

Horam Parish Council
The Horam Centre
3 Bank Buildings
Horam
TN21 0EH
01435 812151

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 WEDNESDAY 16^h APRIL 2025 at 3.00 pm until 3.51pm**

In Attendance: Councillors Graham Knight, Sue Lane, Virginia Roberts, Ann Sadler (arrived at 3.37pm)
David Marlow – non-voting member of the committee

Also in Attendance: 1 member of the public
The Clerk

PUBLIC SESSION

A member of the public spoke regarding application WD/2024/2006/MRM Land off Horebeech Lane. She suggested introducing covenants to each individual property to preserve the tree planting and the colour of the roof tiles should be improved so they are not too bright. One councillor responded to say the trees on the development were not in individual properties gardens.

325/04/25 APOLOGIES FOR ABSENCE
Cllr Billings – Prior engagement

326/04/25 DECLARATIONS OF INTEREST
None.

327/04/25 MINUTES

Of the meeting held on 31st March 2025 were confirmed and signed as a true record.

328/04/25 NEW PLANNING APPLICATION(S) FROM WEALDEN DISTRICT COUNCIL

WD/2024/2006/MRM LAND OFF HOREBEECH LANE, HORAM, TN21 9DF

Reserved Matters (Appearance, Landscaping, Layout and Scale) pursuant to outline permission WD/2022/1694/MAO (outline planning permission for the erection of up to 46 residential dwellings including 35% affordable housing. all matters are reserved except for access). **Reason for re-consultation:** Amendments to roof pitches and additional planting in response to Planning Committee and Parish Council feedback.

The application was unanimously recommended for REFUSAL.

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

The council acknowledge an additional 14 trees have been added to the plan. It was noted that an additional 8 trees are now situated to the north of the site towards the AONB which is an improvement. However, the new trees shown are to be planted in a straight line., The Council believes that additional staggered planting, providing some depth of a wooded area would be more effective in filtering views to new houses. (See also comment on roof heights below.)

The council were disappointed that more trees had not been added to the east of the site. There should be a better depth of trees along Laundry Lane. This would preserve the character of the lane.

The council notes that the black weather boarding has been removed from the proposed dwellings, which now conforms with the Horam Neighbourhood Plan.

The roof pitches range from 30 degrees to 45 degrees. It was noted that every 5 degrees is approximately equal to 0.5m in the pitch height of the houses.

The council acknowledges that a percentage of dwellings have seen a reduction in roof pitch. However, Plots 1, 35, 36, and 37 have roof pitches of 45 degrees, and the maisonettes in the most elevated northern part of the site and visible from the National Landscape, still have a 9m roof height and a 40-degree pitch.

The design could be further improved if all of the dwellings on the fringes of the development had lower pitches.

Attention should be drawn to The Horam Neighbourhood Plan policy DG.04.3 (d), which states:

New development should suggest roof pitches that are in line with the existing style in the parish, around 30 to 35 degrees, and avoid examples of excessively steeply sloped pitches (over 40 degrees). This helps maintain rural character as well as being optimal for solar panels.

In addition, it is noted that plot 21 is unduly close to the Public Right of Way. This situation significantly reduces the space around the footpath, creating a pinch-point and detracting from its intended “green corridor” setting.

329/04/25 WD/2025/0835/F SICKLEBANK, COWDEN HALL LANE, VINES CROSS, HORAM, TN21 9HG

Proposed first floor extension to create one bedroom annexe

The application was unanimously recommended for APPROVAL.

330/04/25 PLANNING APPLICATIONS FOR NOTING

None.

331/04/25 TPO APPLICATIONS – NONE

332/04/25 LETTER TO WDC REGARDING THE TPO ON THE OAK TREES ON LAND AT TWO OAKS CHIDDINGLY ROAD, HORAM TN21 0JJ – TO RESOLVE

The letter was **RESOLVED**.

333/04/25 PLANNING APPEAL NOTIFICATIONS / UPDATES

None.

334/04/25 PLANNING APPLICATIONS APPROVED BY WEALDEN DISTRICT COUNCIL

WD/2025/0205/F - VINES CROSS FARM, NETTLESWORTH LANE, VINES CROSS, HORAM, TN21 9AT - Dismantle existing tractor shed / feed store and relocate to farm paddock to the south.

Noted.

335/04/25 PLANNING APPLICATIONS REFUSED OR WITHDRAWN BY WEALDEN DISTRICT COUNCIL

WD/2025/0131/FR - MAY GARLAND INN, HORAM ROAD, HORAM, TN21 0LJ
Retrospective application for the change of use from parking space to a car wash – **Refused**

The Clerk to request a stop notice to WDC Planning / Enforcement quoting the permit that is required and the noise and light pollution which will continue if the car wash continues to operate.

336/04/25 RETROSPECTIVE APPROVAL OF PARISH CLUSTER LETTER REGARDING SITE ALLOCATIONS ON THE WDC DRAFT LOCAL PLAN– TO RESOLVE

Signed

Chairman

The letter was **RESOLVED**.

DATE OF NEXT MEETING

28TH April 2025 Planning Committee at 6.45 pm

TO: MEMBERS OF THE PLANNING COMMITTEE: Councillors Billings, Knight, Roberts, Sadler, Sue Lane and David Marlow (non-voting member)

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

DISTRICT WARD MEMBERS COLLINS & USBORNE.