

FRANT PARISH COUNCIL

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THE DRAFT MINUTES OF A PLANNING MEETING HELD AT THE STABLES, FRANT ON MONDAY 6th DECEMBER 2021 AT 7:30PM

Present: Cllr Crookshank (Vice-Chair), Park, Rutherford, Luther, Steadman, Macdonald-Brown
Ms Rosie Barnes – Clerk

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

2. To receive apologies
Apologies were received from Cllrs Howell and Best.

3. Declarations of Interests on items on the agenda
Cllr Park noted that she had previously been Chair of a rugby club but that she had no personal or pecuniary interest in the application at St Marks Recreation Ground.

Cllr Macdonald-Brown said he volunteered at Bayham Abbey, with reference to the application at The Dower House on Furnace Lane.

4. Public forum (15 mins)
None.

5. To consider licence and planning applications received and make recommendations:
- WD/2021/2669/F – 3 Yew Tree Cottages, South Farm Lane, Broadwater Forest, TN3 9JN
Rear and side extension, a front porch and the addition of a car port and a garden home office.

Concerns were raised about the scale of the proposals in relation to the host building, as well the impact of the altered roof line. It was felt this constituted over-development on this site and it was **agreed** to object.

(Cllr Rutherford arrived at the meeting)

- WD/2021/8017/AA and WD/2021/2544/MAJ – St Marks Recreation Ground, Frant Road, TN2 5LS

Proposed construction of a 3G artificial grass pitch (AGP) (Use Class F2[c]), provision of 76 no. additional parking spaces, erection of a storage building and cricket pavilion, change of use of agricultural land to recreational use (Use Class F2[c]) and retrospective consent for erection of a decking area and pergola.

It was agreed that the growth in membership of the club warranted its proposed expansion and that it was important to support local sports venues. It was felt that the proposed parking would certainly ease pressure along Forest Road. The floodlighting was noted and although within the Kent 'side' of the site, it was considered important to comment that such lighting should not be intrusive.

- WD/2021/2675/LB – The Dower House, Furnace Lane, Little Bayham, TN3 8LP

Alterations to 3 no. non-original windows to reinstate original timber profiles and astragal pattern. External redecoration of windows and doors. Application of protective turf/soft capping to north transept of chapel roof (Bayham Abbey).

It was noted that the submissions made by the applicant were very detailed, thorough and well thought out. The proposed alterations were discussed and it was agreed they were necessary to preserve the future integrity of the building.

- WD/2021/2728/F – Leafwood, Bells Yew Green Road, TN3 9BD

Installation of garden room and shed within the garden of Leafwood.

The proposals were considered relatively benign and it was agreed to support the proposals.

- WD/2021/2805/F – 1 George Smart Close, Frant, TN2 5FN

Conversion of existing garage to habitable room, proposed French doors to rear.

Strong concerns were raised about the proposals, as follows:

- the impact of reducing parking provision within the confines of this new development would result in an unacceptable demand for parking on neighbouring Benhall Mill Road. It was noted that the applicant stated that there is "...plenty of visitor parking" on Benhall Mill Road but councillors raised their concerns that this simply is not true, with increasing congestion, heavier traffic, etc. and that the rural character of the lane would be impacted by cars parked along it. The width of the carriageway would also be reduced which would lead to further congestion.
- the applicant's statement that they do not currently use the garage to park a car in was seen as a personal choice. It was noted that the garages were included as part of the original scheme to ensure adequate on-site parking provision and that one only has to take a walk around the Close to note visitor and per house parking is very limited; overspill parking would thus become par for the course.
- if this application is successful, there was considered to be no doubt that other residents in the Close will wish to follow suit, thus diminishing further the availability of parking within the confines of the site.
- the proposal are contrary to condition no. 13 on the original permission.

6. To note applications determined by Wealden District Council
- WD/2021/2394/LB – High Farm, Higham Lane, Bells Yew Green, TN3 9AU
Installation of an external air source heat pump.
Approved: 24th November 2021

Noted.

- WD/2021/2184/F – 29 High Street, Frant, TN3 9DT
Ground floor extension with pitched roof.
Refused: 23rd November 2021

Noted.

- APP/C1435/Y/21/3276433 – 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.
Appeal lodged.

Noted.

7. Further matters at the discretion of the Chairman, for discussion purposes only.
None.

There being no other business, the meeting ended at 7.45pm.