of external lighting in order to protect rural character and dark skies
3. Full contamination investigation and remediation prior to development
4. Implementation of approved access and visibility improvements before occupation.

This support relates solely to the single dwelling currently proposed and must not be interpreted as establishing acceptance of further residential intensification of the site.

Amendment - Additional Parish Council comments – WD/2026/0167/F Land Adjacent to Two Hoots, Chapel Lane, Blackboys

Following submission of the Parish Council's delegated comments on the above application, additional local information has been brought to the

Council's attention regarding surface water behaviour along this section of Chapel Lane and the application site.

Whilst the Parish Council's position of limited support subject to robust planning conditions remains unchanged, the Council notes that the submitted application does not appear to include a detailed surface water drainage or SuDS strategy.

Given the known topography of the lane and reports of localised surface water flows during periods of heavy rainfall, the Parish Council considers it important that any planning permission is also subject to the submission and approval of a detailed surface water drainage strategy. This should demonstrate that the development will not increase surface water runoff or flood risk to neighbouring land, the highway, or downstream receptors, and that appropriate attenuation and discharge arrangements are provided.

In addition, given the site's location within the High Weald National Landscape, the Parish Council wishes to emphasise the importance of protecting the area's rural character and dark skies. The Council therefore requests that any permission includes a condition controlling external lighting, including:

- no external floodlighting
- low-level, downward-directed lighting only where necessary for safety
- use of motion sensors or timers where appropriate
- lighting designed to minimise light spill beyond the site boundary

These measures would ensure that the modest scale of the proposal, which formed part of the Council's planning balance, is not undermined by subsequent lighting or drainage impacts. Subject to these additional safeguards, which could then be conditioned, the Parish Council's previously submitted comments remain unchanged.

Circulation: Planning Committee/All other Parish Councillors. Mar 18, 26