

Chiddingly Parish Council
Planning Committee Minutes
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Chairman

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30th March 2017

Minutes of the **Planning Committee Meeting** held on **Tuesday 25th April 2017 at 7.30 p.m.** in **Chiddingly Village Hall** where the following planning applications received from Wealden District Council were considered:

Present: Cllr Tolhurst (Chairman), Cllr Goss, Cllr B Marchant, Cllr C Marchant, Cllr Newham, Cllr Richards, Cllr Luke, Clerk: Claudine Feltham.

Members of public present at the meeting: One member of the public present.

Minutes

1. Apologies and Reasons for absence

Apologies were received and accepted from Cllr Strong and Cllr O'Hare.

2. The Chairman will invite Councillors to declare any interest they may have in the following agenda items.

No declarations of interest were made.

3. Minutes of 28th March 2017 Planning Committee Meeting to be agreed and signed as a true record.

The minutes were agreed and signed as a true record.

4. Clerk and Councillor reports arising from the minutes of 28th March 2017 not covered elsewhere in the agenda.

There were no reports.

The meeting was not suspended as the one member of public did not wish to speak.

5. Planning Application for consultation – [WD/2017/0630/F](#)

Location: 1 Gatehouse Cottage, Gun Hill, TN21 0JU.

Description: New brick and timber frame porch to replace existing porch on the front elevation.

Chiddingly Parish Council response to Wealden District Council; the parish council reached a unanimous decision to recommend approval for this application.

6. Planning Application for consultation – [WD/2017/0544/F](#)

Location: Plot 3 Friths Farm, Highlands Lane, Chiddingly, BN8 6HB.

Description: Conversion of agricultural building to dwelling, to include additional outbuilding as part of residential curtilage with new roof configuration and rearrangement of accommodation (amendment to approval WD/2015/1894/F).

Chiddingly Parish Council response to Wealden District Council; the parish council reached a unanimous decision to recommend approval for this application.

7. Planning Application for consultation – [WD/2017/0238/F](#)

Location: Unit 1, Triangle of land between A22 and Whitesmith Lane, Whitesmith, BN8 6JD.

Description: New dwelling with integral garage. Amended plans received to show various changes to the design of the proposed dwelling. Plan nos. RS16.63.PL02D and RS16.63.PL01G dated 03.04.17.

Chiddingly Parish Council response to Wealden District Council; the parish do not have any comments to make in respect of the new design for this application.

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

8.1 Planning application for consultation – [WD/2017/0810/FA](#)

Location: Randalls Farm, Whitesmith, Chiddingly, BN8 6JB

Description: Removal of conditions 6 and 7 of WD/2016/0176/F (conversion of barns to single residential dwelling) in order to connect to mains drainage. Chiddingly Parish Council response to Wealden District Council; the parish council reached a unanimous decision to recommend approval for this application.

8.2 Planning application for consideration – [WD/2017/0745/OA](#)

Location: Buckle Cottage, Whitesmith, BN8 6JD

Description: Removal of conditions 3 and 4 of WD/2016/0341/O (Ceasing of existing caravan storage use and erection of a residential dwelling) in order to connect to mains foul water sewage system.

Chiddingly Parish Council response to Wealden District Council; the parish council reached a unanimous decision to recommend approval for this application.

8.3 Planning application for consideration – [WD/2017/0700/F](#)

Location: Oakfield, Golden Cross, Hailsham, BN27 4AN.

Description: Re organisation of accommodation to provide temporary classroom accommodation and reorganisation of house to provide residential student accommodation, and change of use of existing garage ground floor to provide school reception, with demolition of existing redundant kennels.

Chiddingly Parish Council response to Wealden District Council; the parish council reached a unanimous decision to recommend approval for this application.

8.4 Planning application for consideration – [WD/2017/0434/F](#) and [WD/2017/0435/LB](#)

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

Description: Conversion of existing dairy building to ancillary annexe. Please note change of proposal description for this application – from ‘holiday accommodation to ancillary annexe’.

Chiddingly Parish Council response to Wealden District Council; the parish council reached a unanimous decision to recommend approval for this application.

8.5 Planning application for consideration – [WD/2017/0811/FA](#)

Location: Randalls Farm, Whitesmith, Chiddingly, BN8 6JB

Description: Variation of condition 6 of [WD/2016/2378/F](#) (demolition of cattle stalls barn and replace with residential dwelling and relocate steel framed agricultural storage barn) in order to connect to mains drainage.

Chiddingly Parish Council response to Wealden District Council; the parish council reached a unanimous decision to recommend approval for this application.

