

Signed

Chairman

Horam Parish Council
The Horam Centre
3 Bank Buildings
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 MONDAY 31st MARCH 2025 at 6.30 pm until 7.25 pm**

In Attendance: Councillors Andy Billings, Graham Knight, Sue Lane, Virginia Roberts and Ann Sadler (arrived at 6.32pm)

Also in Attendance: 4 members of the public
The Clerk

PUBLIC SESSION:

One member of the public spoke in support of their application WD/2025/0334/F Harvest Moon Farm. Another member of public spoke in support of David Marlow joining the Planning & Highways Committee as a non-voting member. The same member of public also commented on application WD/2025/0334/F Harvest Moon Farm supporting the applicants in their desire to build a home on the site but also agreeing with the Heritage Statement on the WDC planning portal that the design should be improved.

314/03/25 APOLOGIES FOR ABSENCE.
None.

315/03/25 TO RESOLVE DAVID MARLOW AS A NON-VOTING MEMBER OF THE PLANNING COMMITTEE

It was unanimously **RESOLVED** that David Marlow would become a non-voting member of the Planning & Highways Committee.

Signed

Chairman

316/03/25 DECLARATIONS OF INTEREST
None.

317/03/25 MINUTES

Of the meeting held on 12th March 2025 were confirmed and signed as a true record.

318/03/25 PLANNING APPLICATION(S) FROM WEALDEN DISTRICT COUNCIL

WD/2025/0334/F - HARVEST MOON FARM, LAUNDRY LANE, VINES CROSS, TN21 9ED - Erection of a new dwelling for a rural worker

The application was unanimously recommended for REFUSAL.

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

The application does not show the extent of farmland or agricultural activity around the site of the proposed dwelling to justify a farm dwelling in this location.

A site plan is required to show the entire holding (blue line) and to show the development itself within the site (red line).

The extent to which the existing buildings are in active agricultural use is not evident from the application.

The proposed house has a fairly large footprint and, although not imposing, would be prominent with the first floor visible from the road and so tend to consolidate the extent of built development in what is still a rural location.

This is not a site - in character or accessibility terms, where a house would normally be approved.

There is no supporting information, such as a business plan for how the farm would operate to give confidence in its sustainability.

There are no hedges detailed on the application. In fact there are hedges all along the roadside and the southern boundary and they are important to the local 'enclosed' landscape character.

There is insufficient detail on surface water drainage (where will the water drain to) and foul drainage (will there be an overspill).

Waste and recycling storage should be shown.

The heritage and Newt officers have raised objections. A survey should be carried out.

The submitted plans have discrepancies:

- The balcony does not appear on all the relevant elevations but does in the plan
- The chimney is only shown on one elevation

If an essential need for a farm dwelling on the site is duly demonstrated, it would be far better set back within the site, to help maintain the rural character of the lane. It should be noted that a pre-application meeting with WDC would have been useful.

2 members of the public left the meeting at 6.50pm.

WD/2024/2818/MRM - LAND AT CHIDDINGLY ROAD, HORAM TN21 0JJ - Reserved matters (appearance, landscaping, layout and scale for 18 no. dwellings) pursuant to outline permission WD/2020/2667/MAO (outline application for phased development comprising the erection of up to 20 no. custom and self-build dwellings (plots), including on site affordable housing, landscaping, green space and off-site highway works (pedestrian footway and crossing)). Amended plans received

The application was unanimously recommended for REFUSAL.

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

There is insufficient parking provided for the development if all possible extensions are built out. The ESCC parking calculator does not cater for properties with over 5 bedrooms which this development caters for (up for 7 bedrooms for some plots).

The development would become cluttered with cars and not as it appears on the proposed site plans.

Plot 4 is sited at an angle on a corner. It is a 4-bed dwelling with only one off-road parking space to the side. The on-road parking space on the other side of the dwelling is not overlooked by habitable rooms in Plot 4 so will be difficult to enforce as a designated parking space. There is no parking area at the front of the plot and no footpath. This is hazardous and would be exacerbated if vehicles were parked in front of plot 4. Pedestrians walking in the middle of the road would be in danger of being hit by vehicles coming around the corner.

This is contrary to Horam NP (Traffic Management)

HTM1 2b Where proposals for development involved the creation of new streets, they should balance the needs of competing users and avoid conflicts between motor vehicles, pedestrians, cyclists and other forms of Wheeling including users of wheelchairs and mobility scooters

The proposed extension for Plot 1 is contrary to Horam NP Design Guide

DG04 ag side extensions should not detract from the appearance of the building its surroundings and the wider rural setting, and it should be set back from the main building and compliment the materials and detailing of the original building

DG04 ah single Storey and double Storey side extensions should be set back from the main building and complemented its materials, and detailing was the roof of the extension should harmonise with that of the original building.

The existing dwellings on the south east side of Chiddingly Road create an established building line, the dwellings on Plots one and eight should conform to that building line so they do not intrude into the street scene of Chiddingly Road.

Smaller trees should be planted.

The parish council would be supportive of the design if Plots1, and 8 were moved back so that they conform with the established building line and plot 4 was removed which may allow for additional parking.

WD/2025/0517/F - YSTAD, VINES CROSS ROAD, HORAM, TN21 0HE - Proposed ground floor extension and new roof with dormers to provide first floor living accommodation.

The application was unanimously recommended for REFUSAL subject to the following amendment:

To reduce light pollution the sky lights should be replaced with either one way glass, dormers or an eyebrow window. An eyebrow window would enhance the visual aspect of the property.

If the amendment was made the application would be acceptable.

WD/2025/0410/LDP – 3 THE HIGH STREET, HORAM TN21 OEJ Use of the premises for the sale of food and drink for consumption mostly on the premises

WD/2025/0537/LDP – Wickerwood, Marle Green, Heathfield, TN21 9HN

Re-felt/batten roof, replace 4 no. windows, replace oil central heating system, insulate and board out loft, install 11 no. roof mounted solar panels and battery, renovate existing kitchen and bathrooms, erect small garden outbuilding

Noted.

320/03/25 TPO APPLICATIONS – NONE

Members noted that work would begin in attempting to obtain TPO's for more trees in the parish. The process was time consuming.

321/03/25 PLANNING APPEAL NOTIFICATIONS / UPDATES

Appeal Ref: APP/C1435/W/24/3343709 - Land at Old Orchard House, Horebeech Lane, Horam TN21 9DZ – Appeal dismissed

Members noted that this decision could have far reaching effects across many districts.

322/03/25 PLANNING APPLICATIONS APPROVED BY WEALDEN DISTRICT COUNCIL - NONE

323/03/25 PLANNING APPLICATIONS REFUSED OR WITHDRAWN BY WEALDEN DISTRICT COUNCIL – NONE

324/03/25 PARISH CLUSTER UPDATE

The Clerk updated members verbally with her observations from the meeting.

She stated that all site allocations would be re-visited for the WDC Draft Local Plan Regulation 18.

It was noted that WDC had not yet received a legal response against the appeal decision for the Land at Old Orchard House.

Members agreed that it would be important to engage with WDC regarding the site allocations in June or July.

The Clerk to re-ignite the Focus Meetings.

DATE OF NEXT MEETING

Planning Committee 9th April 2025 at 6.45 pm

Full Council 9th April 2025 at 7.30 pm

Signed

Chairman

TO: MEMBERS OF THE PLANNING COMMITTEE: Councillors Billings, 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.