

Chiddingly Parish Council
Planning Committee Minutes
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Chairman

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27th February 2019

Minutes of the Planning Committee Meeting held on Tuesday 26th February 2019 in Chiddingly Village Hall.

Present; Cllr Strong (Chairman), Cllr Goss, Cllr B Marchant, Cllr C Marchant, Cllr Richards, Cllr Newham, and Clerk: Claudine Feltham.

Seven members of the public were present at this meeting.

Minutes

1. Apologies and Reasons for absence

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

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

Cllr Goss declared a personal interest in respect of item 5.2 of this agenda as the applicant is known to Cllr Goss within his role with the Community Land Trust and is also a customer in an unrelated business.

3. The minutes of 22nd January 2019 Planning Committee Meeting were agreed and signed as a true record.

4. Clerk and Councillor reports arising from the minutes of 22nd January 2019 not covered elsewhere in the agenda.

There were no reports.

The meeting was suspended at 1933 hours for members of the public to speak.

All seven members of the public attended with regards to item 6.2 on this agenda. They spoke about their objections to this planning application and raised concerns over the location of this proposal, the increase in traffic movements, the distance between the entrance/exit and the A22, the speed of vehicles on A22, how the proposal was out of proportion and the proximity to neighbouring residential properties.

The meeting was re convened at 1938 hours

5 members of the public left the meeting at 2008 hours

5 Planning applications for consideration

5.1 Application: [WD/20181904/F](#)

Location: Land to south side of The Dicker, Golden Cross, BN27 4AN.

Description: Construction of an agricultural storage building together with new vehicular access track and hard standing. *Re consultation due to alternative position of the barn and access track utilising existing field access.*

Chiddingly Parish Council response to Wealden District Council: The parish council reached unanimous decision to **recommend approval** for this application.

5.2 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 Farmhouse.

Chiddingly Parish Council response to Wealden District Council: These will not be visible from the road. The parish council reached a unanimous decision to **recommend approval** for this application.

5.3 Application: [WD/2019/0285/FR](#)

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

Description: Part retrospective application for extension to outbuilding to create server.

Chiddingly Parish Council response to Wealden District Council: the parish council reached a unanimous decision to **object** to this application. The design and structure (corrugated iron and cladding) is not in keeping with the pub or the surrounding properties. It has also changed the appearance of the front of the pub and has closed off the view to the garden.

5.4 Application: [WD/2019/0034/FR](#)

Location: Oaklands, Whitesmith, Lewes, BN8 6JD

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

Chiddingly Parish Council response to Wealden District Council: the parish council **object** to this application on the basis that there are no drawings which indicate the position of the shed or the paving.

5.5 Application: WD/2019/0202/LDE Certificate of Lawful development.

Location: Land adjacent to Latchetts Cottage, Highlands Lane, Chiddingly.

Description: Use of building as stables, tack room and feed store not in compliance with WD/1998/2056/F and erection of open store building.

Chiddingly Parish Council response to Wealden District Council: The parish council believe that this has been in situ in excess of ten years.

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/2019/0371/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.

Chiddingly Parish Council response to Wealden District Council: The parish council reached a unanimous decision to **object** to this planning application. It is not in keeping with any other buildings on the site and the parish council feel that the design is inappropriate.

The following item was brought forward and discussed as the first application of the meeting, due to the members of the public being present and having an interest in this item.

6.2 Application: [WD/2019/0306/MAO](#)

Location: Land adjacent to Nash Street, Nash Street, Lower Dicker, BN27 4BY

Description: Construction of business development of up to 9068sqm falling within class B1 and class B8 uses. Improvement to existing access to Nash Street, footpath and cycle ways, parking and wider landscape and suds strategy.

Chiddingly Parish Council response to Wealden District Council: The parish council reached a unanimous decision to **object** to this application. The parish council consider this to be an inappropriate use of the site, especially when there are residential properties in the close vicinity and do not feel that there is a sufficient buffer between the rear of the site and Marigolds Farm. It is also considered to be overdevelopment of the site – going from greenfield to 16 industrial units. The parish council have recently been told that WDC would not allow a small number (8) of affordable housing within the parish because of the Ashdown Forest restrictions so how can such a huge development even be considered, when it would result in hundreds of daily traffic movements?

The parish council would also like to make the following observations:

Rights of Way

The application form indicated that the proposals did not require any diversions/extinguishments and/or creation of rights of way, however the plans do show diversions of the Rights of Way. Also, the design and access statement states that the footpaths are unused, this is not what has been reported to the parish council by residents.

Planning history

WD/2005/2163/FR for a toilet block on this site was refused on the grounds of 'inappropriate development within the rural setting located within the Low Weald by reason of its inappropriate design and prominent siting within the surrounding area'. If a toilet block can be refused because of the rural setting within the Low Weald, how can a business/industrial site be considered?

Justification

A business plan is not included within the planning documents, so the parish council cannot understand the business justification for having 16 units on this site.

Within the close vicinity there are industrial sites with empty units, some of those currently being advertised:

Swallow Business Park – light industrial

Phase II Swallow Business Park – general industrial

Hackhurst Lane West Unit, European House – warehouse, office, industrial

In addition to the above there are also closed industrial units which could be renovated and put back into use.

Traffic/Highways

The parish council have concerns that the size of the A22 carriage way would be too narrow for large vehicles exiting Nash Street and onto A22. Also, that satellite navigation systems would give routes through Nash Street towards Horam. There are already serious concerns over the volume and speed of vehicles on this country lane, especially with the new Wealden Crematorium opening in Horam soon.