9 Planning & Enforcement Updates:

9.1 Planning Application – [WD/2016/2499/F](#)

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

Description: Extension of residential curtilage to allow for construction of new vehicle access to property off of Nash Street. Construction of new vehicular access.

Response from Wealden District Council: Withdrawn

9.2 Planning Application – [WD/2017/0256/F](#)

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

Description: Demolition of existing redundant piggery unit. Rebuilding a new dwelling to same footprint, bulk and volume as approved application [WD/2016/2291/F](#)

Response from Wealden District Council: Approved

9.3 Planning Application – [WD/2017/0102/F](#)

Location: The Stables adjoining West View, Deanland Road, Golden Cross, BN27 3RJ.

Description: Demolition of existing stable building, currently with planning consent for conversion into a self-contained dwelling, and in replacement the construction of a new 4 bedroom house complete with improved access and new drainage system.

Response from Wealden District Council: Approved

9.4 Planning Application – [WD/2017/0399/F](#)

Location: Plot 2 Friths Farm, Highlands Road, Chiddingly

Description: Change of use from paddock to residential curtilage.

Response from Wealden District Council: Approved

9.5 Planning Application – [WD/2017/0464/FA](#)

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

Description: Removal of condition 2 and 4 and a variation of condition 6 on application [WD/2006/3426/F](#) (replacing building previously destroyed by fire with new steel frame

building for timber storage. Replacement building exactly the same size as previous building.

Response from Wealden District Council: Approved. Comments from WDC to Chiddingly Parish Council: The applicant's company is a high tech plastic moulding business and does not emit high levels of noise owing to the nature and machinery used and is a B1 rather than a B2 use. They occasionally need to work on a 24 hour basis to fulfil orders and so to accommodate this the applicant has agreed that a new condition be imposed making the use personal to this business so that the planning authority can ensure any future occupiers do not cause any noise issues and can re-impose more limited hours of working at that time if deemed necessary.

10. Claimed Right Of Way. Chiddingly Footpath 18a

East Sussex County Council has received an application under Section 53 of the Wildlife and Countryside Act 1981 to amend the definitive map and definitive statement for the area. Part of ESCC investigations is to consult with all relevant local councils and user groups. The request is to amend 'from 15 metres south of the junction with bridleway 7b and returning to the footpath 18a at a point 45 metres south of the junction with bridleway 7b'.

Background information from Cllr Goss: Stream Mill is situated in the valley between Dern Lane and Stone Hill. On the river there is the site of the Mill mentioned in the Domesday book. There is a bridge (believed 17th century), weir and pond. A footpath runs alongside the river on the south side and as it approaches the bridge it turns away from the river to join the bridle way across the bridge.

For many years people had access from the footpath down to the pond. It is without doubt an idyllic spot. In 2012 The Mill, the nearest dwelling to the bridge was sold to the current owners who have fenced both sides of the footpath cutting off access to the pond. The Chiddingly Footpath Group have applied to have the route of the footpath changed to bring it down to the water's edge before re-joining the current line before it re-joins the bridle path.

Much of the documentation that has been circulated concerns ownership of the land in question. This is disputed. The Chiddingly Footpath group claim access to the water's edge here is long standing, from a poem published in 1900 which describes picnics at the water's edge to more recent personal statements claiming that people are used to access to the pond.

The current owners don't deny that there was access in the past, they claim it was "Permissive" access and there was no general right of access. In their view, they have every right to withdraw that permission and have done so.

When Cllr Bennett and Cllr Goss met with the current owners in 2014, Cllr Goss suggested a compromise solution that the current owners offer to give permission for access to the water whilst retaining all of their legal rights over the land. They declined this solution.

The parish council feel that they are not in a position to make any comment over the ownership of the land. Neither are the parish council in a position to comment on whether previous public access to the land was by right, or with the owner's permission.

What is beyond doubt is that the public have made their way down to the water's edge over of the course of thirty or forty years, perhaps even over the past 100 years judging by the published poem.

Changing the line of the Footpath as Chiddingly Footpath Group have requested takes nothing from the current owners rights, while satisfying those who believe they have a right of access.

Chiddingly Parish Council response to East Sussex County Council;

The parish council are aware of the historic public access at this location and support the moving of the footpath.

Meeting closed at 2015 hours.

- The Annual Parish Council meeting and planning meeting will be held on Tuesday 16th May 2017 at 7.30 p.m. in the Village Hall, Chiddingly.
- The Annual Parish Assembly will be held on Tuesday 23rd May 2017 at 7.30 p.m. in the Village Hall, Chiddingly