

FRANT PARISH COUNCIL

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THE MINUTES OF A PLANNING MEETING HELD AT FRANT MEMORIAL HALL ON MONDAY 6th JUNE 2022

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

Mr P. Payne
Revd. B. Martin
Mr D. Torr
One local resident

Cllr Crookshank read out a statement explaining that this is a Council meeting in public not a Public Meeting. He said that the public are not permitted to speak outside of the Public Forum.

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

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

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

4. Public forum (15 mins).
The local resident referred to the application at Rowden Oast and stated his objections to the proposal.

Reverend Martin and Mr Torr gave some background to the office ‘pod’ outside The Stables, noting the need for it, its eco-friendly status and its value to the community.

5. To consider licence and planning applications received and make recommendations:
WD/2022/0013/MAJ – High Rocks, High Rocks Lane, Tunbridge Wells, TN3 9JJ
Erection of 14-bedroom development to provide ancillary overnight accommodation for High Rocks event venue

While the Council acknowledged that an effort had been made to reduce the scale of the proposed, it agreed **to object** to the application on the following grounds: harm to the setting of a listed building and to the AONB, both by virtue of its mass, scale, siting and use of inappropriate materials. Concerns were also expressed about the narrow road with little proposed to ameliorate additional traffic arising from the increased hospitality offer.

WD/2022/0965/F – Cobwebs, Down Lane, Frant, TN3 9HN

Two-storey extension to form new bedroom on ground floor and new staircase down to basement with shower room included. Internal alterations to form larger existing bedroom.

The Council raised **no objection** to this proposal. However, it was noted that the drawings were very difficult to read with too much information on each one. It was difficult to compare the existing to the proposed.

WD/2022/0799/F – Rushlye Oast, Hawkenbury Road, Frant, TN3 9AP

Single-storey rear extension to residential annex.

The Council raised an **objection** to this application. The existing building was approved on the basis that it would be ancillary to the host building and because it had a small footprint. The current application seeks to extend that footprint by a considerable amount on the basis that it has a 'small footprint'. The Council noted it had previously expressed its concerns about a new building in the AONB, which is also very visible from the road. It thus objected to increasing the size of this building any further, on the grounds of further harm to the AONB. The Council noted it had also previously raised its concerns that, in the course of time and subsequent applications, the owners would seek for this building to be extended (as per the current application), perhaps in cumulative increments. Also, the Council considered it a possibility that the owners would, in the future, seek to separate this potentially now enlarged building from the main building – meant to only be an ancillary annex - resulting in a new house in the AONB.

WD/2022/0757/F – The Hirsel, Ely Grange, Frant, TN3 9DY

Single-storey extension to main dwelling with associated external works.

The Council raised **no objections** to this proposal.

WD/2022/1071/FA – Knowle Grange, Wadhurst Road, Frant, TN3 9EJ

Variation of condition no.10 of WD/2021/0002/F

The Council raised **no objections** to this proposal.

WD/2022/0598/FR - The Stables, Church Lane, Frant, TN3 9DX

Retrospective application for single-storey detached building to be used as church offices for St. Albans Church.

The Council had concerns that the application was retrospective. In addition, they considered the design did not accord with the design principles at the time the Stables building itself was considered and subsequently approved.

Notwithstanding this, the Council acknowledged the environmental credentials of the new office building and, in particular, felt that the value and benefit to the community outweighed any concerns. The Council thus agreed to **support** the application.

6. Matters at the discretion of the Chairman, for discussion purposes only

None.

There being no other business, the meeting concluded at 8.15pm.