

Chiddingly Parish Council
Planning Committee Minutes
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Chairman

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25th April 2019

Minutes of the Planning Committee Meeting held on Tuesday 24th April 2019 in Chiddingly Village Hall.

Present; Cllr Tolhurst (Chairman), Cllr Goss, Cllr B Marchant, Cllr C Marchant, Cllr Richards, Cllr O'Hare, Cllr Newham, Cllr Luke and Clerk: Claudine Feltham.

Seventeen members of the public were present at this meeting.

Minutes

1. Apologies and Reasons for absence

Apologies were received and accepted from Cllr Strong.

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

Cllr Newham declared a personal interest in respect of item 5.2 of this agenda, as he is close neighbour to the property.

3. The minutes of 26th March 2019 Planning Committee Meeting were agreed and signed as a true record.

4. Clerk and Councillor reports arising from the minutes of 26th March 2019 not covered elsewhere in the agenda.

There were no reports.

The meeting was suspended at 1932 hours for members of the public present to speak: One parishioner spoke in connection with item 5.2 of this agenda, and his intentions to build two small cottages in the village. These would be two-bedroom semi-detached properties designed for young families. It was described as secluded and not overlooked, excellent access, in keeping with properties in the lane, tile hung and with no impact on any listed buildings.

One parishioner spoke in connection with item 6.2 of this agenda, the conversion of a barn to an annexe. The side of the barn is on the boundary line, which adjoins the neighbours land, and access would also be via the neighbour's land – and authority for this has not been requested, at this stage.

The meeting re convened at 1939 hours

5 Planning applications for consideration

5.1 Application: [WD/2019/0435/fa](#)

Location: Nickols Farm, Sheepcote Lane, Chalvington, BN27 3SX

Description: Variation of condition 4 of WD/2018/1851/F (proposed replacement of existing garden outbuilding to provide ancillary accommodation to the main dwelling house) to enable the relocation of the building away from the tree lined boundary.

Response from Chiddingly Parish Council to WDC: the parish council reached a unanimous decision to **recommend approval** for this application.

5.2 Application: [WD/2018/2771/F](#)

Location: Land adjoining 2 Woodside Cottages, Muddles Green, Chiddingly

Description: Pair of semi-detached two-bedroom cottages with off road parking.

Response from Chiddingly Parish Council to WDC: the parish council are aware that there were nine letters of objection from neighbouring properties for this application, on the WDC website.

The proposed site is within the Muddles Green Conservation Area and is also within the 15km restriction zone of Ashdown Forest. The parish council have concerns that this is a total overdevelopment of the site, particularly given that there is already planning permission granted for a large extension and garages for 2 Woodside Cottages.

There are also serious concerns over safe access to the properties and the increased amounts of traffic that two additional properties would have on this already very busy country road. The parish council believe that this is a 'green field' development.

Cllr Goss enquired: There is no doubt that this parish council recognises the needs for affordable housing. Would these properties be available for rent? Answer: yes, on the open market. This would not then meet the criteria of affordable housing.

The parish council reached a unanimous decision to **object** to this application.

Eleven members of the public left the meeting at 1957 hours.

5.3 Application: [WD/2018/2699/F](#)

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

Description: Additional silo storage units for concrete batching and mixing.

Response from Chiddingly Parish Council to WDC: the parish council is aware of one letter of objection from a neighbour due to the noise created at this centre. The parish council considered the potential hours of use for this site, and the impact that this could have on the neighbouring properties. There was no traffic survey with this application, and the parish council have concerns over this development being a further generator of heavy traffic.

The parish council would wish to see further evidence of hours of use, numbers of vehicle movements and types of vehicle being used. The parish council reached a majority vote (7 against, one abstained) to **object** to this application.

5.4 Application: [WK/201815275](#) – Licence application.

Location: Wine Direct (Sussex) Limited, Wine Direct (Sussex) Limited, Unit 5, Blackbarn Farm, The Dicker, Lower Dicker, East Sussex, BN27 4BZ

Description: Commercial storage unit internet/telephone sales 24 hours. Office hours 08.00hrs to 18.00hrs Monday to Friday. No public admitted to site except to collect delivery. No consumption on site.

Response from Chiddingly Parish Council to WDC: the parish council reached a unanimous decision to **recommend approval** for this application.

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/2019/0596/F](#)

Location: Land adjoining Latchetts Cottage, Highlands Lane, Chiddingly.

Description: Pair of 3- bedroom cottages with integral garages and off-road parking.

