

# Chiddingly Parish Council

## Planning Committee Minutes

[www.chiddingly.gov.uk](http://www.chiddingly.gov.uk)

### Chairman

Mike Goss  
1 Thunders Hill Cottages  
Nash Street  
Chiddingly  
East Sussex BN27 4AE  
Tel: 01825 872016  
e-mail: [mike.goss@citta.co.uk](mailto:mike.goss@citta.co.uk)

### Clerk

Claudine Feltham  
1 West View  
High Street  
Horam  
TN21 0EZ  
Tel: 07734 671888  
e-mail: [clerk@chiddingly.gov.uk](mailto:clerk@chiddingly.gov.uk)

25<sup>th</sup> January 2017

Minutes of the **Planning Committee Meeting** held on **Tuesday 24<sup>th</sup> January 2017 at 7.30 p.m.** in **Chiddingly Village Hall** where the following planning applications received from Wealden District Council were considered:

Present: Cllr Strong (Chairman), Cllr Goss, Cllr Luke, Cllr Tolhurst, Cllr Richards and 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 B Marchant, Cllr Newham, Cllr C Marchant 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 20<sup>th</sup> December 2016 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 20<sup>th</sup> December 2016 not covered elsewhere in the agenda.**

There were no reports.

*The meeting was suspended at 1934 hours for a member of the public to speak about item 6 on this agenda. The meeting re convened at 1935 hours.*

#### **5. Planning Application for consultation – WD/2016/3026/F**

**Location:** Lark Rise, Deanland Road, Golden Cross, BN27 3RJ.

**Description:** Proposed enlargement of existing detached garage including extension at rear and replacement of flat roof with pitched roof to create a family annexe.

**Chiddingly Parish Council responses to Wealden District Council:** The parish council voted unanimously in favour of recommending approval for this application.

The parish council request that a condition of any planning approval says that the garage/annex should be legally tied to the main dwelling – so that it could not be used or sold separately.

**6. Planning Application for consultation – WD/2016/2313/F and WD/2016/2314/LB**

**Location:** Hale Farm House, Hale Green, Chiddingly, BN8 6HQ.

**Description:** Proposed conversion of two redundant farm buildings into two separate self-contained holiday accommodation units.

The parish council discussed this application at length and have concerns with regards to over development of the site and the impact of neighbouring properties. The parish council are anxious about the proximity of the barns, to the neighbouring property, and how noise from those who are using the barns as a holiday let could impact on the neighbour. The site already hosts 40 camping pitches, and another barn which is being converted. The traffic movements from these visitors could also have a negative impact on this country road.

The parish council voted and reached a unanimous decision to object to this application. The parish council asks that if Wealden District Council do decide to approve this planning application then for a condition to be included that the two barn conversions are legally tied to the main house and adequate screening put in place between the barns and the neighbour.

**7. Planning Application for consultation – WD/2016/2750/F**

**Location:** Forge Cottage, Swansbrook Lane, Horam, TN21 0LD

**Description:** Proposed half bay extension to existing car port.

*Due to the deadlines set by Wealden District Council this application was considered by email consultation. The parish council did not object to the application and recommended approval.*

**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.**

**9. Planning & Enforcement Updates:**

**9.1 Planning Application for consultation – WD/2016/2742/F**

**Location:** Jubilee Cottage, Muddles Green, Chiddingly, BN8 6HP.

**Decision:** Approved by WDC

**9.2 Planning Application for consultation – WD/2016/2291/F**

**Location:** The Old Farm House, Chalvington Road, Golden Cross, BN27 3ST.

**Description:** Conversion of redundant piggery unit to residential dwelling. Removal of various redundant farm buildings.

**Decision:** Approved by WDC

**9.3 Planning Application for consultation – WD/2016/2533/MAJ**

**Location:** Horeham Flat Farm, Chiddingly Road, Horam, TN21 0JL.

**Description:** Crematorium and associated buildings

**Decision:** Approved by WDC

Response to the parish council: The Parish Council comments are noted. There is ample parking on site to accommodate those attending services and other visitors. The likelihood of overflow parking on Chiddingly Road is remote. In regard to road signs within the parish (advising of no vehicular access) it is not possible to make this a condition of the planning permission. However, the application explains commitment to clarifying the best and most direct route within all literature, including website and all bookings.

#### **9.4 Planning Application for consultation – WD/2016/1671/FR**

**Location: Golden Cross Holiday Park, Deanland Road, Golden Cross, Hailsham, BN27 4AW.**

**Description: Retrospective application for erection of partly covered verandas with screening containing decking at Units 22 to 26 inclusive.**

**Decision: approved by WDC.**

Response to Parish Council: whilst the Inspectorate upheld the enforcement notice (in part), the Inspector concluded that the hot tubs did not constitute development requiring planning permission. With regard to the decking and its use, the Inspector found that it is to be expected that external recreational activity by holidaymakers within such a facility would be more intense and frequent than might be the case in the garden of a conventional dwelling and will often extend into the evening further, that activity of this kind cannot be deemed unreasonable within the context of such a facility, irrespective of the close proximity of residential neighbours. Moreover, he considered that noise and disturbance thus generated is subject to statutory controls under other legislative regimes in a similar way to that which applies in a conventional domestic setting, and that it is unlikely that the provision of an external roofed area and screening would in itself have encouraged significantly greater activity next to the boundary fence, despite the additional privacy thus afforded. In respect of the screens already erected, he opined that the limited projection above the boundary fence and the site of the adjacent rear garden are such that they do not detract from the light or outlook enjoyed at the neighbouring property to such an extent that this in itself would justify dismissal of the appeals. Although lightweight, there is no reason why the willow screens should not function successfully in the long term as a means of preventing overlooking from within the covered verandas, provided they were properly maintained. The Inspectors specific comments are very material planning considerations in determining the current application.

#### **9.5 Item for information: *Please note, the parish council are not being consulted on this application, it has just been included for information only:***

**WD/2016/3076/LDP. Plot 3 Friths Farm, Highlands Road, Chiddingly.** Temporary consent for twelve months whilst redundant farm building is converted to residential, for owner/applicant to live in mobile home.

Meeting closed at 1952 hours.