

# FRANT PARISH COUNCIL

## MINUTES OF A PLANNING MEETING HELD AT FRANT MEMORIAL HALL, FRANT ON MONDAY 6 FEBRUARY 2017 AT 7:30PM

**Present:** Cllr Rutherford (Chair)  
Cllrs Mrs Kinley, Mrs Best, Rowland, MacDonald-Brown, Breese

3 members of the public

**1. To receive apologies**

Apologies were received from Cllrs Mrs Howell, Mrs Hutchings, Wright, Stevens and the Clerk.

**2. Declarations of Interest**

Cllr Kinley declared a personal prejudicial interest in application number WD/2017/0084/F.

**3. Public Forum**

Nil.

**4. To consider licence and planning applications received and make recommendations.**

• **WD/2017/0018/F - 1 Little Bayham Cottage, Lamberhurst TN3 8BD**

The Parish Council noted that the plans displayed on Wealden DC's website have since been amended by the applicants, following consultation with their neighbours. The Parish Council supports this application, which seems appropriate in style, size and proportion and commends the applicants on their constructive approach.

• **WD/2017/0084/F - 1 Broomfield, Bells Yew Green, TN3 9AF**

The Parish Council objects to this application. When the single-storey extension was approved in 2011, Wealden DC commented that it was appropriate in scale and mass and that it would not be detrimental to the residential amenities of nearby residents. However, Frant Parish Council believes that a second storey would not be appropriate, either in scale or mass. While the extension is sympathetic in design it will have a detrimental effect on the streetscape and on neighbouring properties.

• **WD/2016/3060/F - Tyburn House, Ely Grange, Frant TN3 9DZ**

The Parish Council has no objection to this application. However, we note that previous applications regarding this development have included a condition regarding the temporary access road from the A267. Wealden DC has previously made it a condition that the temporary access be reinstated before the staff dwelling is completed or occupied, as per application WD/2013/0152/FE. We would urge Wealden DC to retain this condition.

Signed: ..... Dated: .....

- **WD/2017/0107/F - 3 Camden Cottages, Bayham Road, Bells Yew Green TN3 9AT**

The Parish Council supports this application. While the extension is quite significant in size, we feel it is sympathetic in design and appropriate in scale with the neighbouring properties.

- **WD/2016/3088/F - Hargate House, St Marks Road, Tunbridge Wells TN2 5LU**

The Parish Council objects to this application as detrimental to the AONB, and an over-development of the site. The north side of St Mark's Road is within Tunbridge Wells and highly developed. However, the south side of the road, where this site is located, is within Wealden and the AONB. While there are some houses on this side of the road, they are small in number and set within significant grounds. Between them, and beyond them, the dominant features are the fields and woodland that mark the start of the

AONB. The Parish Council believes it is important to retain these undeveloped gaps, and to preserve the boundary between the suburban and the rural. In particular, there should be no development 'creep' into the AONB that might erode its character and appearance.

Furthermore, we note that the development is referred to as "infill dwelling", but our understanding is that it is normally used in reference to urban development. As this is in a semi-rural location, within the AONB, we fail to see how this can be regarded as "infill". The guiding principle should not be the character of St Mark's Road, but the character of the AONB within which the application sits. The Parish Council urges Wealden DC to reject this application, which we believe would establish a dangerous precedent for the borders of the AONB.

**5. To note applications granted or refused by Wealden District Council and those withdrawn by the applicant(s)**

- **WD/2016/2973/F – 4 Broomfield, Bells Yew Green, TN3 9AF**

Proposed rear extension.

*Approved on 24 January, 2017.*

Noted.

**6. Any other business**

Nil.

Signed: ..... Dated: .....