

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 WEDNESDAY 20TH AUGUST from 6.45pm to 7.25pm**

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

Also in Attendance: 2 members of the public
The Clerk

PUBLIC SESSION

A member of the public highlighted the increase of potential dwellings on the Coxlow screening application. She also drew Members attention to the WDC consultation which featured on the agenda and raised concerns regarding her thoughts on accessibility to the parish council office and public meetings.

A second member of the public highlighted her concerns regarding the Coxlow screening application highlighting parts of the application which appeared to be missing. She had been disappointed that the Horam Neighbourhood Plan had not been mentioned as well as several parts of the design were contrary to this document.

Cllr Lane read out a response received from WDC refusing the parish council's request to engage in a meeting to discuss the application before a decision was made.

407/08/25 APOLOGIES FOR ABSENCE
None.

408/08/25 DECLARATIONS OF INTEREST
None.

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Chairman:

409/08/25 MINUTES

RESOLVED the minutes of the meeting held on 28th JULY 2025 were confirmed and signed as a true record.

410/09/25 PLANNING APPLICATIONS

WD/2025/1733/F

Horam Clubhouse, Constance Scott Recreation Ground, Horam Road, Horam TN21 0JE
Internal alterations and existing external storage lean to height increased

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

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

The parish council support the application as provides a more versatile use of the building and will protect it from trespasses

WD/2025/6505/SO

Land to the South of Horam (Coxlow Farm), Horam
Request for screening opinion for proposed residential development land to the south of Horam (Coxlow Farm), Horam

RESOLVED to send a letter to WDC Officer Sam Batchelor, the Planning Department at WDC as well as both WDC District Councillors Collins and Gould.

Signed

Chairman:



Horam Parish Council
The Horam Centre
High Street, Horam
East Sussex
TN21 0EH
01435 812151

22.8.2025

Dear Mr Batchelor,

WD/2025/6505/SO Land to the South of Horam (Coxlow Farm) Horam

Request for screening opinion for proposed residential development land to the South of Horam
HORAM PARISH COUNCIL

Thank you for your email dated 13th August 2025 regarding the parish council's request to convene a meeting prior to the decision date for the above application. This was in order to discuss the findings of a Landscape Sensitivity Report concerning Land to the South of Horam (Coxlow Farm) that the parish council has recently had commissioned. Members noted with disappointment that this would not be possible.

The HPC Planning & Highways Committee note that they are not consultees at this stage. However, this development will change the shape of the whole of the Horam parish forever. It will be the biggest change to Horam since the railway nearly 200 years ago. Under these circumstances the council feel it is very important that they engage with yourselves throughout the whole process in order best protect the local community.

Please note the following comments made at the HPC Planning And Highways meeting of 20th August:

- Members noted with disappointment that the number of suggested dwellings had risen by 20% from 750 (which itself being on top of approximately 600 already approved and or built in the last ten years is wholly out of scale with its village location) to 900.
- It was felt that for a development of this size and scale, which would change the shape of the village, an Environmental Impact Assessment should be a requirement.
- The new section of additional land which has been added to the proposal (this section does not feature on the Draft Local Plan) would imply that a crossing of the Cinder Ghyll would be

Signed

Chairman:

- required, unless there is a new junction with the A267. As the Wealden Ghylls are a very distinct and unique habitat, we have grave concerns about potential degradation and damage to that unique environment.
- This new proposal envelopes the Ghyll. Regulations regarding crossing such rivers should be adhered to. River pollution would be a real danger.
- The habitat, ancient woodland and wildflower meadows in and surrounding the Ghyll should be protected at all costs.

The Planning & Highways Committee hope you understand their concerns and I trust you will note the contents of this letter.

Yours sincerely,

Jackie Cottrell

Clerk & RFO to the Parish Council.

Copy to: WDC Councillors Greg Collins and Diane Gould and the WDC Planning Department

411/08/25 PLANNING APPLICATIONS CONSIDERED BY THE WDC MAJORS PLANNING COMMITTEE FOR NOTING

None.

412/08/25 TPO APPLICATIONS FOR COMMENT

TM/2025/0072/TPO

Holly Rise, Maynards Green Road, Maynards Green, Horam TN21 0DE

Reduce limbs on one oak tree overhanging property by 3m within tree preservation order (Horam) No. 31 1998

Noted.

413/08/25 PLANNING APPLICATIONS APPROVED BY WEALDEN DISTRICT COUNCIL

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

Noted.

414/08/25 PLANNING APPLICATIONS WHERE PRIOR APPROVAL IS NOT REQUIRED

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 storage or distribution (class B8)

Noted.

415/08/25 PLANNING APPLICATIONS REFUSED OR WITHDRAWN BY WEALDEN DISTRICT COUNCIL - NONE

416/08/25 ITEMS REQUIRED FOR THE NEXT SLR MEETING WHICH WILL BE HELD AT ESCC HIGHWAYS AT RINGMER ON MONDAY 8TH SEPTEMBER AT 9.30 AM

Members **AGREED** the following items would be added to the SLR Agenda: #

- Yellow lines outside Maynards Green School
- Poor condition of Chiddingly Road – partly caused by WDC's Willows development

417/08/25 TO CONSIDER A LETTER TO CENTRAL GOVERNMENT REGARDING INFRASTRUCTURE

It was **AGREED** that the Chairman of Planning would provide some draft words for the Clerk.

418/08/25 REMOTE SPEAKING AT WDC PLANNING COMMITTEE MEETINGS FOR NOTING

Noted.

419/08/25 TO RESOLVE A RESPONSE TO THE WDC DRAFT STATEMENT OF COMMUNITY INVOLVMENT (SCI) CONSULTATION

Members reviewed the draft response which had been prepared ahead of the meeting.

RESOLVED the response to the above consultation which the Clerk would complete on behalf of the Committee after the meeting.

420/08/25 TO RESOLVE A RESPONSE TO THE ACRE/NALC SURVEY TO ASSESS PARISH COUNCILS INVOLVMENT IN PLANNING FOR FLOOD RESILIENCE

The consultation questions were displayed for all Members to see.

RESOLVED the response to the above consultation.

Signed

Chairman:

DATE OF NEXT MEETING

Planning Committee – Tuesday 26th August – 7.30pm

Planning Committee – Wednesday 10th September – 6.45pm

Full Council - Wednesday 10th September – 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, Poole and Trott

DISTRICT WARD MEMBERS: COLLINS & GOULD