

# FRANT PARISH COUNCIL

## THE MINUTES OF A PLANNING MEETING HELD AT FRANT MEMORIAL HALL, FRANT ON MONDAY 2<sup>ND</sup> SEPTEMBER 2019 AT 7:30PM

**Present:** Cllr Rutherford (Chair)  
Cllrs Park, Wallis, Luther  
  
Mrs Rosie Karim - Clerk  
One member of the public

### 1. To receive apologies

Apologies were received from Cllrs Macdonald-Brown, Crookshank and Howell. Apologies were accepted.

### 2. Declarations of Interest

None.

### 3. Public forum

The local resident in attendance enquired what the Parish Council proposed to do with the redundant red telephone box outside Frant Stores, noting an example elsewhere of a defibrillator being fitted into a similar telephone box. Cllr Rutherford said that the Council had considered installing a defibrillator but had agreed not to do so at present. Instead, the Council was providing First Aid courses to local stakeholders and residents. He said that the issue would be revisited in the next few months.

*(The local resident left the meeting)*

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

#### **WD/2019/1648/MAO - Land at Little Mount Farm, Benhall Mill Lane, Frant, TN2 5JW**

Outline application for the demolition of the existing buildings on site and the erection of a continuing care retirement community of 146 units of accommodation (C2 Use) and community facilities, including restaurant, café, shop, hairdressers, spa, cinema and GP facility with access, infrastructure and open space, landscaping and associated works (all matters reserved except for access).

Various objections were raised concerning the above application, on the following grounds:

- The proposition itself - the village would be exclusive and potentially isolating, contrary to current thinking about the benefits of integrating the elderly and infirm into mixed communities; in addition, the proposals were seen to be at odds with the local ethos of aiming to support people in their own homes (Rotherfield St.Martin's and Frant Friendship Group were cited as examples);
- Not an allocated site in the Local Plan;
- Over-development and density across the site;
- Constraints around the access into and out of the site;
- The potential impact on the local road network. It was considered that the number of trips to and from the village had been underestimated and that there would in fact be a significant impact on local roads (many of them single track) from the visitors to the site, those providing professional services, deliveries, staff and so on;
- Impact on the surrounding AONB;
- Concerns around how the proposal had been presented – the site location plan fails to show surrounding development approved/underway; without this, the cumulative impact on the AONB,

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the road network, the character of the Parish, etc. from this further development is not accurately portrayed;

- It is sited within the Parish but will have few links with the local communities.

**WD/2019/1175/F and 1176/LB – 37 High Street, Frant, TN3 9DT**

Replacement of roof tiles.

The Council raised no objection to the proposals.

**WD/2019/1471/F – Yew Cottage, Frant Road, Frant, TN3 9HB**

Removal of existing carport and garage to be replaced with a two-storey side extension and a ground floor extension to increase living areas.

While the Council did not object in principle to extending the property, it had concerns about the scale, massing and design of the extensions and, given that the existing carport and garage were to be removed, that there was a possibility that future applications for the same would be submitted, adding further built form across the site. The Council thus agreed to object to the proposal.

**5. AOB - for discussion only**

Cllr Rutherford noted that the applications at The Abergavenny Arms for the new flue and associated works had been approved.

Cllr Rutherford also noted that Wealden District Council had agreed to an extension in time to the application for the new green in Eridge to allow the Council to respond to concerns raised. He said he would produce a response and it was suggested that an item be placed in the local newsletter explaining the proposals further.

**Action: WR**

There being no other business, the meeting ended at 8.20pm

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