

Chiddingly Parish Council
Planning Committee Minutes
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24 February 2021

Minutes of the Planning Committee Meeting held on Tuesday 23rd February 2021 via Zoom conferencing.

Present: Cllr Tolhurst (Chairman), Cllr Richards, Cllr Mikelis, Cllr Marchant, Cllr Luke, Cllr Allan, Cllr Welsh, and Julie O'Donnell (Clerk)

1 member of the public present.

Minutes

1. Apologies and Reasons for absence
Apologies received from Cllr Best and Cllr Newham
2. The Chairman will invite Councillors to declare any interest they may have in the following agenda items.
3. Minutes of 26th January 2021 Planning Committee Meeting to be agreed and signed as a true record.
The draft minutes of the Planning Meeting held on the 26th January 2021 were approved by all and will be signed as a true and accurate record of the meeting
4. Clerk and Councillor reports arising from the minutes of 26th January 2021 not covered elsewhere in the agenda.
There was nothing to report on this occasion.

The meeting was suspended to allow the member of public to speak. He wished to comment on WD/2020/2667/MAO. He objects to the proposal for the following reasons. It is not needed; there are already many houses being built in Horam, two large developments in Horebeech Lane plus new builds near the pub on Chiddingly Road. This is more than enough for local needs. There has been some flooding at the northern end of Chiddingly Road and any new houses will contribute to this problem. Currently cars park along Chiddingly Road in front of Fairview Close, the proposed access road to the new development will cause significant danger for vehicles travelling along Chiddingly Road and piling in and out of the development. It will have a detrimental effect to the Wealden dark skies policy. There are insufficient local schools, GP surgeries and other amenities to support this development. He strongly objects to this application.

5. Planning applications for consideration:

5.1. Application: [WD/2020/2321/F](#)

Location: Little London Stud, Whitesmith Lane, Chiddingly, BN8 6HB

Description: Proposed horse walker and lunge pen

Chiddingly Parish Council response: The council has no objection to this application if it has no effect on the local footpaths.

5.2. Application: [WD/2020/0554/FR](#)

Location: 2 Stream Cottages, Dern Lane, Chiddingly, BN8 6HG

Description: Retrospective application to regularise new design to garage, with drive and hardstanding, and change of use of land to residential, to remain as approved under previous application WD/2018/0741/F

Chiddingly Parish Council response: The council has no objection to this application but would like it noted that they are concerned at the number of retrospective applications received after the work has already started.

5.3. Application: [WD/2020/0400/FR](#)

Location: 2 Stream Cottages, Dern Lane, Chiddingly, BN8 6HG

Description: Retrospective application for alterations to existing garage to form residential annexe.

Chiddingly Parish Council response: The council has no objection to this application but would like it noted that they are concerned at the number of retrospective applications received after the work has already started.

5.4. Application: [WD/2020/0667/F](#) ***Also see correspondence email from WDC regarding this application***

Location: Land at Stream Farm, Dern Lane, Chiddingly BN8 6HG

Description: Proposed temporary stationing of mobile home to provide accommodation for a farm manager. In line with the Councils agricultural consultants' advice, the application has been amended to seek temporary accommodation, to establish the business further on this site subject to policy. Plan received 3 February 2021.

Chiddingly Parish Council response: The council has no objection to this application.

5.5. Application: [WD/2021/0155/F](#)

Location: Thunders Hill View, Thunders Hill, Chiddingly, BN27 4AE

Description: Single storey extension.

Chiddingly Parish Council response: The council has no objections to this application.

5.6. Application: [WD/2021/0201/F](#)

Location: Stonehill House, Stonehill, Horam, TN21 0JN

Description: Demolition of 1930's utility and laundry room extensions and 20th century garden room. New kitchen and glazed link extension. New basement under new kitchen and glazed link. Remodelling and alteration work to interior.

Chiddingly Parish Council response: The council would like to restate their previous comments on the original application WD/2017/2383/F and WD/2017/2384/LB. The members of the council did not feel sufficiently qualified to make the decision of either recommend approval or object to this application – but would rather be guided by the conservation officers report.

