

FRANT PARISH COUNCIL

MINUTES OF A MEETING TO DISCUSS PLANNING MATTERS HELD AT FRANT MEMORIAL HALL, FRANT ON MONDAY 31 JULY 2017 AT 7:30PM

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

R.Karim (Clerk)

Mr. C. Hough – Sigma Planning
Ms I. Blavier– Rydon Homes

1. To receive apologies

Apologies were received from Cllr Wright and these were accepted.

2. Declarations of Interest

Cllr Howell declared an interest as Chair of WDC's Planning North Committee. This was duly noted.

3. Public Forum

Mr. Hough noted that Rydon Homes currently has an option on a parcel of land in the centre of Bells Yew Green and that they have held pre-application discussions with WDC about their proposal for 20 no. residential units, in a mix of sizes, on this site. Mr. Hough referred to the current policy environment - in particular, the status of the emerging Local Plan, the issues surrounding the Ashdown Forest and the resulting implications for new development and also the site's location within the AONB.

Ms. Blavier tabled various diagrams showing indicative layouts and views across the site. Ms. Blavier noted that the site was currently well-screened with mature trees and that the topography of the site fell north to south. To take advantage of this, some of the homes were proposed to be set into the slope with the intention of reducing their visual impact. Cllr Howell queried this stating that, in previous examples she had seen, the result was still clearly a 3-storey building. Cllr MacDonald-Brown asked whether the scheme would incorporate any 'eco' features. Mr. Hough explained that there would be a sustainable drainage system and current good practice would be adhered to in terms of achieving energy efficiency and a carbon reduction through the scheme.

Cllr Rutherford thanked Mr. Hough and Ms. Blavier for their presentation. He said that parking was already a real issue in Bells Yew Green and there would likely be significant local concern about further pressure in this regard. Cllr Rutherford also said that responding to the local vernacular would be important. He noted that the Broomfield development was quite different as it had been built on a previous industrial site. It would therefore be unwise to take any design cues from this development. Cllr Rutherford, referring to the housing mix, acknowledged that standards for the provision of affordable had to be met. However, he noted that 2-bed properties would appeal to commuters using the mainline Frant Station and 3-bed properties would appeal to families. He noted that the provision for families was particularly conducive to community cohesion in the long term.

Cllr Rutherford suggested that the agents contact the Friends of Bells Yew Green to present the proposals to local residents and consult more widely.

(Mr. Hough and Ms. Blavier left the meeting at 8:20pm).

Signed: Date:

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

- **WD/2017/1447/F and 1448/LB – Hooters, 25 High Street, Frant, TN3 9DT**

Single-storey side/rear lean-to extension with outbuilding at rear of garden.

The status of the host building as Grade II listed was noted and it was considered that the extension to the kitchen area at ground floor was relatively sensitive to this. However, concerns were raised about the proposed outbuilding. It was suggested that its design and scale were not in keeping with the site's location within the Conservation Area and did not preserve or enhance the setting of the listed building.

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

- **WD/2017/0712/F – 4 Lime Close, Frant, TN3 9DP**

Erection of noise-reducing, close-boarded fence, 2400mm in height and 17m in length.

Approved on 14th June 2017.

Noted.

- **WD/2017/0639/F – 26 Warren Ridge, Frant, TN3 9EE**

Rear single-storey extension under catslide roof and new dormer. Extending ground floor living accommodation to front elevation to form new front entrance porch and bay.

Approved on 10th July 2017.

Noted.

6. To approve accounts to be paid

The accounts were approved for payment. It was agreed that the Clerk should be paid her monthly salary during the first meeting of each month.

At this point in the meeting, Cllr Howell said that she had been contacted by a resident in Warren Ridge who was having difficulty with her bin collection. It was agreed that Cllr Howell would contact the resident's neighbour to request that they move their vehicles to allow access for the collection trucks. She said she would raise it at district and county level, if necessary.

The forthcoming event at Eridge Park was discussed and it was noted that complaints about noise had been received during previous events. It was agreed that the Clerk contact the Noise Abatement Officer at WDC to give advance warning of the event. The Clerk said she was expecting to receive a hotline telephone number for the event and this would be put on the Council's website for local residents to access. **Action: Clerk**

Cllr MacDonald-Brown enquired about progress with the application at Wish Wood, Bells Yew Green. Cllr Howell said she would speak again with the enforcement team at WDC. **Action: JH**

Cllr Stevens asked whether an analysis had been carried out, assessing how the Council's observations on planning applications tallied with the final decision made by WDC. The Clerk said this had not yet been done but noted that there had been very few planning applications refused and most of the (Parish) Council's comments had largely been positive. However, the Clerk said she would undertake this analysis and report back. **Action: Clerk**

Cllr Best noted that the brambles around the Eridge sign were beginning to grow back and asked the Clerk to contact Orchard Landscapes to attend to this. **Action: Clerk**

There being no other business, the meeting ended at 9pm.

Signed: Date: