

Chiddingly Parish Council

Planning Committee

www.chiddingly.gov.uk

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20th November 2018

Members of Chiddingly Parish Council are summoned to the Planning Committee Meeting to be held on **Tuesday 27th November at 7.30 p.m.** in Chiddingly Village Hall, to discuss the Planning Applications received from Wealden District Council to date, as well as any that are published from the publication of this agenda to the meeting date.

Signed: Claudine Feltham (Clerk to Chiddingly Parish Council).

Agenda

1. Apologies and Reasons for absence
2. The Chairman will invite Councillors to declare any interest they may have in the following agenda items.
3. Minutes of 23rd October 2018 Planning Committee Meeting to be agreed and signed as a true record.
4. Clerk and Councillor reports arising from the minutes of 23rd October 2018 not covered elsewhere in the agenda.

The meeting is then suspended for up to 10 minutes if required for the Public to express a view or ask a question about any item on the following agenda

5 Planning applications for consideration

5.1 Application: [WD/2018/2208/F](#)

Location: Friths Farm, Highlands Lane, Chiddingly BN8 6HD

Description: Proposed 12.19m x 6.09m extension to an existing farm building for the storage of hay, forage & feed

- 6 To discuss any planning applications received from Wealden District Council after the publication of the agenda that are available on the District Planning website.

6.1 Application: [WD/2018/2387/O](#)

Location: Holmes Hill Estate, Holmes Hill, Whitesmith, BN8 6JA.

Description: Construction of new industrial units up to 900 sq.m. which will be used for class B1/B2/B8 use purposes. Access will utilise existing access to estate along with new internal roads, parking, landscaping and turning.

6.2 Application: [WD/2018/2289/LDE](#)

Location: Rosemount Farm, Rosemount, Chiddingly, BN8 6HL

Description: Construction of a barn and its use as a domestic garage and store.

6.3 Application: [WD/2018/2291/LDE](#)

Location: Rosemount Farm, Rosemount, Chiddingly, BN8 6HL

Description: Use of building referred to as a building D for B1 use.

Note: An LDE type application is for a certificate of lawful development. WDC ask if the parish council are in a position to assist WDC in respect of any evidence, local knowledge and/or witnesses who may have personal knowledge of the history of the application site and its uses.

7. Planning application considered via email consultation due to the deadline set by Wealden District Council, and the meeting schedule of Chiddingly Parish Council:

7.1 Application: [WD/2018/1787/F](#)

Location: Penny Plain Farm, Sheepcote Lane, Chalvington, BN27 3SX

Description: Conversion of garage to provide ancillary accommodation. Amended plan received showing the conversion of the existing building, including the loft space. The building will no longer be extended. The proposal would be similar to the 2016 application for the holiday-let (16/1831).

Response from Chiddingly Parish Council to WDC: Having enquired with WDC if this was to be a holiday let, and had it confirmed that it was not, the parish council reached a majority decision to recommend refusal for this application. The parish council are concerned about the size of the proposed building, and the distance from the main dwelling, as they understand that ancillary accommodation should be subservient to the main dwelling. This ancillary accommodation is not attached to the main dwelling and so the concern would be that this could be sold on as a separate dwelling in the future. If WDC did decide to approve this application, then the parish council would request that the ancillary accommodation is legally tied to the main dwelling.

7.2 Application: [WD/2018/1904/F](#)

Location: Land to south side of the Dicker, Golden Cross, BN27 4AN.

Description: Construction of an agricultural storage building, together with new vehicular access track and hardstanding.

Response from Chiddingly Parish Council to WDC: no objection, recommend approval.

8. Planning & Enforcement Updates, for information only:

8.1 Application: [WD/2018/1599/F](#) & [WD/2018/1600/LB](#)

Location: Gildridge, Whitesmith, BN8 6JD

Description: Slight internal modifications to the kitchen within the lost recent extension (constructed in the 1980s) to the existing listed main house. Removal of one element of external wall. Addition of an orangery. Removal of an existing kitchen door and window replaced with new small windows.

