

FRANT PARISH COUNCIL

THE MINUTES OF A MEETING TO DISCUSS PLANNING MATTERS HELD AT FRANT MEMORIAL HALL, FRANT ON MONDAY 1ST OCTOBER 2018 AT 7:30PM

Present: Cllr Crookshank (Acting Chair)
Cllrs Mrs Wallis, Mrs Park, Mrs Howell, Rowland, Stevens

1 member of the public

1. To receive apologies

Apologies were received from Cllrs Rutherford and Macdonald-Brown and the Clerk.
Apologies were accepted.

2. Declarations of Interest

None.

3. Public forum

One member of the public addressed the Council and gave his views on the application at Woodside, Down Lane, Frant (WD/2018/1419/F). He noted that the access to the proposed site was limited, with a very small entrance. He also observed that the Design and Access Statement contained some errors, including that the existing buildings were not stables, but pig sties. He argued that the scheme would result in an increased number of vehicle movements to and from the site and that the proposed was against the spirit of the Local Plan.

Cllr Crookshank, referring to an email received prior to the meeting, noted that Cllr Rutherford shared some of these concerns. While Cllr Rutherford did not have any particular objections to the building itself, he did note concerns about the access. The application refers to the "existing access" – this being a gate into a grass field beside the walled garden; the gateway is virtually parallel to the road and has very limited visibility one way. Cllr Rutherford also noted that Down Lane has a severe shortage of parking spaces, so most residents park on the road, and often directly opposite the field gate. He also queried why the applicants were proposing to demolish the small building, that is not connected to the site.

After some discussion, councillors **resolved** to object to the proposals contained in WD/2018/1419/F for the reasons outlined above. It was considered that undue pressure would be placed on an already difficult access and parking situation in Down Lane. The councillors concluded that the proposed access arrangements were not adequate, particularly the limited visibility splays.

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

- **WD/2018/1667/FA – Perros, Church Lane, Frant, TN3 9DX**
Minor material amendment to WD/2018/0353/F to vary condition 7.

The amendments were considered and no objections were raised.

Signed: Date:

- **WD/2018/1839/F – Canadian Laundry, Bunny Lane, Frant, TN3 9HA**

Proposed conversion and change of use of barn to an independent dwelling with associated parking and garden space.

Councillors discussed the application and considered that the proposal was acceptable in principle. However, concerns were raised that future expansion of the existing footprint of the building and additional ancillary domestic structures be resisted given the site's location. Thus, it was considered that a condition should be imposed on any permission given which would withdraw permitted development rights. Again, because of the site's location and in view of Wealden DC's 'dark night skies' policy, it was suggested that no external lighting be permitted.

- **WD/2018/1419/F – Woodside, Down Lane, Frant, TN3 9HW**

Demolition of existing summer house/games room, conversion of existing stable building and reinstatement of structures to the stable building to form one, 3-bedroom, single storey dwelling

As discussed under item 3 above.

5. To approve the Minutes of the Planning Meeting held on 3rd September 2018.

The Minutes were approved as a true and accurate record.

6. To consider the Parish Council's response to the Draft Local Plan

The Draft Local Plan was discussed and the following points were raised:

- Access to the Glebe Field should be maintained in perpetuity in the event of any development on this SHELAA site;
- The granting of permission for various developments is beginning to see the larger settlement of Tunbridge Wells encroaching on to the surrounding environs and boundaries of the villages, in particular, on Bells Yew Green. Notwithstanding the physical encroachment of such development, the individual characters and distinctiveness of the villages in the Parish are at risk of being eroded and the boundaries between settlements blurred;
- Following on from this is the concern about the provision of infrastructure and what that means in practice. Developments continue apace but there appears to be inadequate consideration of the infrastructure required to support new houses and how this can be delivered. It was noted that despite recent permissions for new housing in the Parish, there had been no suggestion of expanding the local school(s) or an acknowledgement of the recent closure of the local doctors' surgery in Frant; and
- One other more intangible but essential element of infrastructure provision is the supply of Broadband to every existing house and new house proposed. It was considered that the Draft Local Plan makes little reference to this.

7. To approve accounts payable.

The accounts were approved.

There being no other business, the meeting ended at 7.57pm.

Signed: Date: