**FRANT PARISH COUNCIL**

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**THE MINUTES OF A PLANNING MEETING HELD AT ERIDGE VILLAGE HALL**

 **ON MONDAY 7TH JUNE 2021 AT 7:30PM**

**Present:** Cllr Crookshank – Vice-Chair

 Cllrs Best, Howell, Rutherford

 Mrs Rosie Barnes – Clerk/RFO

**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 Park, Steadman, MacDonald-Brown and Luther.

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

None.

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

None.

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

**- WD/2021/0909/O – Land south of St Marks Road, Broadwater Down, Tunbridge Wells**

Erection of three dwellings, together with ancillary infrastructure including the provision of structural landscaping, parking and circulation facilities. With the exception of means of access, all matters are reserved.

The Council noted that the scheme had been reduced from nine dwellings to three dwellings and, despite being in the AONB, the proposed was effectively utilising an infill site. No objections were thus raised.

**- WD/2021/8006/AA – Benhall Mill Depot, Benhall Mill, Road, TN2 5JH**

Outline application for 9 no. dwellings with associated parking and landscaping (all matters reserved except access).

It was noted that this application had already been approved.

**- WD/2021/1084/F – South Farm, South Farm Lane, Broadwater Forest, Frant, TN3 9JN**

Single-storey extension, internal alterations and associated external works.

The relatively minor nature of these works was noted and no objections were raised.

**- WD/2021/0653/F – 2 Cokersdown Cottages, Dundale Road, Frant, TN3 9AG**

Two-storey rear extension, including juliet balcony.

The Council was concerned about the mass, scale, height and bulk of the proposed extension, in terms of both its harmful impact in this AONB location and also on neighbouring residential amenity. It was agreed to object on this basis.

**- WD/2021/0870/F – Barelands Farm, Bells Yew Green Road, TN3 9BD**

Proposed installation of tennis court with synthetic grass and 2.75m high green UPVC-covered chainlink with green tubular posts and drop-down fencing.

While the Council considered that a grass court surface would be preferable, it was agreed that no objection to the proposal would be raised.

**- WD/2021/0888/F – 10 Broomfield, Bells Yew Green, TN3 9AF**

Conversion of internal garage to a family room, rear extension to continue existing line of single-storey rear extension and roofline.

It was noted that similar conversions had been carried out in properties at Broomfield. No objections were raised.

**- WD/2021/0705/F – Thornbury, Mayfield Road, Frant, TN3 9DH**

Internal alterations to existing dwelling, raising of floor of proposed kitchen and en-suite. A small courtyard on the N/E boundary and the addition of a terrace and decking area to the rear of the property.

No objections were raised.

**- WD/2021/1100/FR – Bluebell Cottage, Down Lane, Frant, TN3 9HP**

Part-retrospective application to replace 3 no. garage doors with bi-fold and fixed windows into two of the existing bays and weatherboarding and casement window into the third bay. Replace 2 no. rooflights with 2 no. dormers within existing openings.

Concerns were raised about the proposal at Bluebell Cottage, including that some works had already been carried out without planning permission. A condition and s106 Agreement from the original 1996 permission for the garage (with store and games room over) were discussed; it was noted that these prohibited its future conversion to a dwelling.

The nature of the proposed changes to the garage will render it no longer capable of storing vehicles and it was considered that the changes were more akin to a dwelling. Concerns were also raised about the proposals in this AONB location; in effect, creating a separate dwelling.

On the above grounds, it was agreed to object to the proposal.

**- WD/2021/0583/LBR – 11 Frant Court, Frant, TN3 9DW**

Replacement of boiler which is beyond repair. The current position of boiler flue contravenes current regulations.

No objections were raised.

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

Cllr Best asked for an update on an enforcement matter in Broadwater Forest. The Clerk said there had been no further correspondence from the Enforcement Officer and agreed to call him for an update**.**

Cllr Rutherford noted that several vehicles continued to exit on to the A267 from Brow Gate Cottage, despite the recent appeal decision. It was agreed to raise this with Wealden District Council.

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