Traffic movements

The parish council have serious concern over the number of traffic movements this site would create. At present the parish are unallowed to proceed with a small development of affordable housing (8 units) because of the WDC policies in place to protect the Ashdown Forest, so how can WDC consider a large business site which would create significantly higher traffic movements. Surely allowing such a development in Nash Street would contradict WDC's decision to refuse the affordable housing in the same parish area.

Speed of vehicles

the speed limit is 60mph however, the traffic report shows 30-40 mph – the parish council would query if this is correct.

Volume of vehicles

The transport report (Table 2) shows that the proposed development will generate approximately 79 vehicular trips in the a.m. peak and 54 vehicular trips in the p.m. peak. How does this tally with the expected 160 employees and 169 parking spaces, as detailed in the application form? In addition to this there would be the vehicular trips of lorries visiting the units that would need to be considered – as the application says storage and distribution use at the site.

Size of vehicles

Nash Street is not wide enough for two large lorries to pass each other. A large lorry exiting the site towards the A22 would effectively block Nash Street for large vehicles trying to leave the A22 to enter the site. This in turn would cause traffic to back up on to A22 with the associated dangers.

Access onto A22

Item 3.5 of the traffic report suggests that traffic generated by the site can easily join the local road network via the retained but improved vehicular access and via the Nash Street junction with the A22. However, the parish council consider this to be a difficult and at time dangerous junction. When departing Nash Street, you can sit there for several minutes trying to pull out onto A22. The parish council have concerns of lorries pulling out of Nash Street and onto A22, where the speed limit is 60mph. There is also a dip in the road on the eastbound carriageway which can prevent you seeing vehicles until they are quite close to the Nash Street junction.

Another planning application in the close vicinity

A recent planning application requested a new vehicular access from Nash Farm Cottage onto Nash Street and was refused by WDC (WD/2017/1590/F). The decision notice commented on it being in the Low Weald landscape, how it did not fit with the surrounding rural character – where the prime aim is to conserve and enhance the landscape quality. On this decision notice the proposed access point from Nash Street did not make provision for adequate visibility in both directions at the junction of the access with the public highway. It has not been adequately demonstrated that a reduced visibility would not be severely detrimental to highway safety. The new proposed access road leading from Nash Street will lead to an increased urbanisation of the landscape character. The following policies were quoted on that decision notice:

'The proposal is therefore contrary to Saved Policies GD2, EN8, EN14, EN27, and DC19 of the Wealden Local Plan 1998, SPO1, SPO13, WCS13 and WCS14 of the Wealden Core Strategy Local Plan 2013, coupled with the requirements of paragraphs 7, 17, 109 and 118 of the National Planning Policy Framework 2012, and Section 2 (Part 3) of the Wealden Design Guide 2008. 2. The proposal is therefore contrary to Saved Policies GD2, EN8, EN14, EN27, and DC19 of the Wealden Local Plan 1998, SPO1, SPO13, WCS13 and WCS14 of the Wealden Core Strategy Local Plan 2013, coupled with the requirements of paragraphs 7, 17, 109, 117 and 118 of the National Planning Policy Framework 2012, and Section 2 (Part 3) and Section 3, (Parts 6 and 8).of the Wealden Design Guide 2008'.

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

7.1 Application: [WD/2019/0066/F](#)

Location: Hoads Wood House, Muddles Green, Chiddingly, BN8 6HP.

Description: Single storey rear extension with 2 pitched roofs.

Response from Chiddingly Parish Council to Wealden District Council: the parish council reached a majority decision to recommend approval for this application.

(Note: Cllr Goss declared a personal interest as the applicant is a friend, as well as a co-director of the Chiddingly Community Land Trust).

8. Planning & Enforcement Updates, for information only:

8.1 Location: Stonehill Farm, Stonehill, Chiddingly.

Description: A new barn and two mobile homes on site.

Update: WDC Enforcement Team made enquiries at this location – there are no breaches. One mobile home is not habitable and will be scrapped as soon as possible. Another mobile home has been used for residential purposes for over ten years and continues to be used. The barn on site has planning permission for conversion to residential, under planning application: WD/2016/1987/P04.

8.2 Application: WD/2018/2170/F

Location: Carewell House, Chalvington Road, Golden Cross, BN27 3SS.

Description: Private sand school.

Update: Approved

8.3 Application:

Location: Stream Farm, Dern Lane, Chiddingly

Description: Steel framed metal clad building.

Info: WDC have issued an enforcement notice with regards to this building and are requesting for it to be taken down and all materials including ground works to be removed from site. Reasons: application wasn't served correctly, planning conditions have not been complied with, issues with drainage and the development has become unauthorised.

8.4 Reference: JD/C/2019/022 (WDC) (A new planning application has now been received for this).

Location: Gun Pub, Gun Hill, Chiddingly.

Description: Unauthorised building at the front right of the Gun Pub.

Update: WDC have attended and confirmed that planning permission is required for the new building. They have advised the owners as such. If a planning application is not received, then WDC will need to take enforcement action.

8.5 Application: WD/2018/2574/F

Location: Golden Cross Service Station, Golden Cross, Chiddingly, BN27 4AW

Description: Extension, relocation of ATM, new shopfront to the side elevation and new jetwash.

Update: Approved

Meeting closed at 2030 hours

- *The next parish council meeting will take place on 19th March 2019 at 7.30 p.m. in Chiddingly Village Hall.*
- *The next planning meeting will take place on 26th March 2019 at 7.30 p.m. in Chiddingly Village Hall.*