

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 MONDAY 22nd SEPTEMBER 2025 at 6.30 PM until 7.01PM**

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

Also in Attendance: 3 members of the public
The Clerk

PUBLIC SESSION

One member of the public spoke in support of application WD/2025/1907/F Hidden Springs Vineyard. The agent for application WD/2025/1907/F Hidden Springs Vineyard urged the committee to support of the application

432/09/25 APOLOGIES FOR ABSENCE

David Marlow – non voting member – Personal commitment

433/09/25 DECLARATIONS OF INTEREST

Cllr Billings – Personal Interest – WD/2025/1907/F Hidden Springs Vineyard

434/09/25 MINUTES

RESOLVED the minutes of the meeting held on 10th September 2025 were confirmed and signed as a true record.

435/09/25 PLANNING APPLICATIONS**WD/2025/1907/F****ERECTION OF WINERY BUILDING TERRACE WITH ACCESSIBILITY RAMP
TOGETHER WITH ASSOCIATED ALTERATIONS TO EXISTING BUILDING.****Hidden Spring Vineyard, Vines Cross Road, Horam, TN21 0HG**

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

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

The Council were pleased that the application accords with Policy HLE2 (relating to Employment proposals) insofar as it is well integrated with and makes as much use as practicable of existing structures, nor would it have a significant impact on landscape character.

In relation to the HNP Design policy, HCD4, it is agreed that the creation of a modest terrace and the associated installation of an access ramp at the Hidden Spring Vineyard would provide for a "beneficial enhancement to an established rural enterprise".

It is also agreed that "The use of steel and timber provides a rural, honest aesthetic, in keeping with the building's function."

The intention that "the entire installation will be wheelchair accessible, thereby improving inclusivity and meeting modern accessibility standards" is supported, although access through the site may need to be reviewed for this to be comfortable for wheelchair users.

The Council did express disappointment that the Planning Statement did not make any reference to the application in the context of the made HNP. The HNP being the most up-to-date and relevant development plan document.

436/09/25 PLANNING APPLICATIONS CONSIDERED BY THE WDC MAJORS PLANNING COMMITTEE FOR NOTING

None.

437/09/25 TPO APPLICATION

None.

438/09/25 PLANNING APPLICATIONS APPROVED BY WEALDEN DISTRICT COUNCIL

None.

439/09/25 PLANNING APPLICATIONS REFUSED OR WITHDRAWN BY WEALDEN DISTRICT COUNCIL

None.

440/09/25 TO NOTE THE LETTER TO CENTRAL GOVERNMENT REGARDING INFRASTRUCTURE

Noted.

The Clerk confirmed that the letter had also been circulated to Nusrat Ghani MP, both District Councillors and the County Councillor for the parish.

The Clerk to add a headline to the Stop Press section of the website with a link to the full copy of the letter and to also display the letter on the noticeboard in the office.

Two members of the public left the meeting at 6.49pm.

441/09/25 TO NOTE THE RESPONSE FROM WDC REGARDING HPC'S REQUEST FOR FURTHER CLARIFICATION ON THE APPROVAL OF APPLICATION WD/2025/1458/MFA Land East of Rosemead, Horebeech Lane, Horam, TN21 9EA

Noted.

Members expressed disappointment with the reply received. The Clerk to request a copy of the information referred to in the correspondence but which HPC had not received. A draft response would then be prepared.

DATE OF NEXT MEETING

Planning Committee – Wednesday 8th October – 6.45 pm

Full Council - Wednesday 8th October – 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