

Chiddingly Parish Council
Planning Committee Minutes
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28th March 2018

Minutes of the Planning Committee Meeting held on Tuesday 27th March 2018 in Chiddingly Village Hall.

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

Three members of the public were also present at this meeting.

Minutes

1. Apologies and Reasons for absence

Apologies were received and accepted Cllr B Marchant and Cllr Tolhurst

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

Cllr Goss and Cllr Strong declared a personal interest in respect of item 5.2 on this agenda, as the applicant was known personally to them.

3. The minutes of 23rd January 2018 Planning Committee Meeting were agreed and signed as a true record. (Clerks comment; there was no planning meeting held in February 2018)

4. Clerk and Councillor reports arising from the minutes of 23rd January 2018 not covered elsewhere in the agenda.

There were no reports.

The meeting was suspended at 1934 hours for members of the parish to speak in connection with items on this agenda.

A parishioner advised those present at this meeting that he was aware of a covenant that this land should always remain as a car park. He also commented that the area included within the site plan encompasses half of the pavement and an amount of the Highways land around it – and feels that this should be checked. This parishioner has also been in contact with ESCC Rights of Way team, as is hoping that the car park itself should be defined as a public right of way, as it has been used as such for at least twenty years. The

car park allows for the safest place to cross the A22. If houses were to be built across the car park it would obstruct the access.

Another parishioner who lives nearby also voiced his serious concerns for the safety of those needing to cross the road. This proposal would block off the safest access for crossing A22. This planning application only allocates one space per dwelling, which is way under requirement. There are always cars parked in the car park, so has real concerns that this would cause displacement onto the country road which would be hazardous.

A third parishioner spoke of her concerns over the parking requirements. She did not feel that the modern design of the new houses would be in keeping with the surrounding area, particularly the listed building next door, that used to be the pub.

A parishioner who was unable to attend the meeting, due to being abroad, requested that the following comments were included within the minutes of this meeting:

'Objection due to:

- (a) Concern over safety at what is a sharp bend on Deanland Road at the point of build. Having lived in the area for more than 10 years, the bend is dangerous, particularly in icy weather. I have witnessed, on numerous occasions, cars losing control on the icy surface and sliding across onto the pavement and even into the car park itself – right where the development is proposed. On one occasion, whilst driving carefully, I lost a wing mirror due to a car sliding into me on the ice at that bend.*
- (b) Following the re-development of the Golden Cross Inn, there are on average 10-12 vehicles parked daily in the car park. From three flats in the redevelopment this suggests 3 cars per flat. 1. Where are these to be parked? 2. If this pattern is continues with the proposed development, the provision of parking spaces is not enough.*
- (c) The corner is already busy, due to traffic from increased numbers of lodges in the Golden Cross Holiday Park and recent redevelopment there (planning ref Appeal Ref: APP/C1435/W/17/3180696). The paths that cross the car park, with the crossing point of the A 22 are currently used by dog walkers, runners and cyclists. Increased development will only make the area more dangerous'.*

The meeting re convened at 1944 hours

5 Planning applications for consideration

5.1 Application: [WD/2018/0407/F](#)

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. Chiddingly Parish Council response to Wealden District Council: the parish council discussed this application at length. They feel that this is overdevelopment of the site, in and already overdeveloped area. The modern design is not in keeping with the area and in particular the listed building which is next door. It is considered that the siting of the houses would be perilous, with the fronts of the properties being almost adjacent to the A22. The

vehicular access point is also considered to be most hazardous, at this very busy junction onto an arterial road. This planning application would be removing some of the parking that was already approved for the redevelopment of the old pub into flats (WD/2015/0232/F as shown on drawing 2014/119/PLC revision C).

The parish council also understand that there is restricted covenant for this piece of land which states it should be kept as a car park, and the bridle path at this location has already been encroached upon. This car park is already used daily with more than 10 vehicles parked there most days, so this could displace parking onto the narrow country lane, which would be considered unsafe. The parish council reached a unanimous decision to **object** to this application and would like to make a strong recommendation for WDC to refuse this application.

Three members of public left at 1959 hours.

One member of public arrived at 2002 hours.

5.2 Application: [WD/2016/0026/F](#)

Location: Pick Hill Farm, Pick Hill, Horam, TN21 0JR.

Description: Traffic report and internal layout for limo storage for planning application already considered:

Proposed demolition of existing stables, conversion of existing building and erection of two dwellings, and erection of building for storage of vehicles used for limousine business.

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

5.3 Application: [WD/2018/0286/LDE](#)

Location: Bat and Ball Farm, Lewes Road, Laughton, BN8 6JG

Description: Retention of a mobile home and its associated domestic curtilage used continuously as a C3 dwelling house by the applicant, his family, employees and tenants, for a period of more than ten years

Chiddingly Parish Council response to Wealden District Council: The parish council have no knowledge to either support or object to the 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/2018/0529/F](#)

Location: Blackbarn Farm, The Dicker, Lower Dicker, BN27 4BZ.

Description: Construction of a new business unit comprising of storage and office uses with parking/cycle storage and new landscaping.

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

7. Planning & Enforcement Updates, for information only:

7.1 Application: WD/2018/0210/F

Location: Oak Cottage, Deanland Road, Golden Cross, BN27 3RJ

Description: Demolition of existing garage and timber shed. Construction of new ancillary oak framed summer house for the enjoyment of the existing dwelling.

Decision: Approved. Response to Parish Council: Given the relatively small scale of the summerhouse and its position in relation to the (much larger) main dwelling, the building is not considered to be tantamount to a separate dwelling house. A condition would be attached to ensure that the dwelling is used ancillary to the main dwelling and not as a separate residential dwelling.

7.2 Application: WD/2018/0026/F

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

Description: Office extension to care home.

Decision: Approved.

Response to Parish Council: The Parish Council's comments are noted. However, this is a modest extension which, in the context of the overall site, cannot be considered as overdevelopment. Furthermore, as in the case of the previous planning permission, a limit on the number of children attending the site can be imposed via condition. Whilst not strictly a planning consideration, concerns over security are acknowledged and it is advised that additional security fencing has recently been approved at the site under planning permission WD/2017/2825/FR.

7.3 Application: WD/2018/0025/FR

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

Description: Retrospective application for rear single-story link.

Decision: Approved.

7.4 Application: WD/2017/2825/FR

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

Description: Security fencing and gates 2.95m high (part retrospective).

Decision: Approved.

7.5 Application: WD/2017/2958/F

Location: Willetts Farm, Muddles Green, BN8 6HR

Description: Proposed conversion of two existing traditional commercial use buildings into 2 x 4-bedroom dwellings

Decision: Approved.

8. Action: Cllr Strong requested that the Clerk contacts WDC enforcement team about Meadow Farm, Smithlands Lane, Chiddingly. There have been an increased number of caravans, vans, pedal car, and believe persons could be living on site.

Meeting closed at 2013 hours.

- The next Parish Council meeting will take place on 17th April 2018 at 7.30 p.m. in the Village Hall, Chiddingly.
- The next Planning meeting will take place on 24th April 2018 at 7.30 p.m. in the Village Hall, Chiddingly.