

FRANT PARISH COUNCIL

THE MINUTES OF A PLANNING MEETING HELD ONLINE VIA 'ZOOM' ON MONDAY 2ND NOVEMBER 2020 AT 7:30PM

Present: Cllr William Rutherford - Chair
Cllrs Wallis, Crookshank, Steadman, Luther, Park, Macdonald-Brown

Mrs Rosie Karim - Clerk

1. To receive apologies.

Apologies were received from Cllrs Best and Howell.

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/2019/1998/F & WD/2019/1999/LB – Highham Farm, Higham Lane, Bells Yew Green, TN3 9AU

Conversion of redundant barn and stables to dwelling (Class C3), including extension and new roof; demolition of existing steel clad open barn and replacement with new garage and ancillary accommodation.

Cllr Wallis reported that she and Cllr Macdonald-Brown had visited the site. Cllr Wallis said that the appearance of the barn would remain largely unchanged and the proposal included conservation measures such as re-using materials and timbers, where feasible. She noted that a key feature of the barn – the raised threshing floor – had been identified in the supporting information and taken into account in the proposed scheme. Cllr Macdonald-Brown said the barn was in a perilous state. Cllr Wallis said she had been approached by a member of the public with some concerns but, following the site visit, she felt they were unjustified. Cllr Steadman enquired about the bats and ecology and Cllr Rutherford said this was an issue that Wealden DC would look closely at.

It was agreed that the proposals represented a sympathetic re-use of the barn and it was **agreed** to support the application.

- WD/2020/2038/F – Burnbrae, Ely Grange, Frant, TN3 9DY

Demolition of detached flat-roofed garage and single-storey side extension. Construction of new pitched roof garage and single-storey side extension.

As a direct neighbour of the application site, Cllr Steadman declared a prejudicial interest.

The poor quality of the plans submitted was noted, including the lack of side elevations of the proposed garage. Turning to the proposals, it was considered that the side extension was not overbearing and no concerns were raised. However, it was noted that the replacement garage was significantly larger than the existing and on the boundary. It was considered that the larger building

was not in keeping with its surroundings, would be overbearing on the neighbouring property by virtue of its scale and position and would negatively affect the neighbour's enjoyment of their outdoor amenity space. It was **agreed** to object to the proposals.

- WD/2020/2077/F – Manor Farm, Bells Yew Green Road, TN3 9BH

Removal of two redundant agricultural buildings and replacement with two dwellings.

The planning history of the site was discussed, including the 2017 appeal, which was dismissed.

It was considered that while the design was slightly improved over previous schemes, the proposed buildings were large and unsympathetic to their rural surroundings and there were highways issues. The Council felt the proposed development constituted over-development of the site and it was **agreed** to object to the application.

- WD/2020/1874/F – The Hirsell, Ely Grange, Frant, TN3 9DY

Single-storey ground floor extension to main dwelling. Single-storey side extension to ancillary building to create annexe.

It was noted that the previous scheme had been larger, at 3-storeys and with a number of rooflights. It was considered that while, cumulatively, this building had been added to over time, the proposed development would not be out of keeping with its surroundings, was subordinate to the host building and would not be readily visible. It was **agreed** to support the application.

5. To discuss the future of the Glebe field in Frant.

Cllr Rutherford recalled the history of the Glebe field and explained that the Parish Council had written to the Diocese on numerous occasions over the years, seeking to establish a permanent right of way over the field but was always rebuffed. He noted that the football club had been granted a licence in the past, to access the football pitch via the field. Cllr Rutherford confirmed he had responded to Reverend Brendan's recent correspondence and was now drafting a letter to the Bishop.

Cllr Steadman enquired about the prevalence of permissive paths or rights of way before the school was built and Cllr Rutherford said that a permissive right had been granted by Mr Elliott to users of the primary school only. It was agreed that the Clerk would consult an OS base of before the school was built and Cllr Steadman would consult The Ramblers' Associations about any footpaths, rights, of way, etc. **Action: Clerk & CS**

How any future development would take shape on the field was discussed and it was noted that there would be significant highways issues related to new housing accessing Church Lane and being adjacent to a primary school. The Clerk said she had begun to fill in the forms to establish the field with Wealden DC as a community asset and it was agreed to submit this. **Action: Clerk**

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

Cllr Wallis reported that the new solar light in Rushlye Close had not been operating properly, probably owing to the recent poor weather and lack of sunshine. It was agreed to liaise with ESCC about a back-up battery. **Action: Clerk**

Cllr Steadman said there had been more damage to the green, notably near the cricket pitch. The Clerk confirmed she was looking into finding a specialist to look into the presence of badgers / moles here and on the football field and been in touch with Mr Patrick about this.

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