Decision: Approved

8.2 Application: N/A

Location: Smithlands Meadow/land adjacent to Smithlands Wood, Smithlands Lane, Chiddingly, BN8 6ET

Description: Report of unauthorised use of the land for the stationing of residentially occupied caravans/tents/converted vehicles and associated activities.

Update: Officers from WDC enforcement section have visited the land on a number of occasions and have been in communication with the registered landowner. WDC have confirmed that the unauthorised use has now ceased, and the land is in the process of being sold. Accordingly, WDC does not consider it appropriate to take any further action at this time.

8.3 Application: WD/2018/1851/F

Location: Nickols Farm, Sheepcote Lane, Chalvington, BN27 3SX

Description: Proposed replacement of existing garden outbuilding to provide ancillary accommodation to the main dwelling.

Decision: Approved

8.4 Application: WD/2018/1886/F

Location: Land adjoining Latchetts Cottage, Highlands Lane, Chiddingly.

Description: Two new 4 bedroom detached houses with garages and off road parking and landscaping.

Decision: Refused by WDC.

8.4 Appeal: APP/C1435/W/18/3198764

Location: Nash Farm Cottage, Golden Cross, Chiddingly, BN27 4AH

Description: The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission. The application Ref WD/2017/1590/F, dated 4 July 2017, was refused by notice dated 16 October 2017. The development proposed is "Extension of residential curtilage to allow for construction of new vehicular access to property off of Nash Street. Construction of new vehicular access. Re-planting of hedgerow."

Decision: Appeal dismissed by the Planning Inspectorate. 'The proposal would result in harm to the character and appearance of the area and to highway safety, contrary to the requirements of the development plan for the District and the aims and objectives of the revised Framework. There would be no benefits that would arise from the proposal and no other material considerations that would, in my view, be sufficient to outweigh such harm and policy conflict. Consequently, for the reasons set out above and having regard to all other matters, I conclude that the appeal should be dismissed'

8.5 Application: WD/2018/1787/F

Location: Penny Plain Farm, Sheepcote Lane, Chalvington, BN27 3SX.

Description: Conversion of a garage to provide ancillary accommodation.

Decision: Approved. WDC comments to the parish council: *'Overall, the proposed conversion to ancillary accommodation does not require planning permission as the use would be incidental to the enjoyment of the main dwelling house. It is only the dormers that require consent. Overall, the proposed external alterations to the garage, in order to facilitate the change of use to ancillary accommodation (which is PD), would generally accord with the local and national plan policies. The dormers are of an acceptable scale and design, in keeping with the building and would not have a visual impact on the surrounding area.'*

A condition will be attached, ensuring that the annexe is used ancillary and incidental to the occupation of the main dwelling'.

8.6 Application: WD/2018/2044/F

Location: Totteridge, Swansbrook Lane, Horam, TN21 0LD.

Description: Rebuild garage with habitable room above.

Decision: Approved. WDC comments to the parish council: *'The applicants require a multi-functional, versatile space strictly ancillary and incidental to the main dwelling house which it would sit immediately alongside. Considered appropriate in terms of its overall size, scale and design, it is considered that the use of the outbuilding and habitable space would not be unreasonable in this instance (for the reasons expanded upon in the Officer Report) and can be controlled by an appropriate condition to ensure that it remains strictly ancillary and incidental to the main dwelling as intended.*

Additionally, there remains an extant 2004 planning permission related to the site for the construction of a pitched roof above the existing, similarly sized garage which, although not undertaken at the time, is still able to be enacted following the construction of the property's pool house (also included within the scope of the proposals). As proposed with the current application, this 2004 permission included the condition for the use of the garage outbuilding to be 'used only for purposes incidental to the occupation and enjoyment of the dwelling'.

- The parish council meeting will take place on Tuesday 18th December 2018 at 7.30 p.m. in Chiddingly Village Hall, the December planning meeting will take place after this, followed by Christmas drinks in the Six Bells.