

FRANT PARISH COUNCIL

MINUTES OF A MEETING TO DISCUSS PLANNING MATTERS HELD AT FRANT MEMORIAL HALL, FRANT ON WEDNESDAY 10 DECEMBER 2017 AT 7:30PM

Present: Cllr Rutherford (Chair)
Cllrs Mrs Wallis and Rowland

R.Karim (Clerk)

2 members of the public

1. To receive apologies

Apologies were received from Cllrs Mrs Best and MacDonald-Brown.

2. Declarations of Interest

None.

3. Public Forum

A local resident from no. 4 Lime Close addressed the Council over his concerns about the application tabled at item 4 of the agenda. He explained the recent context to his objections and the various communications he has had with the District Council. He stated that the existing duct generates a considerable amount of noise which can easily be heard in his garden and inside his house, but particularly in the upstairs bedrooms. He said that, on occasion, the motor for the extraction facility has been left on overnight, causing a significant nuisance and disruption to his and his family's sleep. On at least one occasion, he went to the Abergavenny PH at around midnight to ask that the motor be switched off, but the premises were shut. He said that he had recently erected a fence at some considerable personal expense to try and reduce the effect of the noise. He acknowledged this had had some effect, but it was limited and the noise from the duct was still presenting a nuisance.

A local resident from the neighbouring property, no 3 Lime Close, addressed the Council next. She said she supported what the previous speaker had said about the noise. However, in addition, she said her and her young family were suffering from the onerous and overbearing smell from the kitchens and cooking in the pub. She explained that the stench is so overwhelming in the garden that they have been unable to use it all summer and have had to keep the windows closed throughout. She read out various quotes, for example from her gardener and nanny, supporting this; at least one of the quotes said the smell was so strong that it was akin to having a fast food van sited within the garden. She said she had tried on several occasions to open up a dialogue with the owners of the pub but to no avail.

She also told the Council that she had carried out some simple research on the Internet and noted that there are a range of options for dealing with fumes arising from such operations, including the use of charcoal filters, ensuring the duct is sited beyond a certain distance away and at height.

It was noted that the application largely made reference to the impact of noise, with very little mention of the impact of odour.

Cllr Rutherford thanked both residents for attending and airing their views. Cllr Rowland said he had visited Lime Close and that the noise and smell was readily apparent. Cllr Wallis expressed her concern about the

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apparent lack of engagement by the pub with local residents. The councillors noted their dismay that the majority of the works had already been carried out and considered that a commercial operation should not be in a position of submitting retrospective applications, particularly for a listed building and in this sensitive location.

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

- **WD/2017/2094/LBR and 2093/FR – Abergavenny Arms Hotel, Frant Green Road, Frant**
Retention of cooking fume extraction duct together with proposed small external addition at ground floor level to act as a shroud to the ducting.

After some discussion, it was agreed to submit an objection to the proposals on the grounds that the character and appearance of both the listed building itself and the surrounding Conservation Area would not be preserved and indeed would be adversely affected. In addition, it was agreed that there were significant concerns about the ongoing issue of the noise and smell generated by the proposal and the degree of impact this was having on neighbouring residents. The Council noted that they wished to see the longevity of the pub maintained and suggested that a more imaginative solution be sought, more in keeping with the listed building and Conservation Area.

(The two local residents left the meeting at 8pm)

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

- **WD/2016/2226/F – Woodland View, Frant Green Road, Frant**
Installation of roof light to existing rear roof slope and part two storey, part single-storey and part first-storey rear extension.
Withdrawn on 24th October 2017.

The councillors noted this outcome.

6. To approve accounts to be paid.

The accounts were approved.

Cllr Rutherford asked for any other business. Cllr Wallis requested some assistance in getting up to speed with the procedures of the Council. The Clerk offered to meet with Cllr Wallis to go through the requirements of being a councillor . **Action: Clerk**

Cllr Rutherford noted that Mr S. Crookshank had come forward with a view to becoming a councillor, having formerly served on the Council as both a councillor and Chair. It was noted that he would attend the next Council meeting.

Cllr Rowland enquired about the status of the see-saw. Cllr Rutherford noted that the RoSPA report had not flagged it as being of high risk. However, it was agreed that a sign should be placed on the see-saw, asking users to take particular care or refrain from using it, until a solution could be found. **Action: Clerk**

There being no other business, the meeting ended at 8.10pm.

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