

FRANT PARISH COUNCIL

THE MINUTES OF A MEETING TO DISCUSS PLANNING MATTERS HELD AT FRANT MEMORIAL HALL, FRANT ON MONDAY 5 FEBRUARY 2018 AT 7:30PM

Present: Cllr Rutherford (Chair)
Cllrs Mrs. Wallis, Crookshank, Rowland, Stevens,

Mrs. R. Karim (Clerk)
One member of the public

1. To receive apologies.

Apologies were received from Cllrs Mrs. Best and MacDonald-Brown.

2. Declarations of Interest.

(Cllr Stevens arrived at 7.35pm).

None.

3. Public forum.

The applicant for application number WD/2017/2891/F addressed the Council and gave a detailed background to the current application for one dwelling on land adjacent to St. Albans Church. He noted that the scheme had been through a number of designs following various informal, pre-application meetings with officers at Wealden District Council. Cllr Rutherford thanked the applicant.

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

- **WD/2017/2891/F – Land adjacent to St. Albans Church, Ely Grange Drive, Frant, TN3 9DX**
New dwelling and garage.

Councillors agreed that, in principle, they supported the provision of one dwelling on this site. However, the constraints on the site, including the setting of the listed church, the setting adjacent to the Conservation Area, the open views across the AONB, the appearance of Ely Grange Drive on that side and the views across the site from Home Farm Court were all considered. It was concluded that the Council would support the proposal in principle for one dwelling here, but express its concerns about the ridge height and scale of the new dwelling in that it would be prominent within this AONB setting.

(The applicant left at 7.50pm).

- **WD/2018/0032/F – 2 Little Bayham Cottages, Little Bayham, TN3 8BD**
New first floor extension and internal alterations.

Two councillors said they had visited the site and had various concerns about the proposals, including that it would be dominant and there would be the prospect of overlooking and potential loss of sunlight into the neighbouring garden. It was noted that when adjoining no. 1 submitted an application for a very similar

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extension, the current applicant objected. Owing to the scale, bulk and positioning of the proposed at no. 1, it was remodeled and a different extension was subsequently approved.

Cllr Rutherford noted that the Parish Council had also objected to the similar extension previously proposed by no. 1. It was thus agreed that the currently proposed extension to no. 2 was also not deemed acceptable by virtue of the reasons outlined above.

- **WD/2017/2932/F & 2933/LB – Chase Farm, Frant Road, Frant, TN3 9HG**
Demolition of conservatory and erection of one and a half storey rear extension and internal alterations.

Councillors were in agreement that the proposals to make this family home more functional represented a sympathetic treatment of this listed building, including the removal of the unauthorised conservatory, and it was agreed to support the applications.

- **WK/201712480 - Busi-Jacobsohn Wine Estate, Blackdon Farm, Blackdon Hill, Eridge Green, TN3 9HX**
Application for sale of alcohol and late refreshments licence.

It was noted that this application was situated outside the Parish boundary and that the Parish Council had likely been consulted in error.

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

- **WD/2017/2018/MFA – Land to the east of Benhall Mill Road, Tunbridge Wells**
Variation of condition 6 of WD/2015/2675/MAJ.
Decision: Refused on 14th December 2017.

The decision was noted.

6. Any other business.

Cllr Wallis noted that she had nearly been hit by a fast-moving van in Little Bayham, exacerbated by there being no pavements there. It was agreed that this should be flagged up with Highways. **Action: Clerk**

Cllr Stevens asked the Clerk to circulate the most recent consultation document to all councillors and he gave the two dates for the community meetings as 25th February in the evening and from 2pm on 27th February, both at the village hall in Eridge. **Action: Clerk**

He asked whether the Parish Council would be able to pay for refreshments for the meetings and hall hire and this was agreed.

Cllr Rutherford asked whether the date of the next Full Council Meeting could be rescheduled to Wednesday 28th February and the next Planning Meeting be cancelled. This was agreed.

The Clerk presented the accounts to be paid and these were approved.

There being no other business, the meeting closed at 8.10pm.

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