

Chiddingly Parish Council
Planning Committee Minutes
www.chiddingly.gov.uk

Chairman
Julian Richards
Cherry Trees
Nash Street
Chiddingly
East Sussex

Clerk
Julie O'Donnell
Springwood
Back Lane
Cross in Hand
TN21 0QA

e-mail: julian.richards@chiddingly.gov.uk

e-mail: clerk@chiddingly.gov.uk

27 January 2021

Minutes of the Planning Committee Meeting held on Tuesday 26th January 2021 via Zoom conferencing.

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

7 members of the public present.

Minutes

1. Apologies and Reasons for absence
Apologies received from Cllr Best and Cllr Welsh
2. The Chairman will invite Councillors to declare any interest they may have in the following agenda items.
Cllr Mikelis declared a personal interest in application [WD/2020/2547/FR](#) as he lives in a neighbouring house.
3. Minutes of 24th November 2020 Planning Committee Meeting to be agreed and signed as a true record.
The draft minutes of the Planning Meeting held on the 24th November 2020 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 24th November 2020 not covered elsewhere in the agenda.
There was nothing to report on this occasion.

The meeting was suspended as several members of the public wished to speak.

*Two members of the public wished to speak about agenda item 5.1.
The first lives in a neighbouring house and wishes to state his objection to the proposed change of use from storage to industrial. It would cause significant loss of amenity to the cluster of houses in Stream Farm. There is an invasion of privacy to the neighbouring houses, noise from large vehicle movement and the general noise from the unit. There has been some slight improvement to the site, but it is still mainly derelict. The water overflow is still an issue, constant overflow into the pond and surrounding land. The previous planning decision, conditions and enforcement order are not being adhered to.*

A second member of the public wished to speak regarding agenda item 5.1. She lives in a neighbouring house. She gave a brief history of the site, including details of the enforcement order to close the site in 2019. The member of public stated that Chiddingly Planning Committee unanimously objected to the previous application, and in view of the repeated violations of planning conditions by the owners of the factory she wishes to strongly object to the application for change of use. The Planning Committee South in September 2019 minuted: "The applicant is advised that any breach of the conditions detailed within in the decision notice would be dealt with strictly and immediately, by the local Authority". There is a clear breach of conditions and yet nothing has happened. There is heavy vehicles traffic, run off water and odours and noise from the large vent at the factory. The access is a narrow drive and not suitable for the level of traffic. She strongly objects to this application.

The applicants of agenda item 5.3 were present to discuss their application. They have noted the previous comments of the parish council planning committee and the District Planner. They have purposely given the new extension a separate design to the main house. This was recommended by the District Planner. They believe they have done this sensitively with attention to detail treating the building as if it is listed. It is not. The property is not overlooked, and they have made the building line smaller from the original plan. The new build will be cladded, and a zinc or similar roof material will be used.

5. Planning applications for consideration:

5.1. Application: [WD/2020/2547/FR](#)

Location: Stream Farm, Chiddingly, BN8 6HG

Description: Part retrospective application for the change of use from class B8 (storage or distribution), to class B2 (general industrial)

Chiddingly Parish Council response: The parish council objected to the previous application WD/2019/0622/FR and strongly object to this one.

The parish council find it incredulous that this application has been submitted again when previous conditions set out by the District have not been adhered to. Planning Committee South in September 2019 minuted: "The applicant is advised that any breach of the conditions detailed within the decision notice would be dealt with strictly and immediately, by the local Authority". This has not happened.

The owner is in clear breach of previous planning stipulations and the promise from WDC that all operations would cease immediately has not occurred.

Chiddingly Parish Council strongly object on the grounds of noise pollution, traffic movement, drainage issues and the clear breach of the previous conditions.

5.2. Application: [WD/2020/2355/FR](#)

Location: Nash Street Farm, Nash Street, Chiddingly, BN27 4AB

Description: Retrospective application for construction of bay extension to existing agricultural building to be used for agricultural storage and associated works including cladding.

Chiddingly Parish Council response: The council recommends approval of this application by a unanimous vote. They 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/2018/1349/F](#)

Location: Park Farm House, Scrapers Hill, Chiddingly, BN8 6HH

Description: Proposed alterations and additions to the dwelling and to an existing outbuilding to link it to the main dwelling and for its conversion to provide ancillary habitable accommodation. Updated proposals also include a new detached 2-bay timber framed

garage. Re-consultation: For minor changes to proposals in respect of all elevations over previous proposals. Plans date stamped 12/01/2021.

