

FRANT PARISH COUNCIL

MINUTES OF A PLANNING MEETING HELD AT FRANT MEMORIAL HALL, FRANT ON MONDAY 6 MARCH 2017 AT 7:30PM

Present: Cllr Rutherford (Chair)
Cllrs Mrs Best, Mrs Howell, Rowland, Stevens

R.Karim (Clerk)

1. To receive apologies

Apologies were received from Cllrs Mrs Kinley, Mrs Hutchings, Wright, Breese and MacDonald-Brown.

2. Declarations of Interest

Nil.

3. Public Forum

Nil.

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

• **WD/2017/0143/MAJ – Land east of Benhall Mill Lane**

Proposed erection of 159 no. dwellings, together with vehicular and pedestrian access, public open space, car parking and landscaping.

The Council supports the principle of residential development in this brownfield location, outside the AONB. However, a number of concerns were raised and it therefore objects to this application.

It is considered that the proposals represent an over-development of the site. The density of housing is relatively high and the Council notes the significant concerns within the community about the pressures the development will pose on local infrastructure, including on doctors' facilities, local school places, road access, shops, etc.

The Council is particularly concerned about access into and out of the site with this level of housing. It is envisaged that queues of traffic will build-up within the site along the main spine road as residents try to exit and enter the site in peak hours, particularly during the morning. This in turn raises concerns about rising levels of air pollution locally and the impact on the amenity of local residents who front the internal road system within the site.

The Council also considers that, although the site is outside the AONB, the development does not reflect the local Sussex vernacular, in terms of the design of the houses and the materials proposed. Given the density of the development, the provision of public open space is insufficient and the links with the local cycling and footpath network are poor.

Signed: Date:

The Council notes the various issues raised by other consultees and is particularly mindful of the serious concerns raised by Southern Water, in terms of sewage and surface water drainage. Again, particularly given the density proposed, the Council consider that all the recommendations made by Southern Water concerning these issues must be addressed before and if any permission is granted.

Thus, in conclusion, while the Council supports some sort of residential development in this location, owing to a range of significant concerns, it objects to the application overall.

- **WD/2017/0275/F – 18 Rushlye Close, Bells Yew Green, TN3 9BB**
Replace existing concrete flat roof with pitched roof.

The Council supports this application.

- **WD/2017/0292/F – New House Building, Bells Yew Green Road, Frant, TN3 9BQ**
New single-storey timber double garage with pitched roof.

The Council supports this application.

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

The Cllr Rutherford tabled three decisions made by Wealden District Council received after the circulation of the agenda, as follows:

- **WD/2016/3060/F – Tyburn House, Ely Grange, Frant, TN3 9DZ**
Erection of ancillary lodge house and garage (amendment to approved scheme)
Approved 1st March 2017
Decision noted.
- **WD/2017/0107/F – 3 Camden Cottages, Bayham Road, Bells Yew Green TN3 9AT**
Two-storey side extension and single-storey rear extension with loft conversion.
Approved 2nd March 2017
Decision noted.
- **WD/2017/0018/F – 1 Little Bayham Cottages, Lamberhurst, TN3 8BD**
Two-storey side extension and rear first floor extension, together with alterations.
Approved 2nd March 2017
Decision noted.

6. Any other business

Cllr Best noted that the woodland building, the subject of a recent enforcement investigation, had already been fully dismantled. Councillors noted that the issue of excessive lighting at a farmhouse along the A267 was still ongoing.

Cllr Rutherford noted that he had received a number of calls from people concerned about the new bollards and chevrons along the A267 near Frant and also the new Pockocks Gate sign. He suggested this be put on the next agenda. **Action: Clerk**

Cllr Howell said she had received a telephone call about the erosion of the bank near the Stables building on the corner of the High Street.

Signed: Date:

Cllr Rutherford noted that recommendations to undertake a detailed survey of the sycamore tree at the far end of the green near Shernfold Park had been received. It was agreed to consider this at the meeting.

Action: Clerk

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

Signed: Date: