

Signed

Chairman:

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

JACKIE COTTRELL

Jackie Cottrell –Clerk

Email: clerk@horamparishcouncil.gov.uk

**Minutes of Horam Parish Council's Planning and Highways Committee
held in the Horam Centre on TUESDAY 27TH MAY 2025 at 6.45 pm until 7.36pm**

In Attendance: Councillors Andy Billings, Graham Knight, Sue Lane, Virginia Roberts, Ann Sadler
David Marlow – non-voting member of the Committee

Also in Attendance: The Clerk

PUBLIC SESSION – None.

358/05/25 ELECTION OF A TEMPORARY PLANNING CHAIRMAN

RESOLVED Cllr Graham Knight as the temporary Chairman of the Planning & Highways Committee

359/05/25 APOLOGIES FOR ABSENCE

Cllr Daniel Johnston – Work commitments

360/05/25 DECLARATIONS OF INTEREST

Cllr Sue Lane – WD/2025/1203/P02 – Riverside Farm – Personal Interest

361/05/25 MINUTES

RESOLVED the minutes of the meeting held on 14th May 2025 were confirmed and signed as a true record.

Signed

Chairman:

362/05/25 PLANNING APPLICATIONS

WD/2025/1176/F

THE OLD NURSERY, NORTH STREET, COGGERS CROSS, HORAM, TN21 0LG -
Change of use of land from agricultural/equestrian to a dog exercise area with erection of fence/gate

The application was unanimously recommended for **REFUSAL**.

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

It should be noted that the parish council were encouraged to see an application from a local resident trying to set up a business in a rural community and are supportive of these types of initiatives in the right circumstances.

Prior planning permission allowed access for minimal use with public access by appointment only. However, historically this access point was shut for a considerable period of time for safety reasons by ESCC. Noting the level of use would be relatively low - one user per 30mins, this would still result in 6 car movements in an hour period (not the 2 car movements quoted on the application) if the arrivals/departures are on the half hour. Parking spaces are not defined. The access proposed is directly on to the A267 on a stretch of the road with a 50mph speed limit. The sight lines are poor due to the hedging. Access should only be considered from the back entrance which is on Swansbrook Lane.

Considerable weight should be put on the findings from the ESCC Highways report.

Regarding the amenity impact: There are no immediately adjoining properties, but some surrounding. It should be expected that there will be some noise from dogs (over and above normal domestic use). Restrictions on hours should be a condition if WDC approve the application. The parish council suggests 7.30am – 6.30pm with a stricter timetable for a Sunday.

The application does not detail how the dog excrement would be composted.

The application proposes additional planting, but no details are provided.

WD/2025/1203/P02

RIVERSIDE FARM, LAUNDRY LANE, HORAM, TN21 9ED
Change of use of part of an agricultural building to a flexible use within general industrial (class B2) and storage or distribution (class B8)

Signed

Chairman:

The application was recommended for **REFUSAL**.

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

It was noted that the application would have been considered more favourably if more detail had been provided.

The application is not best dealt with this provision.

The proposal relates to the more recent poultry building at Riverside Farm. It is claimed that it only requires 'prior approval' under Permitted Development rules. However, the information in the supporting documents is not consistent. While the Planning Statement says, at paragraph 5.1, that it was in place by July 2012 – which is one of the conditions under the PD provisions – the Contamination Report notes that it was not built until 2013/14. Hence, the claim in the Planning Statement that the building was in use in July 2012 should be questioned.

It appears that the PD provisions limit the scope of B2 uses, but a wider B2 is envisaged. This should be clarified. In any event, given that the proposal relates to a fairly large building – 6.000sqft – the potential traffic movements with both envisaged uses could be considerably more than suggested in the Transport Report, with many more commercial vehicles than currently, which would be incompatible with the access along rural lanes. Also, heavy vehicle access could be compromised by the weight limit on the access bridge.

On the substantive proposal, it is noted that egg production is now unviable, and the owner is exiting the sector. This being the case, it is not clear what is envisaged for the rest of the egg production buildings and land. This should be clarified as part of the supporting material to the application. As it stands, it is not clear how the flexible uses would coexist with other activities on the site.

The potential usage should be clarified – flexible use is inadequate.

B8 – storage – use may well be suitable, if low-key and contained within the building. If supported by WDC, it should be made clear that there should be no associated external storage, which would be intrusive and affect the agricultural scene of the local area.

Consideration of noise pollution cannot be clarified. The Transport Report states there would be no extra traffic, however, this would be impossible to quantify as the applicant cannot confirm how the unit will be used.

There are concerns of intensification and how it will operate.

