

FRANT PARISH COUNCIL

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THE MINUTES OF A MEETING TO DISCUSS PLANNING AND OTHER MATTERS HELD AT THE STABLES, FRANT, ON WEDNESDAY 1ST SEPTEMBER 2021 AT 7:30PM

Present: Cllrs Howell, Crookshank, Rutherford, Macdonald-Brown, Luther, Steadman

Ms Rosie Barnes – Clerk/RFO

Two members 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 Best and Park.

3. Declarations of interests on items on the agenda.
Cllr Rutherford declared a personal interest in applications WD/2021/1719/F and WD/2021/1430/F.

4. Public forum (15 mins)
(Cllr Macdonald-Brown arrived at the meeting)

The member of the public gave a brief summary of the proposals at Yew Tree Barn, TN3 9JL.

- WD/2021/1695/F – Yew Tree Barn, Broom Lane, Broadwater Forest, Frant, TN3 9JL
Proposed erection of ground and first floor extensions.

Cllr Crookshank agreed to bring forward this application for discussion. It was considered that the proposals were sympathetic and in keeping with the existing building and represented an improvement on the extant permission.

(Two members of the public left the meeting)

- WD/2021/2009/F – Waterdown Cottage, Bayham Road, Frant, TN3 9BP
Single-storey extension to rear with roof windows. New first floor dormer windows to existing house. New double garage and alterations to driveway and connection to highway.

The Council noted that East Sussex Highways should be consulted, given the proposed works to the driveway and access. Notwithstanding this, no objections were raised.

- WD/2021/1713/FR – Long Marlings, Down Lane, Frant, TN3 9HP
Part retrospective single-storey kitchen and orangery to south elevation with two-storey extension to west elevation and first floor extension to north elevation, together with timber-framed, three-bay garage.

The Council raised no objections to the proposals.

- WD/2021/1719/F – Gambons, Mayfield Road, Frant, TN3 9HS

Increase roof height by 0.3m to install mineral wool insulation over existing flat roof. Colour and distinctive Bauhaus architectural style of building to be maintained, with upgraded materials for insulation and fire performance.

The Council raised no objections to the proposals.

- WD/2021/2038/F – Walnut Tree Cottage, 1 Frant Green Road, Frant, EN3 9DE

Proposed single-storey side and rear extensions.

The Council raised no objections to the proposals.

- WD/2021/1723/LDE – Windmill Farm Cottage, Benhall Mill Road, Bells Yew Green, TN2 5JW

Use of land as residential curtilage.

The Council noted the proximity of the site to recent large, residential developments sites and raised concerns about the extended curtilage being turned over to similar developments in the future which, in turn, would have further deleterious impacts on the AONB in this location.

The Council did not record a view to counter the claim that the site area had been used as a garden for some years.

- WD/2021/1636/LB and 1635/F – Barelands Farm, Bells Yew Green Road, Frant, TN3 9BD

Internal and external alterations to the first and second floors, internal and external alterations to an outbuilding.

The Council considered that the proposals were reasonable, subject to the Conservation Officer's input. However, it was noted that there appeared to be a rooflight proposed above a dormer in a gable end, rather than in a pitched roof. It was felt that this would appear incongruous with the host building.

- WD/2021/1430/F – Down House Cottage, Down Lane, Frant, TN3 9HL

3-bay car barn/garage with room above.

It was noted that the room over would not be habitable because no bathroom/WC were proposed and, indeed, it was not served by any plumbing. No objections were thus raised.

(At this point in the meeting, Cllr Howell [Chair] took over chairing the meeting from Cllr Crookshank [Vice-Chair])

5. Discuss gate and fencing on the parish field.

It was noted that the gate had been in situ for a long time, at least for over 25 years. It was also noted that the landowner had granted a right of access through the gate to children attending the school. It was agreed to locate the original deed and take discussions forward. **Action: Clerk**

6. Agree a way forward for disposal of cuttings from grass cuts.

The following was agreed:

- to outsource the removal of the existing mound of cuttings near the allotments;

- to outsource the removal of cuttings from the green and parish field; ask for costs from Orchard Landscapes;
- to seek to improve the quality of the cricket pitch/outfield and possibly seeking grants for this (eg. from Wealden DC, Sport England, etc).

7. Discuss annual bonfire on the parish field.

It was agreed that the Council could not allow a build up of bonfire material without insurance in place. It was agreed to ask the school's PTA to urgently enquire whether their existing or an additional insurance policy could cover it; meanwhile, the Clerk would investigate whether the Council's insurance could be extended to include it.

Action: Clerk

8. Approve payment of fees for new green in Eridge.

A payment of £1,100 plus VAT to Thomson Snell and Passmore was **agreed**.

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

Cllr Howell noted that the owner of Shernfold Park Farm Road was keen to attend a meeting of the Council to discuss parking on the green and the problems arising from this. Widening the exit onto the A267 was discussed and it was noted that Highways would need to be involved were this to be considered further.

Cllr Steadman said he would provide a photograph of an example elsewhere of a tree trunk installed to address erosion, as being suggested at the junction of the green and the A267.

Action: CS

Cllr Rutherford reported that the Diocese of Chichester had written to him stating that they were prepared to grant an easement across the Glebe land, adjacent to the school. This was welcomed by the Council. Cllr Luther noted there would be some limited cost to the Council in producing the Deed of Grant but that there would be clear benefits to the community.

There being no other business, the meeting ended at 8.35 pm.