Chiddingly Parish Council response: The council recommends approval of this application by a majority vote. One councillor would like it noted that he still has concerns on the appearance but takes the advice of the Conservation Officer on changes to the old building.

5.4. Application: [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 re-consultation: Due to alterations to elevations and overall size of proposed annexe. No amendments proposed to proposed timber framed garage. Plans received 15/01/2021

Chiddingly Parish Council response: The council reached a unanimous decision to approve this application.

5.5. Application: [WD/2020/2247/F](#)

Location: Deanland Nursery, Deanland Road, Golden Cross, BN27 3RP

Description: Conversion of existing barn to form 6 No. Eco-Friendly two-bedroom dwellings with installation of ground source heat pump.

Chiddingly Parish Council response: Although not a consultee Chiddingly Parish Council is concerned about this application. It is an inappropriate and overdevelopment of a small site and not in keeping with the surrounding area. The traffic movements will be too much for a single track road and there are no passing places on the track.

We re-iterate and support the comments from Chalvington with Ripe parish council.

The council recommend refusal of this application.

Following the consideration of the above applications a discussion ensued regarding how to deal with late applications received after the publication of the agenda. It was decided to add this as an agenda item and discuss it at the next full parish council meeting.

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

6.1. Application: [WD/2021/0021/F](#)

Location: Carters Lea, Gun Hill, Chiddingly, TN21 0JX

Description: New bay window to living room plus first floor and roof alterations.

Chiddingly Parish Council response: The council reached a unanimous decision to approve this application.

6.2. Application: [WD/2020/0572/LB](#)

Location: Prices Farm, Swansbrook Lane, Gun Hill, Chiddingly, TN21 0LB

Description: Proposed ground floor internal redesign, facade alterations and all associated works to be an annexe to the main property (amendment of previously approved application WD/2017/0434/F and WD/2017/0435/LB)

Chiddingly Parish Council response: The parish council reached a unanimous decision to support this application but suggested the new annexe was legally tied to the main house.

6.3. Application: [WD/2020/0960/F](#)

Location: Prices Farm, Swansbrook Lane, Gun Hill, Chiddingly, TN21 0LB

Description: Proposed ground floor internal redesign, facade alterations and all associated works to be an annexe to the main property (amendment of previously approved application WD/2017/0434/F and WD/2017/0435/LB)

Chiddingly Parish Council response: The parish council reached a unanimous decision to support this application but suggested the new annexe was legally tied to the main house.

6.4. Application: [WD/2020/1456/F](#)

Location: Place Corner Cottage, The Street, Chiddingly, BN8 6HT

Description: A two storey side extension to existing dwelling to provide additional bedroom and living accommodation and the addition of a rear extension to provide bathroom and utility room. Amended plans showing amended design received 18 January 2020.

Chiddingly Parish Council response: The council reached a unanimous decision to approve this application. They would like it noted that they had no issue with the previous design because it resulted in a more symmetrical look of the buildings.

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/2020/2012/F](#)

Location: Clarklye Farm, Stalkers Lane, Chiddingly, BN8 6HF

Description: conversion of existing building to residential annexe

WDC Decision: Approved

8.2. Application: [WD/2019/2409/F](#)

Location: Willetts Farm, Muddles Green, Chiddingly, BN8 6HR

Description: Demolition of existing agricultural and commercial buildings and replacement with 7 no. new build dwellings, together with associated infrastructure and landscaping.

WDC Decision: Approved

8.3. Application: [WD/2020/1013/F](#)

Location: Carrbrook Farmhouse, Stonehill, Chiddingly, BN8 6HQ

Description: Annexe to farmhouse and change of use of land to residential

WDC Decision: Withdrawn

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

Cllr Tolhurst has attended a Parish Cluster meeting and a meeting with Chris Bending from WDC. He will write a report detailing what was discussed and circulate to the council.

Ash Cottage was raised as work seems to have halted and the site is an eyesore. Cllr Tolhurst advised that the work had stopped due to bats being in the roof. He will contact planning conservation for an update.

20:52 meeting closed.

- *Next planning meeting is 23rd February 2021 at 7.30 to be held via Zoom conferencing.*
- *Next parish council meeting is 16th February 2021 at 7.30 to be held via Zoom conferencing.*