

**Horam Parish Council
The Horam Centre
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Horam
TN21 0EH
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JACKIE COTTRELL

Jackie Cottrell –Clerk

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Minutes of Horam Parish Council's Planning and Highways Committee held in the Horam Centre on WEDNESDDAY 12 FEBRUARY 2025 at 6.30pm until 7.08pm

In Attendance: Councillors Andy Billings, Michael Cousins, Graham Knight, Virginia Roberts and Ann Sadler

Also in Attendance: 4 members of the public
The Clerk

PUBLIC SESSION

Two members of the public spoke strongly against planning application WD/2025/0131/FR May Garland Inn, Horam – retrospective application for the change of use from parking space to a car wash.

A third member of the public spoke regarding agenda item 9 – Comments submitted by members of the public regarding items for SLR meetings. She referred the committee to a previous council resolution in June 2024 when it was resolved to begin a campaign to reduce speed at the top and bottom of the hill in Maynards Green where the primary school was located.

286/02/05 APOLOGIES FOR ABSENCE

Cllr Sue Lane: unwell

287/02/25 DECLARATIONS OF INTEREST

Cllr Ann Sadler – Personal Interest – WD/2025/0131/FR May Garland Inn

288/02/25 MINUTES

Of the meeting held on 27th JANUARY 2025 were confirmed and signed as a true record

289/02/25 NEW PLANNING APPLICATION(S) FROM WEALDEN DISTRICT COUNCIL

WD/2025/0131/FR May Garland Inn, Horam Rd, Horam, TN21 0LJ

Retrospective application for the change of use from parking space to a car wash

The application was unanimously recommended for REFUSAL.

The Council's observations in respect of this application are as follows: -

The Council noted their disappointment that the WDC planning portal does not list the other consultees for the application.

A Wealden District Council Planning Officer has confirmed that there are no additional measures to control the discharge of run-off from the operation of the car wash in place.

The applicant has stated there is no trade effluent which is simply not true.

Once the cesspool (installed in 1979 and not connected to the main drain) is full excess water, oil, petrol, and mud will be pumped onto the highway and will end up at Cinder Gyll.

Southern Water have expressed concern over excess water onto the road.

The applicant has not indicated an intention to provide further measures in their application only that they intend to utilise sustainable drainage systems for drainage on site (not clarified on the drawings and the process not stated) and discharging into an existing watercourse. There is no main drainage on site only a cesspool which eventually ends up in a drain at 64 Grange Close which Coxlow Farm has responsibility for not Southern Water. A cesspool would need to be emptied frequently and when necessary and should be officially inspected on a regular basis.

There would need to be a separate tank to separate water and solids before entering the cesspit.

The Water Act 1991 requires a receptor pit with silt traps.

The owner of the site should have a trade effluent disposal licence from South East Water.

Drinking water is being used to clean cars in an area of historical low pressure when water shortages and hose pipe bans are prevalent in the summer months.

There is noise pollution for immediate neighbours who cannot use their back gardens to relax or dry washing due to the constant noise of jet washers and vacuum cleaners as

well as the residual spray going over residential fences. Cars are being washed less than 3m away from residents back gardens.

The May Garland Inn dates back to the 16th century. The car wash does not fit into the street scene and is a blot on the landscape. This has been further accentuated by the removal of a significant section of hedge frontage making the business even more visible.

A car wash on this site would decrease the likelihood of the Inn being re-opened in a parish which is likely to double in size and lacks infrastructure.

The Environment Agency have stated in their report that there is no provision for a welfare facility for staff.

It should be noted that there were inaccuracies with the application. A previous application in 2019 for the same site stated 23 parking spaces and it is now quoted as having 14.

The start date for the business was incorrect.

The drawing provided is not accurate. There are sheds mentioned in the application but they are not shown on the plans.

The application states two full-time workers and 1 part-time worker but the application total is for two full-time workers.

The application is misleading suggesting that the site is an allocated site on the WDC Draft Local Plan which is not the case. The site is not shown on the Horam Policy Plan 35.

The opening times are antisocial on a Sunday.

290/02/25 TPO APPLICATIONS - NONE

291/02/25 APPEAL NOTIFICATIONS / UPDATES
None.

292/02/25 PLANNING APPLICATIONS APPROVED BY WEALDEN DISTRICT COUNCIL
None.

293/02/25 PLANNING APPLICATIONS REFUSED OR WITHDRAWN BY WEALDEN DISTRICT COUNCIL

WD/2024/2631/F Merrydown Village, Horam, TN21 0FN
Erection of single storey building comprising 8no secure stores – **Refused**

Noted.

294/02/25 TO CONSIDER ANY COMMENTS SUBMITTED BY MEMBERS OF THE PUBLIC REGARDING ITEMS FOR SLR (Strengthening Local Relationships) MEETINGS
Members **AGREED** the proposed question of reducing the speed limit on the road leading from Horam Village to Maynards Green school would be added to the SLR agenda but noted changing speed limits with ESCC had in the past been an extremely slow and unsuccessful process.

DATE OF NEXT MEETING

24th February 2025 at 6.30 pm

TO: MEMBERS OF THE PLANNING COMMITTEE: Councillors Billings, Cousins, Knight, Roberts, Sadler and Sue Lane

REMAINING MEMBERS OF THE COUNCIL (for information): Councillors Brockhurst, Howells, Lee, Webb and Trott

DISTRICT WARD MEMBERS COLLINS & USBORNE.