Signed

Chairman:

There is no provision for toilet facilities which should be expected for a 6000sqft unit and subsequently no detail of foul drainage.

There is a right of way across the access road which was not included on the application.

363/05/25 PLANNING APPLICATIONS FOR NOTING

None.

364/05/25 TPO APPLICATIONS – NONE

365/05/25 PLANNING APPEAL HPC COMMENTS

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**

Further views of Horam Parish Council are as follows:

The Appellant's statement of Case references the Wealden Local Plan, Core Strategy, Design Guide, and the NPPF. However, it omits that since October 2024 Horam has had a Made Neighbourhood Plan and Design Guide, and this application does not comply with a number of policies within them.

Neighbourhood Plans form part of the Development plan when Made so therefore should be given full weight.

The 35-metre-wide entrance to the Golf Club (access, grass, and trees) forms a break in the building line. North of it, the buildings are set back from Chiddingly Road with ample front gardens. Plots 4 and 5 of this application do not follow this building line as they are positioned closer to the road than the adjacent dwelling (Sundown) and lack front gardens. This positioning is not in compliance with Horam NP Policies:

HCD4.3a Be compatible with the form and layout of the locality and, where appropriate, with neighbouring buildings and groups of buildings.

HCD4.3e Respect established building lines and the pattern of rooflines, front gardens, and boundary treatments.

DG.04.3n Small scale redevelopment and infill schemes within urban areas may be appropriate where they follow the scale and pattern of existing streets, be reasonably consistent with existing building lines, complement the street scene in terms of massing and form, and otherwise retain the character of the area (including where important trees) and conserve amenities.

Additionally, the roof height on all proposed dwellings is 20% higher than the neighbouring dwelling 'Sundown'. In elevation, the proposed roofs constitute 43% of the height of the dwellings, whereas houses to the north have roofs that are only 33% of the total height. The roof pitch is also steeper than recommended. These elements do not align with Horam NP Policies

HCD4.3a Be compatible with the form and layout of the locality and, where appropriate, with neighbouring buildings and groups of buildings.

HCD4.3e Respect established building lines and the pattern of rooflines, front gardens, and boundary treatments.

DG.04.3b Any new development should consider building heights in conjunction with the topography as this may have an adverse impact on the general design outcome.

DG.04.3d 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.

DG.04.3e The scale of the roof should always be in proportion with the dimensions of the building. Flat roofs for buildings, extensions or garages should be avoided.

DG.04.3i Roofs should also be designed with photovoltaic taken into consideration, either as part of the initial design or for future retrofit. The orientation and available roof space should also be considered.

366/05/25 PLANNING APPLICATIONS APPROVED BY WEALDEN DISTRICT COUNCIL

WD/2025/0307/F - CAULDWELL, LAUNDRY LANE, HORAM, TN21 9EB - Loft extension with pitched roof over aligned with the existing ridge, ground floor side extension with alterations to fenestration from approved ground floor extension originally approved under (WD/2023/1997/F).

WD/2025/0835/F - SICKLEBANK, COWDEN HALL LANE, VINES CROSS, HORAM, TN21 9HG - Proposed first floor extension to create one bedroom annexe.

Signed

Chairman:

Noted.

367/05/25 PLANNING APPLICATIONS REFUSED OR WITHDRAWN BY WEALDEN DISTRICT COUNCIL - None

368/05/25 NEW WDC PROCEDURES IF A COUNCILLOR WISHES TO VOTE AGAINST AN OFFICER'S RECOMMENDATION – For noting

The new Constitution now requires that if a councillor wishes to vote against an officer's recommendation, the following steps must be taken:

- *Reasons must be recorded as part of the motion.*
- *Meetings may be adjourned to discuss these reasons.*
- *Where there's concern about appeal risks or validity, the decision may be deferred.*
- *A recorded vote must be taken.*
- *The councillor moving and seconding the motion will represent the Council at appeal.*

Noted.

Members expressed disappointment that the number of councillors on WDC Planning Committees would be reduced from 12 to 9 with a quorum of only 3 councillors. The Clerk would write a letter to Trevor Scott requesting clarification on matters regarding the new constitution and the process of how WDC decides what applications go to a committee. The letter to include the recent WDC decision to approve application WD/2025/0893/F – Erection of single storey building comprising 8 no. secure stores. Merrydown Village, Horam, TN21 0FN. This was despite the residents and the parish council's objections. To include the comments from the planning officer who had refused the application in the first instance.

DATE OF NEXT MEETING

Wednesday 11 June 2025

Planning Committee at 6.45 pm

Full Council – 7.30 pm

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

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

DISTRICT WARD MEMBER COLLINS