

**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 14TH MAY 2025 at 8.30 pm until 9.04pm**

In Attendance: Councillors Sue Lane, Virginia Roberts, Ann Sadler, Andy Billings and Daniel Johnston

Also in Attendance: 2 members of the public
The Clerk

346/05/25 ELECTION OF A TEMPORARY CHAIRMAN
Cllr Lane was elected as the temporary chairman.

347/05/25 APOLOGIES FOR ABSENCE
Cllr Knight – prior engagement
David Marlow – prior engagement

348/05/25 DECLARATIONS OF INTEREST
None

349/05/25 MINUTES

Of the meeting held on 28th April 2025 were confirmed and signed as a true record.

PUBLIC SESSION

Melvyn Butcher spoke on behalf of the A267 Road Safety Group. He stated that due to consistent road accidents near to the Horam Petrol Station the Road Safety Group had highlighted the location as an accident hotspot and were campaigning ESCC to recognise this too. He encouraged the parish council to investigate ways to make this part of the A267 safer. He suggested that the owners of the petrol

station could install signage for customer parking on site; the parish council could consider paying for the verge to be widened or another mechanism to slow traffic.

Cllr Billings responded that he would investigate the historic parish council attempts to widen the verge. He believed that residents had been asked to contribute to a scheme but had refused. Members noted that parked cars could sometimes actually slow traffic down.

Another member of the public spoke regarding the idea of widening the verge supporting the idea that residents should contribute and highlighted that cars were now parking on the pavement. She believed the majority of accidents were caused by poor decision making with both lanes of traffic misjudging the gap available to pass each other. She suggested the introduction of speed indication devices or speed cameras.

350/05/25 TO REVIEW A267 ROAD SAFETY OBSERVATIONS

Members agreed to move this item to the first business on the agenda as it was relevant to the public speakers.

Members agreed that the Clerk would begin investigations into Speed Indication Devices and the governance surrounding them.

One member of the public left 8.51pm.

351/05/25 PLANNING APPLICATIONS

WD/2025/1049/F

NORTH END COTTAGE, MARLE GREEN, NORTH CORNER, HORAM, TN21 9HJ
Single storey side extension

The application was recommended for REFUSAL

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

The velux windows included in the design are not aligned with **HNP Policy HCE3: Dark Skies and Lighting**

6.21 The HDG recognizes the strong rural character of Horam and the dark skies it benefits from. Despite the value of artificial light in creating more welcoming spaces at night time, the HDG recognizes that it is important for new development to minimize the potential impact of street or house lighting on the natural habitat and light pollution.

The HNP only supports external lighting which is deemed to be necessary and meets certain criteria.

The Council do not feel the velux windows are necessary to the single storey side extension in this part of the parish which has very dark skies.

WD/2025/1002/LDP

CHAOS, HIGH STREET, HORAM TN21 0EZ. Ground floor, on the south side, take out window and fit new door for means of escape; loft conversion to create bedroom 4, adding three new rooflights.

No comments were made as the parish council were not listed as a consultee. Members noted the application.

WD/2025/0866/F

BROOKLANDS COTTAGE, COWDEN HALL LANE, VINES CROSS, HORAM TN21 9HG
To construct a granny annexe within the curtilage of the property

The application was recommended for REFUSAL

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

The design contrasts markedly from the main house and is not in keeping with other properties in the area,

This is contrary to the **HNP Policy HHD1: Housing type, size and mix**

3. Proposals for extensions or annexes to existing dwellings to provide for older children or elderly family members to live semi-independently will be supported, subject to there being no adverse impacts on the character of the property or its surroundings, or on the amenities of neighbouring properties, or highway safety.

Certain generic Design Guidance references to extensions, DG.04.3, are also applicable.

This is a mono-pitch freestanding building that measures 7.5 x 6.5 metres, with a roof height of 3.7 metres at its highest point. The location is on elevated terrain relative to Cowden Hall Road and will only have screening from vegetation during the summer months (April to October). The height of the annexe will make it visible during the winter months.

The annexe is not connected to the main dwelling, which raises concerns that it may become a separate residence. Should WDC approve this application, it should be contingent upon the condition that the annexe remains ancillary to the main dwelling, given that the location is not suitable for an independent new dwelling. Furthermore, the annexe should be utilized exclusively for family and friends, and not for commercial purposes (e.g., AirBnB), to prevent an increase in traffic in this unsustainable area with very narrow lanes.

352/05/25 PLANNING APPLICATIONS FOR NOTING - NONE

353/05/25 TPO APPLICATIONS – NONE

354/05/25 PLANNING APPEAL NOTIFICATIONS / UPDATES**Planning Inspectorate Appeal APP/C1435/W/25/3360712**

GREAT EASTERFIELDS, CHIDDINGLY ROAD, HORAM, TN21 0JJ Proposal: Outline application for redevelopment of site to provide 7 no. residential dwellings with associated access works and landscaping (all matters except access reserved). – Response to be received by the Planning Inspectorate by **2 June 2025**

Members noted further comments for the appeal would be considered at the Planning meeting on the 27th May.

355/05/25 PLANNING APPLICATIONS APPROVED BY WEALDEN DISTRICT COUNCIL**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.

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)).

Noted.

356/05/25 PLANNING APPLICATIONS REFUSED OR WITHDRAWN BY WEALDEN DISTRICT COUNCIL

HARVEST MOON FARM, LAUNDRY LANE, VINES CROSS, TN21 9ED -Erection of a new dwelling for a rural worker – **WITHDRAWN**

Noted.

357/05/25 TOWN AND COUNTRY PLANNING ACT 1990 (as amended) – ENFORCEMENT NOTICE – LAND AT FORMER MAY GARLAND INN, HAILSHAM ROAD, HORAM - TO TAKE EFFECT FROM 23RD MAY 2005 UNLESS AN APPEAL IS MADE AGAINST IT

Noted.

DATE OF NEXT MEETING

27th May 2025 at 7.30pm

Signed

Chairman

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

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

DISTRICT WARD MEMBER COLLINS