Response from Chiddingly Parish Council to WDC: the parish council would like to reiterate the comments made when the previous, similar, application for this site was considered.

'Insufficient land is being assigned to these properties, which makes the parish council feel it is overdevelopment of the site. This is not a brown field site, as the agent has claimed within the application. It is also outside of any development boundary, and outside of the core area of the village. It is therefore against Chiddingly Parish Council's policy for development. The parish council would also like to reiterate the comments from a local parishioner: "There have been concerns from parishioners living in Highlands Lane about how it is used as a 'rat run' every evening - more or less between 4pm - 6pm. A lot of cars travel at very high speed along this road west to east at this time. Also, at this time, but often at other times during the day, farm contractors use this lane with very large vehicles and implements, and they too are often travelling at a speed which is dangerous in a country lane. They have suggested that in view of all the new developments along this lane [a number of new dwellings at Highlands Farm, the move of Friths Farm to a new site by the highway, 2 more new dwellings at Little Friths, 3 new dwellings up the bridleway; now these 2 new dwellings at Latchetts; a new dwelling to be built opposite Latchetts; a new dwelling opposite Place Farm] that WDC help ESCC to find a way to allow a 30mph speed limit along all of Highlands Lane from the T-junction with Whitesmith Lane at Highlands Farm up to where the 30mph limit currently begins at Place Corner'

The parish council reached a majority vote to **object** to this application (7 votes against, and one abstained).

Two members of the public left the meeting at 2015 hours.

6.2 Application: [WD/2019/0778/F](#)

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

Description: Conversion of barn to annexe.

Response from Chiddingly Parish Council to WDC: the parish council felt that there was very little information on this application – without any design and access statement or description for the intended use for the annexe. The parish council were also made aware that the barn is adjacent to the neighbours boundary and there would be concerns over how any building works could be carried out, and how they would access the barn

as currently there is just a right of way over drive way to the existing single private dwelling. The parish council reached a unanimous decision to **object** to this application.

7. Planning application 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/2019/0371/F

Location: 9 Willetts Field, Muddles Green, Chiddingly, BN8 6HU

Description: Proposed single storey side extension to provide a ground floor bedroom and bathroom facility.

Update: Approved.

Comments from WDC to Chiddingly Parish Council: There are several dwellings that have a flat roofed garage to their side elevation, set back from the front building line. The extension as proposed would be of a similar scale, height and set back and is, therefore, unlikely to be out of character with the overall street scene.

8.2 Reference: APP/C1435/W/19/3223713

Appeal against WDC planning decision to refuse permission

Location: Former Golden Cross Inn car park, Deanland Road, Golden Cross, Hailsham BN27 4AW

Description: Erection of terrace of five two-storey dwellings with parking and amenity space.

8.3 Application: WD/2019/0216/FR

Location: Pooks Cottage, Nash Street, Chiddingly, BN27 4AA

Description: Part retrospective application to build a carport on site of extent planning permission 89/115 with a wooden shed at the rear

Update: approved

8.4 Application: WD/2019/0034/FR

Location: Oaklands, Whitesmith, BN8 6JD

Description: Retrospective application for the installation of a timber shed and increased section of block paving to driveway.

Update: approved

8.5 Application: WD/2018/2617/FA

Location: The Old Mill, Chalvington Road, Golden Cross, BN27 3SS.

Description: Variation of condition 5 of planning permission WD/2014/0423/F (change of use from touring static caravans on a 12-month licence, together with alterations to the internal drive, installation of low-level lighting and associated landscaping) to allow the permanent residential occupation of static caravans as a main residence.

Update: refused

8.6 Application: WD/2019/0285/FR

Location: Gun Inn, Gunn Hill, Chiddingly, TN21 0JU

Description: Part retrospective extension to outbuilding to create server.

Update: Approved

Comments from WDC to Chiddingly Parish Council: The structure has had clay tiles put on the roof and a condition secures a change to weatherboarding appropriate for the local vernacular. The view into the garden is not of significant importance to the character of the area and its loss did not warrant refusal of the application.

8.7 Application: WD/2019/0169/F

Location: Farleys Farm House, Muddles Green, Chiddingly, BN8 6HW

Description: The installation of 40 small-scale low-profile ground mounted solar PV panels in field adjoining Farleys Farm House.

Update: approved

Meeting closed at 2027 hours.

- *The next parish council meeting will take place on 21st May 2019 at 7.30 p.m. in Chiddingly Village Hall.*
- *The next planning meeting will take place on 21st May 2019, following the close of the parish council meeting, in Chiddingly Village Hall.*