

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 23rd JUNE 2025 from 7.00pm to 7.40pm**

In Attendance: Councillors Andy Billings, Graham Knight, Sue Lane, Virginia Roberts, Ann Sadler, Daniel Johnston and David Marlow (non-voting) member

Also in Attendance: 6 members of the public
The Clerk

PUBLIC SESSION

One member of the public spoke against application TM/2025/0153/TPO Two Oaks, Chiddingly Road.

372/06/25 APOLOGIES FOR ABSENCE
None

373/06/25 DECLARATIONS OF INTEREST
Cllr Sadler – TM/2025/0153/TPO Two Oaks – Personal Interest
Cllr Johnston – TM/2025/0153/TPO Two Oaks – Personal Interest

374/06/25 MINUTES

RESOLVED the minutes of the meeting held on 11th JUNE 2025 were confirmed and signed as a true record.

375/06/25 NEW PLANNING APPLICATIONS FROM WEALDEN DISTRICT COUNCIL

WD/2025/1208/F - SOUTHBANK FARM, COWDEN HALL LANE, VINES CROSS,

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Chairman:

HORAM, TN21 9HG - Conversion of redundant light industrial and storage building to residential dwelling

The application was recommended for **REFUSAL**.

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

The dwelling would be situated in an unsustainable location.

The dwelling is unattractive in design and does not contribute to the rural scene.

Further clarification is required regarding the provision of a garden for the dwelling. Previous applications have shown a garden, but this application only appears to show a terrace which is inadequate for a dwelling of this size.

The proposed dwelling has 5 double bedrooms which would require a minimum of 5 parking spaces. The application only shows 4 parking spaces.

The septic tank should be situated on the owner's land.

If approved by WDC then the following should apply:

The dwelling should not be used for commercial use i.e. Airbnb or as a party-venue as there would be increased noise pollution.

There should be no outside lighting as the dwelling is positioned in the darkest part of the parish.

Specialist removal should be arranged for the asbestos.

The applicant should have one year to commence work.

All other previous planning conditions should apply to this application.

376/06/25 PLANNING APPLICATIONS CONSIDERED BY THE WDC MAJORS PLANNING COMMITTEE FOR NOTING

WD/2024/2006/MRM Land off Horebeech Lane, Horam, TN21 9DF
Reserve 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).

Signed

Chairman:

Noted.

The Planning & Highways Committee thanked Cllr Lane for attending the meeting on behalf of the parish council.

There had been a vote to extend the meeting which had been passed but unfortunately some WDC councillors had left at this point.

All members expressed their extreme disappointment that the NP had not been given weight when the decision had been made to approve the application.

The Clerk to write a letter to WDC addressing the committees concerns with the approval highlighting WDC's obligations to take the NP into account.

377/06/25 TPO APPLICATIONS FOR COMMENT

TM/2025/0153/TPO - TWO OAKS, CHIDDINGLY ROAD, HORAM TN21 0JJ. Fell 5 individual trees (T3, T7, T8, T12 and T13) and 3 groups of trees (G9, G10 and G11) within tree preservation order TPO/2025/0002

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

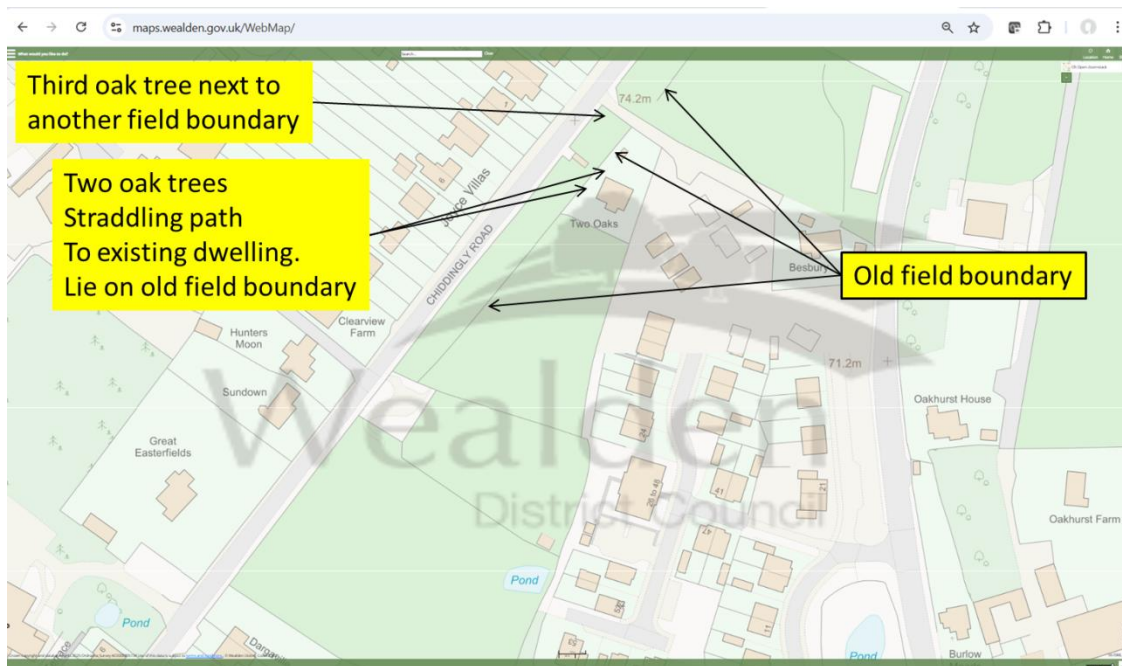
WDC have placed tree preservation orders on the trees listed in the application, with very good reason, and the Parish Council supports Tree Preservation order TPO/2025/0002 (Horam)Oak Trees on land at Two Oaks, Chiddingly Road, Horam, East Sussex TN21 0JJ.

