

# FRANT PARISH COUNCIL

[clerk@frant-pc.gov.uk](mailto:clerk@frant-pc.gov.uk) / 07903 661581 / [www.frant-pc.gov.uk](http://www.frant-pc.gov.uk)

## THE MINUTES OF A PLANNING MEETING HELD AT THE STABLES, FRANT, ON WEDNESDAY 7<sup>TH</sup> JULY 2021 AT 7:30PM

**Present:** Cllr Crookshank – Vice-Chair  
Cllrs Best, Rutherford, Macdonald-Brown, Park

Mrs Rosie Barnes – Clerk/RFO

One member of the public

**1. To enquire whether anyone present intends to film, photograph and/or record the meeting.**  
None.

**2. To receive apologies.**  
Apologies were received from Cllrs Steadman, Luther and Howell.

**3. Declarations of interests on items on the agenda.**  
Cllr Park declared a direct interest in application number WD/2021/1021/F, at Benhall Forge, Benhall Mill Road in Bells Yew Green, as she is the applicant. She said she would leave the meeting before the application was discussed.

**4. Public forum (15 mins)**  
One member of the public addressed the Council to raise his concerns about application number WD/2021/1391/F concerning the site at Estate Yard Cottage in Eridge Green. He noted that he had not received a letter from Wealden District Council about the proposal, despite being a neighbour. He also noted that there was no notice posted outside the site. Cllr Park explained that Wealden District Council were no longer sending letters to neighbours during the pandemic but was uncertain as to whether this would continue into the future. It was agreed that the Council would put an insert into the next Parish News, giving details of District Council's 'Wealden Alerts' function which, when one enters their postcode, will automatically send alerts about applications that may affect them.

**Action: Clerk**

The member of the public went onto explain his concerns about the proposed garden studio, including that the main dwelling and extended garage were sometimes let as 'Airbnb' properties and that with a toilet proposed in the new studio, it could potentially also be let out in the same way. He noted the site's location within the AONB and expressed concern that the scale and design of the proposed was out of keeping with its surroundings and would be unduly harmful. He also raised the possibility of a negative impact on the sewage network, common to his property.

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

**- WD/2021/1194/F – Brook Farm Barn, Bayham Road, Frant, TN3 9BP**

Extension to bull pen and link to existing barn to provide new kitchen and home office.

The Parish Council raised no objections to this proposal, noting that it no longer operates as a farm and the site is relatively isolated.

**- WD/2021/1322/F – 6 Rushlye Close, Bells Yew Green, Frant, TN3 9BB**

**Removal of chimney and construction of rear dormer**

The Council raised no objections to this proposal. It noted that the proposed dormer window would look out on to the village hall, rather than a neighbour, and considered that it would not negatively affect the overall appearance of the property.

**- WD/2020/2322/F – Prospect House, Bayham Road, Bells Yew Green, Frant, TN3 9AR**

**Rear extensions and roof alterations to garage building**

While the Council felt the design could be improved upon and the plans were not easy to read, overall, it raised no objection to this application, particularly as the proposed would not be readily visible.

**- WD/2021/1310/F – Brynderi Cottage, Bells Yew Green Road, Frant, TN3 9BQ**

**Removal of existing conservatory and replacement with single-storey extension**

The Council raised no objection to this proposal, noting that the proposed would be single-storey and would be replacing an existing structure. It was also noted that it would not be easily discernible in this location.

**- WD/2021/1216/FA – Eridge Park, Bohemia Lodge, Eridge Road, Eridge Green, TN3 9HA**

**Minor material amendment to WD/2020/1594/F (removal of existing conservatory and erection of two-storey side extension) involving variation of condition no. 3 to enable internal and external alterations to the approved extension and the original dwelling.**

The Council raised no objections. It noted that the Lodge is effectively in the middle of the woods with no immediate neighbours and that the proposal would be a minor variation on what has already been approved.

**- WD/2021/1391/F – Estate Yard Cottage, Eridge Road, Eridge Green, TN3 9JR**

**Construction of a garden studio.**

The Council objected to this proposal, noting that the site is within the AONB and the proposed building would constitute over-development and be out of keeping with its surroundings. This would be by virtue of its poor, modern design, incongruous in its landscape/AONB setting, and its scale – it was noted that it would be comparable in size to the existing double garage, which has been previously extended and thus it was considered a significant size to host a studio.

In addition, the Council noted that the proposed studio would be remote from the main house and incorporate a toilet. It was further noted that the main house and the garage are sometimes each run as AirBnB properties and the Council expressed its concern that the garden studio could become likewise, rather than being a building and function ancillary to the main house. Indeed, the Council

considered it a possibility that, in the future, the studio could even come forward as an application for a separate dwelling in its own curtilage.

Cllr Best suggested the owners ought to be registered as a business and be paying business rates.

**- WD/2021/1347/F – Fairway, Bayham Road, Bells Yew Green, TN3 9BP  
Proposed rear single-storey extension and replacement terrace.**

It was noted that this application had been considered at a previous meeting.

*(Cllr Park left the meeting at 7.45pm)*

**- WD/2021/1021/F – Benhall Forge, Benhall Mill Road, Frant, TN3 9AE  
Demolition of existing single-storey rear extension. Construction of new rear extension with alterations to the roof, including dormer windows and associated landscaping.**

The Council raised no objection to the proposals and considered that the changes would improve the overall appearance of the dwelling.

**6. To note applications that have been determined by Wealden District Council**

**- WD/2021/0002/F – Knowle Grange, Wadhurst Road, TN3 9EJ  
Expansion of health club and spa.**

*Approved on 21 June 2021*

Noted.

**- WD/2021/0005/LBR – 1 Yew Tree Cottage, Frant Road, Frant, TN3 9HB**

Proposed rear extension and small side extension and retrospective application for formation of an enclosed storage area with velux roof light within the roof space.

*Approved on 25th May 2021*

Noted.

**- WD/2021/2143/LB – 40 High Street, Frant, TN3 9DU**

Removal of internal load-bearing wall and replacement with steel beam over. Blocking up of existing door opening between kitchen and lounge.

*Refused on 29th April 2021 – appeal lodged*

Noted.

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

None.

There being no other business, the meeting ended at 7.50 pm.