

# FRANT PARISH COUNCIL

## DRAFT MINUTES OF A MEETING TO DISCUSS PLANNING MATTERS HELD AT FRANT MEMORIAL HALL, FRANT ON MONDAY 2 OCTOBER 2017 AT 7:30PM

**Present:** Cllr Mrs Best (Acting Chair)  
Cllrs Mrs Howell, Rowland, Stevens

R.Karim (Clerk)

Ms L. Myres  
Mr S. Williams  
Ms J. Pearson  
5 members of the public

### 1. To receive apologies

Apologies were received from Cllrs Mrs Hutchings, Wright, Rutherford, Mrs Kinley, MacDonald-Brown

### 2. Declarations of Interest

Cllr Mrs Howell declared a personal interest in application WD/2017/1797/F as she knows the applicant. Cllr Stevens also declared a personal interest in the same application as he knows the applicant and also knows one of the members of the public present at the meeting, Mr Williams.

### 3. Public Forum

The applicant for application WD/2017/1797/F, Ms Myres, addressed the Council outlining various points. She noted that the site already benefits from an extant permission for 1 no. dwelling. Although that application went to Committee, the Officer at the time recommended approval. The Officer pointed out to the Committee then that the application had just missed the introduction of Wealden DC's so-called Flexible Approach, which would have allowed for the potential for 2 no. dwellings in this location.

In terms of design, Ms Myres said the proposed houses in the current application maintained the same ridge heights as the approved scheme.

Ms Myres explained that the current scheme used the track from the western edge of the field as the main access, which would avoid traffic to the proposed houses passing several neighbouring properties. She noted that she had an agreement in principle with nearby Melfort Farm to utilise their vehicle movement 'credits'.

Mr Williams, of Manor Farm, addressed the Council to raise his concerns and those of neighbouring Cornhill and Manor Stud. He noted that the Parish Council had objected to the original scheme. He explained that the proposed scheme would result in an intensification of the shared driveway (within the ownership of Manor Farm) which already serves holiday accommodation, the neighbouring stud and 7 no. dwellings. He noted that the driveway is a single track, with a blind corner and no passing places. In addition, there is a particular pinch point whereby if two vehicles meet, one must reverse into the main 60mph road to let the other pass. He considered that introducing further vehicle movements on to this track would only serve to exacerbate these issues.

He raised further concerns that the provision of 4 no. parking spaces in the proposals would not be sufficient and that, in fact, there could be many more cars than this at a given time, particularly when visitors were present.

Signed: ..... Date: .....

Ms Pearson addressed the Council next. She said she was the occupant of Stable Cottage. She expressed her concerns with the potential visual impact of the scheme. She noted that the Design and Access Statement submitted with the application referred to the proposals as being “well screened...and within a private realm”. She disagreed with this statement, noting that Stable Cottage does not benefit from the screening and is also set down, making it more vulnerable to over-looking. She considered that this would be exacerbated by the close proximity of the scheme to Stable Cottage. Ms Pearson also noted that there was no reference in the application to drainage associated with the proposed development.

Ms Myres, responding to the point made about screening, said it was their intention to screen the open gate via condition imposed on any permission granted. Ms Pearson noted that this was not included in the proposals. Ms Myres noted that the issue of drainage would also be dealt with by way of a condition, as with the approved scheme.

Cllr Best thanked the participants for their comments. She enquired whether Mr Williams would be willing to introduce a passing place(s) along the track to alleviate the problems with movement along the track. Mr Williams responded that, in doing so, the character of the track would change substantially. He noted it was a private right of way and also that the presence of drains would preclude any widening of the track.

Cllr Rowland questioned why only 4 car spaces had been provided for 2 no. 4-bed houses and expressed concern about the proposed location for these spaces and the possibility that future applications for a garage(s) could be submitted. Ms Myres responded that the scheme was working within the constraints of the established development curtilage. She said that there would be spaces next to each house for personal cars and that they did not foresee a need for garages in the future. Mr Williams said this demonstrated that the plans were not complete and had not been fully thought through.

Cllr Best noted her concern that because two of the four councillors present had declared an interest, that only two councillors (herself and Cllr Rowland) would be making a decision. She therefore suggested to the Council that the application be deferred to a later meeting at which more councillors would be present to give the application and the objections to it their due consideration. This was agreed.

The Clerk noted that the Council’s responses were due by 11<sup>th</sup> October and that she would seek an extension of this deadline from Wealden DC. She noted that, depending on when this extension would run to, it was possible the application could be considered at the next Full Council meeting on 25<sup>th</sup> October in Frant. It was agreed that the Clerk would liaise with Wealden DC and post on the Council’s homepage when the application would be considered again. **Action: Clerk**

*(Mr Williams, Ms Myres, Ms Pearson and the other members of the public left the meeting at 8.10pm).*

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

**• WD/2017/1797/F – Manor Farm, Bells Yew Green, TN3 9BH**

Demolition of two redundant farm buildings and erection of two new dwellings incorporating, as part of the curtilage, the existing historic walled garden of the former manor house.

Cllr Best asked the Clerk to locate the Parish Council’s objections to the original application in 2015.

**Action: Clerk**

Without commenting on the content of application, Cllr Howell said that it required serious thought about what observations the Parish Council should make about the proposals.

Signed: ..... Date: .....

• **WD/2017/1731/LDE – Quarry Farm, Bayham Road, Frant, TN2 5HU**

The regularisation of the use of buildings at Quarry Farm as commercial B1(c), workshop, B2 car repairs and B8 storage.

Councillors discussed this application and acknowledged its long planning history. Councillors noted that, while they appreciated there was little that could be done to avoid this development given the evidence provided in support of the application, it was considered this represented a form of ‘back-door development’ in what is a sensitive location within the AONB; one which must be preserved.

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

• **WD/2017/1388/F – Stone Farm, Bayham Road, Frant, TN2 5HU**

Extension and conversion of redundant barn to ancillary accommodation including change of use to extend residential curtilage.

*Approved on 18th September 2017.*

Noted.

• **WD/2017/1631/LDE – Quarry Farm, Bayham Road, Frant, TN2 5HU**

*Issued on 22nd September 2017.*

Noted.

**6. To approve accounts to be paid.**

The accounts were approved.

There being no other business, the meeting ended at 8.40pm.

Signed: ..... Date: .....