

Chiddingly Parish Council
Planning Committee Minutes
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Minutes of the Planning Committee Meeting held on Tuesday 16th July 2019 in Chiddingly Village Hall.

Present: Cllr Goss (Chairman), Cllr Allan, Cllr Best, Cllr Marchant, Cllr Mikelis, Cllr Newham, Cllr Richards, Cllr Tolhurst, Cllr Welsh, District Councillor Draper and A Stevens (Locum Clerk).

One member of the public was present at this meeting.

Minutes

1. Apologies and Reasons for absence – There were no apologies for absence.
2. The Chairman will invite Councillors to declare any interest they may have in the following agenda items. – There were no declarations of interests.
3. Minutes of 25th June 2019 Planning Committee Meeting to be agreed and signed as a true record – The draft minutes were not available for signing on this occasion but will be submitted for signing at the next Planning Meeting.
4. Clerk and Councillor Reports arising from the minutes of 25th June 2019 not covered elsewhere in the agenda – There was nothing to report on this occasion.

The meeting was suspended to allow the Public to express a view or ask a question about any item on the following agenda.

There were no comments from the public on this occasion.

5. Planning applications for consideration

5.1 Application going to Planning Committee WD/2019/0085/F

Location: LANDSCAPING LATCHETTS COTTAGE, HIGHLANDS LANE, CHIDDINGLY

Description: CONVERSION OF EXISTING STABLES TO PROVIDE ONE BEDROOM APARTMENT WITH OFF ROAD PARKING AND LANDSCAPING

From Wealden Planning Department: *'I refer to the above planning application which is due to be considered by Members of the Planning Committee South on 18 July 2019. The meeting commences at 10.30am and will be held at the Civic Community Hall, Wealden District Council Offices, Vicarage Lane, Hailsham, BN27 2AX. In addition to you attending the meeting to listen to any debate on the application, there will be an opportunity for up to 2 persons for and 2 against (3 for and 3 against for major applications for 3 minutes), including the applicant and/or agent, to speak and address the Committee. Each speaker will be allowed to address the meeting for a*

maximum of two minutes. Whilst there is the right to speak on a planning application being reported to the Committee meeting, there is no obligation to do so. Comments sent in writing will still be taken into account, whether you choose to speak at the meeting or not. There may be occasions, however, when an application is withdrawn by the applicant/agent, and in such cases it will not always be possible to advise you prior to the meeting. A leaflet on Public Registration is enclosed. I would like to highlight the following key points: · Registration will be available by phone from 9am, five clear working days before the date of the committee, until 5pm the day before the committee. Registration to speak will be on a first come, first served basis. · To register or to discuss registration contact Democratic Services on 01892 602720. · If you wish to pass any information to the planning service, this must be received by 10.00am on the day before the committee meeting takes place. Note: no information can be presented to the Committee on the day of the meeting. For your information, the Officer's recommendation to Members of the Committee regarding this application, is for Refusal'.

District Councillor Draper said;

- He called in this planning application because the applicant needs the apartment to live in to enable her to continue to run their business effectively.
- The Officer's Recommendation is for Refusal because he says the structure is not substantial enough for this type of conversion but this can be overcome.
- The Village Shop has no complaints about the camp site and the pub benefits from the increased trade.
- If the owner has to live off site there will be more vehicle movements.
- The agent has registered to speak and he asked the Parish Council to speak on behalf of the applicant.

Chiddingly Parish Council originally supported the application but Councillors were worried that if they attend the Planning Committee South Meeting on this occasion they would set a precedent and have to attend every time. They agreed that the Parish Council will send the following statement to the relevant Planning Officer instead;

'Chiddingly Parish Council wishes to reiterate its support for this application and Councillors were dismayed to see the Officer's Recommendation is for Refusal'.