These Oak trees are highly visible from Chiddingly Road and from the dwellings along Chiddingly Road and in the new development at The Hedgerows. These trees enhance the landscape's character and appearance, creating a pleasant environment. They are crucial for biodiversity, supporting wildlife and ecosystem health. Additionally, they hold historical, significance as they gave rise to the name of the house 'Two Oaks'. Felling these trees would create a much more urban environment.

The oak trees either side of the pathway from Chiddingly Road to the existing dwelling are on an old field boundary as is depicted on the map below.

Signed

Chairman:



This old field boundary appears to be the eastern edge of the old trackway/drove along Chiddingfold Road. This interpretation is based on the abrupt change in ground level across the line of this old field boundary, where it is lower on the western side (where the hooves of animals and wheels of carts eroded the soil) than on the eastern (which was meadow). This position in an old field boundary/hedge line could explain why these trees had the longevity to grow to the height and girth that they have attained.

Oak trees sequester carbon dioxide, reducing emissions, and absorb rainwater, mitigating flooding. The loss of these very old oaks would have a significant negative impact on the visual amenity of the local area.

Planning application WD/2020/0950/MAO (T7, T8) lists these trees as being retained.

The tree survey carried out for that application states that T7 & T8 have an estimated remaining contribution of 40+ years.

Additionally, Pedunculate Oaks T7 and T8 are recorded on the Woodland Trust website as Notable. See the extracts from the Woodland Trust below

Tree - T7



Pedunculate oak

Veteran status: **Notable tree**

Girth: **3.2m**

Location: **Heathfield, East Sussex,
TQ5730116469**

Access: **Private - visible from public
access (permission not required to
view)**

