

FRANT PARISH COUNCIL

THE MINUTES OF A MEETING TO DISCUSS PLANNING MATTERS HELD AT FRANT MEMORIAL HALL, FRANT ON MONDAY 3rd SEPTEMBER 2018 AT 7:30PM

Present: Cllr Rutherford (Chair)
Cllrs Mrs Wallis, Mrs Park, Mrs Best, Rowland, Stevens, Macdonald-Brown

Mrs. R. Karim (Clerk)
3 representatives of Rydon Homes
4 members of the public

1. To receive apologies.

Apologies were received from Cllrs Mrs Howell and Crookshank. Apologies were accepted.

2. Declarations of Interest.

None.

3. Public forum.

Representatives from Rydon Homes circulated a plan for their proposed outline planning application for the land behind the green in Bells Yew Green, for 18 no. two to three bed units, including six affordable homes.

(Cllr Best arrived at the meeting at 7.35pm)

Cllrs Wallis and Macdonald-Brown both raised the issue of pedestrian access to the site, as well as the likely increased pressure on the adjacent country lane. The landowners were present at the meeting and they suggested that they could give consent for access over their land for pedestrians. Rydon Homes also said they would undertake a speed survey(s) to inform the dimensions of the visibility splay to the entrance of the site and other highways-related matters.

Cllr Park enquired as to how long the construction of the development would take. It was considered that around one year would be feasible with the various issues surrounding construction being managed through conditions imposed on any permission granted.

Cllr Best asked about what parking would be provided through the scheme, with Cllr Rutherford noting the particular historic and ongoing problem of on-road parking in the village. It was advised that there would be about two spaces per unit, with an additional four to five visitor spaces.

Cllr Stevens enquired about provision for electric cars and cycling. Rydon Homes said that providing points for electric cars was likely to become part of building regulations over time and noted that some provision would definitely be provided in the scheme. In terms of cycling, it was advised that they would not normally provide a separate store.

Cllr Stevens also enquired about the proposed design. Rydon Homes, while noting it would only be an outline application at this stage, said the design would take cues from the local and traditional vernacular, making use of good quality, local materials. Rydon Homes then went on to explain how the provision of affordable housing operates.

Cllr Rutherford thanked Rydon Homes for attending and urged them to schedule a public exhibition in the Parish at the earliest opportunity, in order to engage the local community.

Signed: Date:

(The representatives from Rydon Homes left the meeting at 8pm)

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

- **WD/2018/1710/F – Gate House, The Green, Frant, TN3 9DN**
Proposed garage extension and new pitched roof over.

The councillors considered that the proposed represented an improvement over the existing situation in aesthetic terms and thus raised no objection.

- **WD/2018/1506/F – Brickhouse Farm Granary, Tangier Lane, Frant, TN3 9HF**
Conversion of brickhouse granary into a single residential dwelling (Use Class C3), with associated garage and garden.

Cllr Rowland noted that this building had been used for general storage for some time, with Cllr Rutherford also noting that the existing footprint of the building would remain the same in its proposed re-use. Cllr Wallis enquired about bat surveys and it was noted that if these were required, they would normally be undertaken by an independent, external consultant.

The councillors raised no objection to the scheme.

- **WD/2018/1640/MFA**
Minor material amendment to WD/2016/1519/MAJ

Overall, the councillors had no objection in principle; however, there was some concern around the siting and orientation of the proposed rooflight and it was considered that more detail should have been provided about this and thus its potential affect, aesthetically. One member of the public raised the possibility of a knock-on effect of the proposal on the price of the affordable housing element of the original scheme.

6. To approve the Minutes of the Planning Meeting held on 2nd July 2018.

The Minutes were approved as a true and accurate record.

7. To approve accounts payable.

The accounts were approved.

8. Any other business.

Cllr Wallis noted that there were several very low branches protruding off the trees near the village hall in Bells Yew Green. It was agreed that the Clerk would follow up this up with Treework. **Action: Clerk**

Cllr Park said she had been made aware that a substantial area of shrubland had been cleared at the Benhall Mill Road side of the Nevill Golf Course, with a view to a planning application being submitted for housing, with access on to Benhall Mill Road. Cllr Rutherford said that this area had not been approved by Wealden DC as a potential site for housing development during their recent call for sites exercise.

Cllr Park asked who was responsible for keeping the noticeboards in the Parish up to date. It was noted that this was the Clerk and that any items to be posted in any of the noticeboards could be forwarded to her.

Cllr Rutherford said that the Eridge Estate had agreed to provide the Parish Council with a long lease for a parcel of land in Eridge to be used as a green, at a peppercorn rent. However, the Estate had asked whether the Parish Council would be willing to cover their legal costs. It was agreed that the Parish Council would be prepared to pay for the Estate's reasonable legal costs.

Signed: Date:

There being no other business, the meeting ended at 8.35pm.

Signed: Date: