

FRANT PARISH COUNCIL

THE MINUTES OF A PLANNING MEETING HELD ONLINE VIA 'ZOOM'
ON WEDNESDAY 29TH JULY 2020 AT 7:30PM

Present: Cllr Rutherford (Chair
Cllrs Luther, Best, Crookshank, Macdonald-Brown

Mrs Rosie Karim (Clerk)

1. To receive apologies.

Apologies were received from Cllrs Howell, Park and Wallis.

2. Declarations of Interests on items on the agenda.

None.

3. Public forum (15 mins).

None.

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

- WD/2020/1241/F – Fawkeners, Ely Grange, Frant, TN3 9DY

Modifications to existing front porch and elevations including change of cladding, new windows and new doors. Replacement and enlargement of rear extensions and bay windows, conversion of existing garage/annexe into ancillary accommodation, including addition of two dormer windows, windows, doors and porch.

The Council considered that the works to the main house were satisfactory. However, concerns were raised about the proposed conversion of the garage/annexe into ancillary accommodation, notably that, in the future, applications might be made for a new garage and/or to separate it from the main house and create its own residential curtilage. The need for the ancillary accommodation was queried given the scale of the house and it was considered that the garage proposal constituted over-development in the AONB.

- WD/2020/1159/FR – The Old Police House, Mayfield Road, Frant, TN3 9DH

Retrospective application for above-ground pool and decking.

It was noted that the application was incorrect in terms of the proximity of the site to the Conservation Area and that the applicants had consulted ESCC about this, rather than WDC. In fact, The Old Police House now lies directly adjacent to the Conservation Area, as a result of the recent extension to the Area's boundary.

Notwithstanding that the Parish Council is not in favour of applications being made retrospectively rather than prior to development commencing, no objection was raised.

- WD/2020/0879/LB – Warren Farm, Warren Farm Lane, Eridge Green, TN3 9JG

Conversion of disused and redundant farm buildings to provide 8 no. dwellings plus the erection of 3 no. new build dwellings with parking provision and soft landscaping.

Cllr Best indicated that the application may have been withdrawn, although this could not be confirmed at the time of the meeting. Notwithstanding this, it was agreed generally that the derelict ex-agricultural buildings would benefit from a suitable re-use, sympathetic to their historic character and fabric. It was noted that there was insufficient detail about how this would be achieved and it was considered that the Council's Conservation Officer ought to be consulted.

In part because of the site's location within the AONB and within proximity to Eridge Rocks (SSSI), the additional three buildings were considered to be unnecessary and an over-development of the site.

(Cllr Luther joined the meeting at 7.43pm)

The Council concluded that it could not support this scale of development and the level of traffic flows that would result, entering and exiting onto the A26 – already a difficult and dangerous turning onto a 40mph road. Indeed, it was noted that the site was opposed by Highways as a SHELAA site in 2018 and was rejected on this basis.

For the reasons above, it was agreed to object to the proposal as it stands.

5. Further matters at the discretion of the Chairman, for discussion purposes only.

Cllr Rutherford noted that two applications had recently been approved – one at land adjacent to 3 Rushlye Cottages and the other at Long Marling, Down Lane. He noted also that an application at Woodside, Down Lane had been withdrawn.

Turning to other matters, Cllr Rutherford noted the following:

- The roof tiles on the Victoria Well are in need of repair. **Agreed.** **Action: Clerk**
- Lamp post no 26 near the green in Frant is in need of refurbishment. **Agreed.** **Action: Clerk**
Cllr Rutherford asked councillors to also inspect lamp posts near them. **Action: All**
- Foresters FC have asked if they can use the football pitch in Frant for training games while their pitch is closed for a time for drainage works. This was **agreed.**
- Cllr Rutherford noted that he and Cllr Howell had met with Mrs Steadman (FOFG) to walk over the Parish field and to discuss the location for FOFG's proposal to scatter seeds donated by Great Dixter. He noted that the proposed area would not interfere with the football field and was set to the fringes. Cllr Best suggested that Eridge green would be a better location. Cllr Macdonald-Brown said he would liaise with Cllr Wallis about potentially using some of the seeds either side of Hawkenbury Road. Cllr Rutherford said that Mrs Steadman had offered to facilitate a Sussex Lund application for funds for use in Eridge and Bells Yew Green and it was **agreed** that Cllr Howell would put Cllr Best and Mrs Steadman in touch with one another to this end. **Action: JH**

Cllr Luther said it would be prudent to learn from previous experience in Frant in terms of consultation and engaging with the local community. She suggested a range of different media could be used to do this and that it was important to be conspicuous in consulting with parishioners, such that no-one felt they had not been given an opportunity to be

involved. Cllr Howell said that the Parish Council had undertaken consultation about the green at the time and it was noted generally that attendance at the Annual Parish Meeting is not very high.

Cllr Luther queried whether a wild meadow adjacent to the football pitch was appropriate, given the potential for self-seeding to occur. She noted that, at the last meeting, it was agreed to approach one issue at a time concerning the green spaces in the Parish.

It was **agreed** to accept the offer from Great Dixter for the bales of seeds for use on the Parish's land.

Action: Clerk

- Cllr Rutherford noted that, according to an OS map, the 3-point fingerpost on the junction of Partridge Lane and Wadhurst Lane appeared to be within the Parish boundary. It was thus **agreed** to seek a quote for its refurbishment.

Action: Clerk

There being no other business, the meeting ended at 8.20pm.