

# FRANT PARISH COUNCIL

## THE MINUTES OF A MEETING TO DISCUSS PLANNING AND OTHER MATTERS HELD AT FRANT MEMORIAL HALL, FRANT ON MONDAY 4<sup>th</sup> MARCH 2019 AT 7:30PM

**Present:** Cllr Rutherford (Chair)  
Cllrs Rowland, Crookshank, Park, Howell

Mrs Rosie Karim – Clerk  
One member of the public

### 1. To receive apologies

Apologies were received from Cllrs Macdonald-Brown, Stevens and Wallis. Apologies were accepted.

### 2. Declarations of Interest

None.

### 3. Public forum

One member of the public addressed the Council about the extraction flue at the Abergavenny Arms in Frant and the associated retrospective planning and listed building applications (WD/2017/2093/FR and 2094/LBR refer). He expressed his concern that the applications appeared to have stalled and had not yet been determined. Further, he noted the lack of communication between himself (as an affected neighbour), the applicant and Wealden DC, although he had had a recent discussion with Mr Moss (WDC). He said he was unclear about whether the remedial works the applicant had carried out to date were permanent, or not. In addition, he had not been given an opportunity to feedback to the applicant and/or Wealden DC about whether or not these works had sufficiently reduced the odour in his back garden.

Cllr Howell said she would personally speak with Mr Moss and she asked him to write to her in her capacity as District Councillor.

*(The member of the public left the meeting)*

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

- **WD/2018/2362/LB - Stone Cottage, The Green, Frant, TN3 9DN**

Internal alterations to remove previously adjusted chimney within kitchen area and create utility room in study area and to vault existing sitting room.

Councillors considered the proposed works would preserve the character and appearance of the listed building and raised no objections.

- **WD/2019/0275/F – Chase Farm, Frant Road, Frant, TN3 9HG**

Proposed change of use of the site to Use Class B8 for the storage and distribution of timber and woodchip and the associated processing of timber to produce woodchip and firewood using the existing pole barn and former stable block, with associated 2 no. parking spaces (this development is permitted to operate at land rear of Singlegate Lodge through application no. WD/2014/1822/LDE and is proposed to be transferred to Chase Farm).

Councillors raised a number of concerns about the proposed development; in particular, that this expansion of the operation transferred to Chase Farm would see the further industrialisation of this area, given that Tate Fencing operates there already. There were concerns around whether

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operating on the site was safe and acceptable, given the access would be onto this fast and dangerous stretch of the A267. Further, it was noted that this site is within the AONB and industrialising the site could be harmful, especially if, in the future, permission is sought for further buildings, changes to the appearance and nature of the existing agricultural buildings or if the type of operation changed (particularly within the same Use Class).

Councillors discussed how and why the permitted LDE to the land rear of Singlegate Lodge could simply be ‘transferred’ to another site altogether, with different characteristics and concerns. Councillors felt this was infeasible.

The issue of new parking spaces was raised as it was unclear what the net increase in spaces would be as a result of this development.

Overall, it was felt that the application was not sufficiently clear, both in terms of the amount of information presented and about the intentions of the applicant in the long-term.

Thus, it was agreed to object to the application as presented. However, Councillors noted their support for local business and encouraging local employment and would therefore welcome a response to these concerns and further information and clarification about the proposals.

- **WD/2019/0276/F – Little Orchard, Ely Grange Estate, Frant, TN3 9DY**

Remodelling of existing property with minor extension and installation of new roof. Extension of garage and new roof to both existing garage and extension. Widening of garage doors and partial extension of walled garden parapet wall.

After some discussion, it was agreed to support this application.

In discussing Ely Grange generally, Cllr Howell noted that the so-called servants’ quarters, previously approved, had been built and therefore, in line with the condition on the original application, the access track should be taken up. It was agreed the Clerk would write to Wealden DC about this.

**Action: Clerk**

## 6. To approve the accounts payable

The accounts as follows were approved.

Payee	Item	Cheque No.	Amount
Hitachi Finance	Jakk UK – repair and refurbishment of 2 no. fingerposts	3198	£1153.92
PCC Frant with Eridge	Contribution to post of Youth Worker at St Albans, with Henry Smith funds	3199	£1840.00
Haven Power Ltd	February 2019 - electricity usage for streelighting	3202	£298.02
Strutt & Parker	Invoice 732087 – professional fees in relation to Eridge Centenary Green	3201	£381.60
Frant Friendship Group	Contribution toward Group’s ‘Young at Heart’ activity, with Henry Smith funds	3203	£1200.00

There being no other business, the meeting ended at 8.05pm.

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