

**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 MONDAY 28TH JULY from 7.30 pm to 8.03pm

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

Also in Attendance: 1 member of the public
The Clerk

396/07/25 APOLOGIES FOR ABSENCE

Cllr Johnston – work commitment
Cllr Sadler – prior engagement

397/05/25 DECLARATIONS OF INTEREST

None

398/07/25 MINUTES

RESOLVED the minutes of the meeting held on 8th JULY 2025 were confirmed and signed as a true record.

**399/07/25 PLANNING APPLICATION(S) FROM WEALDEN DISTRICT COUNCIL
WD/2025/1627/FR**

RYDERSWELL, BALLSOCKS LANE, VINES CROSS, HORAM, TN21 9ES PART
Part retrospective front boundary fence on web:

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

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

The fence is highly visible and not appropriate within a rural landscape. It is not in keeping with the character and is urbanising the rural location.

The fence does little to blend with the surrounding hedgerows. The imposing structure dominates the streetscape, creating an incongruous edge that undermines the visual harmony of the area. Such an installation is at odds with the prevailing local approach to boundary treatments, which typically favour natural or low-profile solutions that maintain the open, rural feel of Vines Cross.

The wall height is approximately 600mm high. The height from the top of the wall to the base of the fence is approximately 600mm and the fence is 1800mm making the height of the fence above the road approximately **3 metres** (9.8 feet)

This is contrary to Horam Neighbourhood Plan's policy HCD4 and HNP's Design Guide DG.04.4

HCD4: Design of Development

3: As appropriate to their scale, nature and location, development proposals should:

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

DG.04.4 Building lines, boundary treatments, external areas and landscaping

(f) Natural boundary treatments should be preferred to reinforce the sense of continuity of the building line and help define the street, appropriate to the rural character of the area. They should be mainly continuous hedges, but they could also be combined with split chestnut post and rail fencing, or low height palisade fences/brick walls.

Allowing such a structure risks eroding the distinctive rural identity of Vines Cross.

In Section 3 of the HNP Design Guide (Boundary Treatments) the character of Vines Cross is recognised.

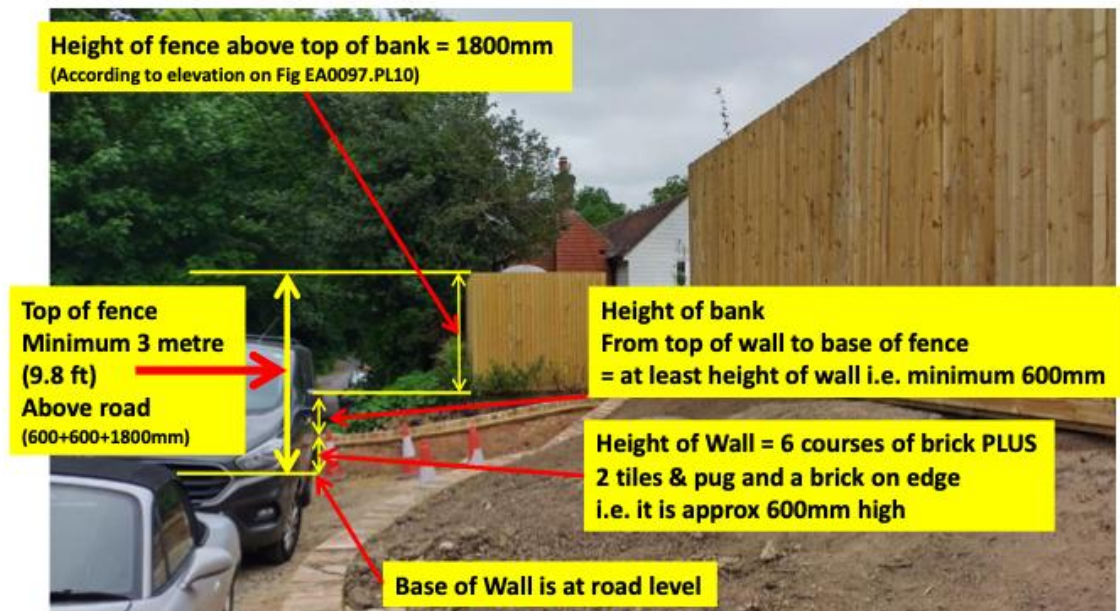
"Vines Cross is characterised by rich vegetation, due to the strong rural character, and therefore, natural boundary treatments prevail over the hard ones. In particular, there are examples of hedges, hedgerows, trees, bushes and flower beds bordering or decorating the front gardens, whilst hard boundary treatments, for instance low-height (less than 90cm) brick walls and timber fencing, are also found along the countryside lanes."

Permitting this roadside fencing could encourage similar installations elsewhere, gradually replacing green boundaries with harsh, urban features. It is essential to safeguard the unique landscape character and respect established local policies that prioritise softer, more integrated forms of enclosure.

The council's commitment to upholding these principles is vital for maintaining both the visual and communal integrity of the area.

Horam Parish Council would find a hedge or low palisade fence an acceptable alternative. This would be in accordance with the NP Design Guide

Fig 2 from Applicant's Covering Letter – Annotated by HPC



400/07/25 RETROSPECTIVE APPROVAL FOR NEW PLANNING APPLICATION(S) FROM WEALDEN DISTRICT COUNCIL

RESOLVED to retrospectively approve the Planning & Highways Committee comments for WD/2025/1203/PO2 Riverside Farm, Laundry Lane, Horam, TN21 9ED

The application was recommended for **REFUSAL**. The Council's observations in respect of this application are as follows:- 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. 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. There is no provision for toilet facilities which should be expected for a 6,000sqft unit and subsequently no detail of foul drainage. There is a right of way across the access road which was not included on the ESCC Highways report which stated poor access and visibility.

401/07/25 PLANNING APPLICATIONS CONSIDERED BY THE WDC MAJORS PLANNING COMMITTEE FOR NOTING
None.

402/07/25 TPO APPLICATIONS FOR COMMENT - NONE

403/07/25 PLANNING APPEAL COMMENTS FOR RETROSPECTIVE APPROVAL

APP/C1435/W/25/3366319

Linked appeal reference: APP/C1435/W/25/3366172 (against refusal of WD/2025/0131/FR

Former May Garland Inn, Hailsham Road, Horam

Comments to be submitted by 28th July 2025.

No Further comments were submitted by the Planning & Highways Committee.

Cllr Billings declared a Personal Interest in this application.

404/07/25 PLANNING APPLICATIONS APPROVED BY WEALDEN DISTRICT COUNCIL – NONE

405/07/25 PLANNING APPLICATIONS REFUSED OR WITHDRAWN BY WEALDEN DISTRICT COUNCIL

WD/2025/1208/F - WITHDRAWN

Southbank Farm, Cowden Hall Lane, Vines Cross, Horam, TN21 9HG
Conversion of redundant light industrial and storage building to residential dwelling

Noted.

406/07/25 TO RESOLVE A RESPONSE TO THE DRAFT EAST SUSSEX HOUSING PARTNERSHIP STRATEGY SURVEY

The questions for the consultation were projected for all Members.

RESOLVED the response to the Draft East Sussex Housing Partnership Strategy Survey.

DATE OF NEXT MEETING

Planning Committee 20th August at 6.45pm

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