

# FRANT PARISH COUNCIL

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## THE MINUTES OF A PLANNING MEETING HELD ONLINE VIA 'ZOOM' ON TUESDAY 6<sup>TH</sup> 2021 AT 7:30PM

**Present:** Cllr Rutherford - Chair  
Cllrs Luther, Best, Park, Crookshank

Mrs Rosie Barnes – Clerk/RFO  
Mr Russell Prince – The Door  
One member of the public

### **1. Enquire whether anyone present intends to film, photograph and/or record the meeting.**

The Clerk said she was recording the meeting in audio and would destroy the recording once the draft Minutes were issued.

### **2. To receive apologies.**

Apologies were received from Cllrs Howell, Steadman and MacDonald-Brown.

### **3. Declarations of Interests on items on the agenda.**

None.

### **4. Public forum (15 mins)**

A local resident addressed the Council, raising his concerns about the planning application at Rushlye Oast on Hawkenbury Road (see item 5). He considered that the proposal would effectively be enlarging a double garage and that it would be out of character with the groups of farm building, creating a blot on the landscape. He also queried where the local residents would park. He noted he was putting his concerns in writing to Wealden District Council.

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

#### **- WD/2021/0023/F – Rushlye Oast, Hawkenbury Road, Frant, TN3 9AP**

Change of use of residential annexe approved under WD/2018/2502/F to unrestricted dwelling to include single storey extension and creation of associated curtilage.

The Council considered that the proposed would constitute a large, detached house in amongst a traditional farm group and would therefore be incongruous in this AONB landscape. It was noted that the Parish Council objected previously and had raised concerns then that the next step from forming an annexe would be an application for a dwelling within in its curtilage. It was noted that Wealden District Council had been clear that only an annexe was acceptable.

It was agreed that the Council would **object** to the current proposal on the grounds that it would be an unwelcome and inappropriate addition in this AONB location and would be harmful to the character of the traditional group of buildings.

#### **WD/2021/0384/F and WD/2021/0385/LB – Warren Farm, Warren Farm Lane, Eridge, TN3 9JG**

Demolition of the modern farm buildings and conversion of the curtilage listed buildings to provide 6 no. dwellings with parking provision and soft landscaping.

It was noted that feedback from local residents to this revised scheme had been positive and that English Heritage supported this scheme. It was also noted that the applicants had taken on board the Parish Council's previous comments and had removed the proposed 6 no. new dwellings from the application. It was agreed to **support** the proposed development.

**- WD/2021/0391/F – Strawberry Hill Farm, Eridge Road, TN3 9EX**

Demolition of existing farm buildings and erection of 6 no. dwellings as enabling development (see WD/2021/0384/F and WD/2021/0385/LB) coupled with the erection of a cartlodge, external parking provision and soft landscaping.

Concerns were raised about the scale of the proposed development in this AONB location. It was noted that the landowner owns multiple parcels of land and has a number of different projects in the pipeline. Of particular concern was that should the development go ahead, the site between it and Strawberry Hill House (previously submitted as a SHELAA site) could become labelled as an infill site and become ripe for development. A chief concern was that the development could be a 'stalking horse' for future development in this wider location. It was agreed that representations should be made to reflect the above and to also urge Wealden District Council to closely scrutinise whether the proposed was the absolute minimum necessary to enable the scheme at Warren Farm and, indeed, met all the criteria as a form of enabling development. Should the scheme be granted permission, the Council were concerned to ensure that external lighting was controlled, in line with the Dark Skies Policy.

**- WD/2021/0374/F – Nobles Gate Yard, Bayham Road, Bells Yew Green, TN3 9AT**

Demolition of 2 no. timber sheds and construction of a new cold rolled steel building to be used for storage.

In his absence, the Clerk noted Cllr Macdonald-Brown's comments and support for the proposed development, circulated via email prior to the meeting. It was noted that the scheme was considerably larger than the existing, in this AONB location. However, it was noted that it was currently a run-down light industrial site, comprising old Atcost buildings, etc. It was agreed to **support** the proposal as it would constitute an improvement.

**6. To approve the accounts payable**

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The following payments were **approved**.

Item no.	Payee	Item	Amount
1	Fraser Murdoch	Inv no. 60 Feb/Mar work to BYG green Seeding / composting	£190.00
2	JakkUK	Inv no. 4155 Repair to fingerpost at Partridges Lane	£493.68
3	ESALC	Inv no. 822 ESALC and NALC 2021/22 Subscriptions	£513.31
4	Orchard Landscapes	Inv no. 1498 Strimming banks and removal of arisings	£888.00
5	ESCC	Inv no. 8005062922 4 no. additional grass cuts	£270.00

6	Staff	Expenses and April salary	£1,227.67
7	Manor Farm Stud	Inv no 2002 2 no. Christmas trees for Frant and BYG	£480.00

Cllr Rutherford, referring to an email forwarded from Thomson Snell & Passmore concerning increased fees in relation to the lease for the new green in Eridge, said he was concerned that the Parish Council was footing the bill as a result of delays by the other party. It was agreed that he would call the various parties to discuss.

**Action: WR**

**7. To approve quote for drafting street scenes for proposal in Frant**

The quote was **approved**.

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

None.

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