Tree - T8



Pedunculate oak

Veteran status: **Notable tree**

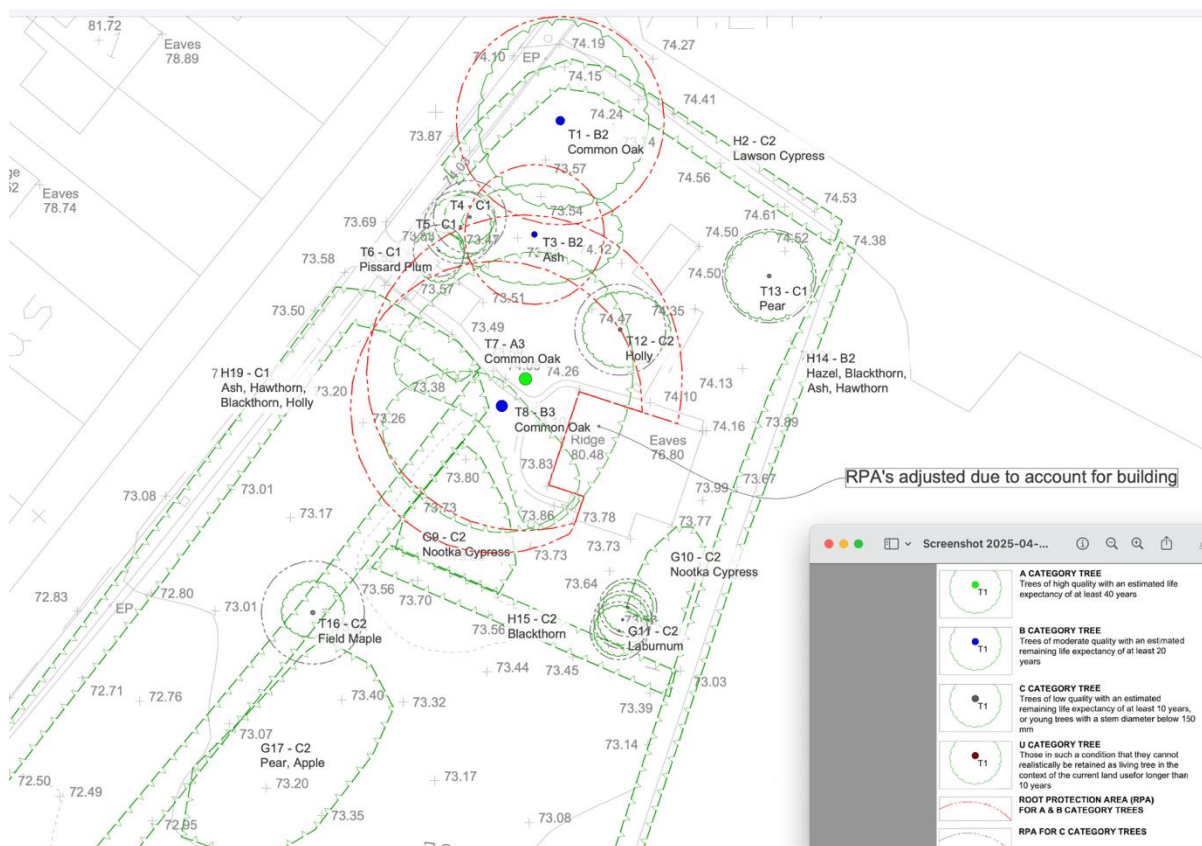
Girth: **3.1m**

Location: **Heathfield, East Sussex,
TQ5730116464**

Access: **Private - visible from public
access (permission not required to
view)**

Signed

Chairman:



378/06/25 PLANNING APPEAL NOTIFICATIONS / UPDATES
None.

379/06/25 PLANNING APPLICATIONS APPROVED BY WEALDEN DISTRICT COUNCIL

WD/2025/0893/F - ERECTION OF SINGLE STOREY BUILDING COMPRISING 8 NO. SECURE STORES. MERRYDOWN VILLAGE, HORAM, TN21 0FN

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

Noted.

Members expressed their disappointment that WDC Cllr Collins had not called the Merrydown application into the committee.

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HORAM – explore, discover, enjoy

Signed

Chairman:

Members expressed further disappointment that the Brooklands Cottage application had also been approved.

380/06/25 PLANNING APPLICATIONS REFUSED OR WITHDRAWN BY WEALDEN DISTRICT COUNCIL

WD/2022/1543/MAJ - HORAM MANOR TOURING PARK, HORAM ROAD, HORAM, TN21 0YD - Use of approved caravan site by a maximum of 56 lodge style static caravans of which up to 9 may be used on a full residential occupancy basis with the remainder being used for holiday purposes only – **Refused**
Noted.

381/06/25 TO NOTE THE UPCOMING CHANGES TO THE GOVERNMENT PLANNING SYSTEM

Noted.

382/06/25 SPEED INDICATION DEVICE UPDATE

Members **AGREED** temporary speed indication devices should be discussed as an agenda item at the next Full Council Meeting.
Members noted that ESCC had confirmed that the Horam parish did not meet the criteria to be considered for permanent devices.

383/06/25 TO CONSIDER A PARISH COUNCIL RESPONSE TO THE GOVERNMENT CONSULTATION ON: REFORM OF PLANNING COMMITTEES: TECHNICAL CONSULTATION

Members **AGREED** that Cllr Lane and David Marlow would prepare draft answers that could then be considered at the next planning meeting.

384/06/25 TO CONSIDER A PARISH COUNCIL RESPONSE TO THE ESCC CONSULTATION ON THEIR DRAFT FREIGHT AND RAIL STRATEGY 2025-2050

Members **AGREED** that the Clerk would re-circulate the consultation to the whole council and request it is completed individually.

DATE OF NEXT MEETING

Planning Committee – Tuesday 8 July at 6.30 pm

Full Council – Tuesday 8 July at 7.30 pm

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

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

DISTRICT WARD MEMBERS COLLINS