- 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. This was covered under item 9.
- 7 Planning applications considered via email consultation due to the deadline set by Wealden District Council, and the meeting schedule of Chiddingly Parish Council: None during this period.
8. Planning & Enforcement Updates, for information only:
 - 8.1 Application: WD/2018/2696/LDE
Location: Use of land and existing building as residential in conjunction with equestrian use
Description: Broomham Stable, Broomham Lane, Whitesmith, Chiddingly BN8 6JQ
Update: Not issued by WDC.
 - 8.2 Application: WD/2019/0997/F
Location: Terra, The Dicker, Lower Dicker, BN27 4BY
Description: conversion of integral garage to provide ground floor bedroom and wet room
Update: Approved

8.3 Application: WD/2019/0781/F

Location: Fox Cottage, Broomham Lane, Chiddingly.

Description: Two storey side extension with an additional dormer and a detached garage

Update: Approved.

8.4 Application: WD/2018/2699/F

Location: The Woodland Centre, Whitesmith, Chiddingly BN8 6JB

Description: Continued use of the site for the storage, mixing and batching of cement and concrete materials

Update: Approved.

8.5 Application: WD/2019/0778/F

Location: The Old Farmhouse, Chalvington Road, Golden Cross, BN27 3ST.

Description: Conversion of barn to annexe.

Update: Approved. RESPONSE TO PARISH COUNCIL: Subsequent to the receipt of the Parish Council's comments, and additional clarification sought from officer the applicant provided confirmation that the purpose of the proposed annexe was to create an additional bedroom and additional habitable floor space strictly ancillary and incidental to the use of the parent dwelling for use by a family member to live within the household within the converted ground floor structure to ensure functionality for the intended occupant with issues of mobility, and which could also be used for other visiting family or friends, a use not considered unreasonable. In terms of the potential for access issues, the applicant confirmed that the external changes to the building would only be cosmetic and would not require any access over neighbouring land. Externally, the walls will be weatherboard on structural timber frame built between the existing steel posts and on the western elevation, adjacent to the neighbouring paddock, the walls will be constructed in panels and moved into place from the applicant's land, without having to go on the neighbour's property. There is ample space for parking and although adjacent to neighbouring land, appears that there is a reasonable prospect that access remains sufficient for works to be completed from within the applicant's property and from the lane, over which the applicant advises that full legal access exists. Whilst the specific details of access rights have not been provided, it should be noted that the proposals do not seek the formation of a separate dwelling, and seeks only to convert an existing outbuilding, in service of the parent dwelling for which right of access exists, and which would extend to occupants and visitors to the applicant's property and land, and for the provision of access by contractors and trades people etc. in service of the parent dwelling, and its associated buildings. For reasons expanded upon within the officer report including a lack of adverse impact to the visual and residential amenities of the area, in addition to reasonable prospect that existing access would be sufficient and reasonable to complete the proposed works, the application is ultimately considered supportable, and is therefore recommended for approval.

8.6 Appeal Ref: APP/C1435/C/18/3207954

Location: Land at Plot 2 Friths Farm, Highlands Lane, Chiddingly, East Sussex.

Update: Appeal has been sent from the occupant to the Planning Inspectorate over the enforcement decision on this site. Details on the Appeal can be found on the Wealden District Council website.

9. Notification of Additional Meeting

Late in the afternoon of 16th July the Clerk received an additional planning application For consideration. This is for the re-consideration of the development at the bottom of Nash Street, as additional information is now available on the WDC website. It was received too late to be considered at this evening's meeting, so the suggestion was

made to call an additional meeting so that members of the public can have time to review the additional information and the council to consider this. This meeting was subsequently agreed and it will take place on Wednesday 24th July at Chiddingly Church.

- *This meeting closed at 9:50pm. The next planning meeting will take place on 24th July 2019 at Chiddingly Church. This meeting will start at 7.30 p.m.*
- *The next Parish Council meeting will take place on 17th September 2019 at 7.30 p.m. in Chiddingly Village Hall.*