

FRANT PARISH COUNCIL

clerk@frant-pc.gov.uk / 01892 653 357 / www.frant-pc.gov.uk

THE MINUTES OF A PLANNING MEETING HELD AT ERIDGE VILLAGE HALL ON TUESDAY 4TH JANUARY 2022

Present: Cllr Crookshank – Vice-Chair
Cllrs Best, Howell, Rutherford, Steadman, Macdonald-Brown

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

2. To receive apologies.
Apologies were received from Cllrs Park and Luther and the Clerk.

3. Declarations of Interests on items on the agenda.
None.

4. Public forum (15 mins).
None.

5. To approve the Minutes of the Planning Meeting held on 6th December 2021
The Minutes were approved as a true and accurate record.

6. To consider licence and planning applications received and make recommendations:

- WD/2021/2884/F – Melfort House, Wadhurst Road, Frant, TN3 9EH

Demolition of existing conservatory, proposed verandah, alterations to existing dwelling house, including single-storey side extensions and associated works.

No objections were raised.

- WD/2021/1564/O – Station Bridge, Yard, Bayham Road, Bells Yew Green, TN3 9BN

Minor residential development consisting of 6 no. dwellings.

The Council considered that the reasons for refusal given on the decision notice on WD/2009/1571/O were still relevant to the application at hand. It was also agreed that although a brownfield site, it is nonetheless located within the High Weald AONB and the Council's view was that the proposal would cause undue harm to the character of the AONB in this location, by virtue of its siting, scale, mass and design. The cumulative impact on the AONB of this development, on top of recent residential developments, was also a concern.

Issues around access on to this fast B-road were raised as being of concern too and again, commentary on previous applications on this site in this regard were considered relevant to the current proposal.

The Council was concerned that the development is proposed in a dangerous location in terms of highways issues and was not convinced these issues could be overcome.

The Council also considered that the proposed design was problematic, seeking to produce a pastiche of historical buildings (a faux oast) in a new setting.

Finally, it was noted that the site is some distance from the centre of the village and would offer its future residents little amenity. In this regard, how sustainable the site is should be a key consideration.

It was thus **agreed to object** to the proposals.

- WD/2021/2793/F – 1 Walnut Tree Cottage, Frant Green Road, TN3 9DE

Proposed single-storey and rear extensions.

No objections were raised.

- WD/2021/2811/FA – Knowle Grange Health Club, Wadhurst Road, TN3 9EJ

Variation of conditions 2 and 10 of WD/2021/0002/F (expansion of health club and spa facilities, including demolition of barn and construction of new gym building together with alterations to the parking layout. Alterations to existing health club building, including alterations extensions and addition of pitched roof. Construction of pool changing rooms. Change of use of greenhouse to be incorporated into the health club facilities. Use of site for a maximum of 150 members). To enable change to the schedule of external materials and amendments to plans to remove first floor extension of approved gym and change the roof pitch on the changing rooms.

It was noted that the buildings at Knowle Grange form an attractive and historic group of mostly 19th century buildings, being formerly part of the wider Knowle Farm agricultural estate. They have been put to a suitable and sustained use as a health club and spa and it was noted that the Council wishes to support local businesses such as this as they expand and grow. The original application (WD/2021/0002/F) quite rightly sought the use of a palette of materials to properly reflect the local context. It was considered that the proposed change to this palette to include UPVC windows and fibre cement cladding would be harmful to the appearance of the group and at odds with its historic character and the surrounding character of its AONB setting. The Council noted the proposal to replace the approved flat roof with a pitched roof but it is not clear what material will be used. As above, the Council agreed it would object to the introduction of an unsuitable alternative.

It was thus **agreed to object** to the proposed schedule of (revised) materials to discharge condition no. 2.

- WD/2021/0844/F – Adamswell Campsite, Broom Lane, Broadwater Forest, Frant, TN3 9JL

Installation of an outdoor classroom.

No objections were raised in principle but it was considered that conditions be imposed on any consent granted to ensure no external lighting be installed and to withdraw permitted development rights.

- WD/2021/2968/F – Windmill Farm, Benhall Mill Road, Frant, TN2 5JW

Demolition of existing sun room and replacement with single-storey family room.

No objections were raised.

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

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