5.7. Application: [WD/2021/0202/LB](#)

Location: Stonehill House, Stonehill, Horam, TN21 0JN

Description: Demolition of 1930's utility and laundry room extensions and 20th century garden room. New kitchen and glazed link extension. New basement under new kitchen and glazed link. Remodelling and alteration work to interior.

Chiddingly Parish Council response: The council would like to restate their previous comments on the original application WD/2017/2383/F and WD/2017/2384/LB. The members of the council did not feel sufficiently qualified to make the decision of either recommend approval or object to this application – but would rather be guided by the conservation officers report.

5.8. Application: [WD/2020/2667/MAO](#)

Location: Land at Chiddingly Road, Horam, TN21 0JJ

Description: Outline application for phased development comprising the erection of up to 22 no. Custom and self-build dwellings (plots), including onsite affordable housing, landscaping, green space and off-site highway works (pedestrian footway and crossing).

Chiddingly Parish Council response: Chiddingly Parish Council restates its previous comments regarding developments along Chiddingly Road, Horam. Although not a consultee on this application we are concerned about the plethora of planned developments along Chiddingly Road, Horam. This proposal is an overdevelopment of the site. The area has seen an explosion of new building with no improvement to an already stretched local infrastructure, such as schools, doctors, dentists and public transport. There would appear to be insufficient parking provision on site, which will result in parking along Chiddingly Road where the current level of parking is hazardous. This development would inevitably result in an increase in traffic using the country lanes, which become congested whenever there are incidents on either the A22 or the A267, thereby making the Gun Hill/Nash Street and Stone Hill/Scrapers Hill roads even more dangerous for pedestrians and riders. We would also like to refer you to previous application WD/02/1054/F which states the new access will be for agricultural use only. Therefore, Chiddingly Parish Council would recommend refusal.

5.9. Application: [WD/2021/0243/F](#)

Location: Jasmine Windmill, Chalvington Road, Golden Cross, Chiddingly, BN27 3SS

Description: Demolish conservatory, replace and raise pitched roof, convert loft and outbuilding/garage with new link to dwelling. Associated hard/soft landscaping. Installation of solar PV panels to roof, domestic wind turbine and wood burner flue. Upgrading all existing fenestration and rainwater goods.

Chiddingly Parish Council response: The council has no objection to this application.

5.10 Application: [WD/2021/0221/F](#)

Location: 10 Acres, Highlands Lane, Chiddingly, BN8 6HE

Description: Part retrospective application for the conversion of redundant agricultural building to two-bedroom dwelling and replacement of stables with two bay domestic garage and store.

Chiddingly Parish Council response: The council has no objection to this application.

6. Planning applications received after the publication date of the agenda for consideration.

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

8. Planning & Enforcement Updates, for information only:

8.1. Application: WD/2020/2114/F

Location: Parsonage Barn, Parsonage Lane, Chiddingly, BN8 6HF

Description: Construction of detached one bedroom annexe

WDC Decision: Withdrawn

8.2. Alleged unauthorised change of use of land & development Hope Springs (aka Streamfield), Honeywick Lane, Chiddingly
(Letter previously circulated to the parish council)

WDC Decision: WDC Enforcement have advised that planning permission appears to be required for the track serving the agricultural holding and the owner has been asked to submit a retrospective application for consideration.

8.3. Application No. WD/2020/1245/F

Location: Plot 2, Friths Farm, Chiddingly, BN8 6HD

Description: New two bay timber framed garage, conversion of existing outbuilding to annexe with single storey extension. New timber gates

WDC decision: Approved

8.4. Application: WD/2019/2455/F

Location: Land adjacent to Roosters, A22, Golden Cross, Chiddingly BN8 6JE

Description: Erection of 4 no. Semi-detached dwellings with new vehicular access

WDC decision: Appeal dismissed by the Planning Inspectorate.

9. Planning Parish Clusters and the publication of SHELAA – any updates

Cllr Tolhurst circulated the notes taken from the previous cluster meeting prior to the meeting. There was nothing new to report. He advised that WDC are not taking minutes or notes for these cluster meetings, so the cluster have decided to take their own and circulate them.

Meeting end 20:20

- *Next planning meeting is 23rd March 2021 at 7.30 to be held via Zoom conferencing.*
- *Next parish council meeting is 9th March 2021 at 7.30 to be held via Zoom conferencing.*