

Chiddingly Parish Council
Planning Committee Minutes
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Minutes of the Planning Committee Meeting held on Tuesday 20th August 2019 in Chiddingly Village School.

Present: Cllr Tolhurst (Chairman), Cllr Marchant, Cllr Newham, Cllr Richards, Cllr Welsh and A Stevens (Locum Clerk).

There were no members of the public present.

Minutes

1. Apologies and Reasons for absence – Apologies for absence were received from Cllrs Allan, Best, Goss and Mikelis.
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 16th July 2019 Planning Committee Meeting to be agreed and signed as a true record – The draft minutes of the Planning Meeting held on the 16th July 2019 were read, approved by all and signed as a true and accurate record of the meeting.
4. Clerk and Councillor Reports arising from the minutes of 16th July 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 WD/2019/1582/F and WD/2019/1583/LB

Location: PEKES MANOR, NASH STREET, CHIDDINGLY, BN27 4AD

Description: Construction of oak frame gazebo in formal garden area for wedding Ceremonies – Chiddingly Parish Council has no objections to these applications as long as they meet the Listed Building Requirements.

5.2 Application WD/2019/1449/FR

Location: CHIDDINGLY PLACE, THE MANOR HOUSE, HIGHLANDS LANE, CHIDDINGLY, BN8 6HE

Description: Retrospective application for the erection of free standing hazel hurdle fence on boundary with road – Chiddingly Parish Council has no objections to this application as long as it meets the Listed Building Requirements.

5.3 Application: WD/2019/0306/MAO

Location: LAND ADJACENT TO NASH STREET, NASH STREET, LOWER DICKER, BN27 4BY

Chiddingly Parish Council reiterates its previous objections and asks that;

- This application is referred to Planning Committee South for a Decision.
- Councillors have the opportunity to comment on the detailed response due from the Highway Authority.

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/2019/0919/F

Location: LAND ADJOINING GOLDEN CROSS PETROL STATION, GOLDEN CROSS, HAILSHAM

Description: Erection of stable block and associated change of use of land from agricultural to equestrian.

Chiddingly Parish Council has no objections to this application as long as it remains equestrian.

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/2019/0085/F

Location: LATCHETTS COTTAGE, HIGHLANDS LANE, CHIDDINGLY

Description: Conversion of existing stables to provide one-bedroom apartment with off road parking and landscaping.

Update: Refused.

Response to parish council from WDC: The wider impacts of the development to the character of the area given the limited scale of physical extension and proximity to the existing dwelling and camping site limit any wider harm to the character of the area.

Notwithstanding this the site is located within an area where, as shown by two refusals on the adjoining part of the site, new build development is not acceptable under local or national policy. The proposal could only be acceptable if it complied with an exception policy for housing in rural areas. As the proposal is a part conversion of two existing buildings DC8 and RAS 3 are relevant policies for assessing the application against. The scheme does not propose significant extensions but notwithstanding this the nature of the buildings is such that they are simply not of a substantial enough construction to warrant an exception to policies of rural restraint setting the bar far too low for justifying a dwelling. As such whilst there are no other primary matters identified that warrant refusal the lightweight nature of the buildings precludes them from complying with current and emerging local plan policies of justifying an exception to the rural policies of restraint. As such it is recommended permission be refused. A copy of the Council's Decision Notice, along with the officer report, can be viewed online at <http://planning.wealden.gov.uk/plandisp.aspx?recno=144872>

8.2 Application: WD/2019/0912/FA

Location: LAND TO SOUTH SIDE OF THE DICKER, GOLDEN CROSS, HAILSHAM, BN27 4AN

Description: Minor material amendment to application WD/2018/1904/F (construction of an agricultural storage building together with new vehicular access track and hardstanding)

involving the variation of Condition 5 in order to change the colour to grey and enclose the previously open elevation.

Update: Approved

8.3 APP/C1435/C/19/3223741 Appeal to Secretary of State against WDC enforcement decision for removal

Location: Stream Farm, Dern Lane, Chiddingly,

Description: Erection of steel framed cladded building without prior planning permission.

Update: WDC issued enforcement notice for this building to be removed. The owner has now submitted an appeal to the Secretary of State over this decision.

9. Parking Issues at the former Golden Cross Inn – for information.

It has been brought to the attention of the parish council that there are parking issues at the former Golden Cross Inn.

Residents of the new properties there are parking out on the road – as there isn't sufficient parking allocated for the number vehicles there, especially when there are visitors too.

This was something the parish council raised concerns over when the planning applications at the site were being considered.

The parking on the road is considered to be dangerous.

This has been passed onto Wealden District Council Planning for their information, and Operation Crackdown – Sussex Police.

Councillors said they would also monitor the situation and escalate it to Planning Enforcement if need be.

10. Parish Council Payments for the monthly payments to be approved, and cheques signed. - The Chiddingly Parish Council Payment List dated August 2019 was approved by all and signed by the Chairman of this Committee.

- *This meeting closed at 8:00pm. The next planning meeting will take place on 24th September 2019 at Chiddingly Village Hall and will start at 7.30 p.m, assuming there are any planning applications.*
- *The next Parish Council meeting will take place on 17th September 2019 at 7.30 p.m. in Chiddingly Village Hall.*