

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

01435 812151

**Minutes of Horam Parish Council's Planning and Highways Committee
held in the Horam Centre on WEDNESDAY 11th FEBRUARY at 6.45 PM until 7.20PM**

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

Also in Attendance: 2 members of the public
The Clerk

PUBLIC SESSION – None

P510/02/26 APOLOGIES FOR ABSENCE

Cllr Lane – Family commitments

P511/02/26 DECLARATIONS OF INTEREST

None

P512/02/26 MINUTES

RESOLVED the minutes of the meeting held on 26 January 2026.

P513/02/26 PLANNING APPLICATION

WD/2025/2830/F

LITTLE KNOWLE, CHIDDINGLY ROAD, HORAM, TN21 0JH PROPOSED DETACHED GARAGE BUILDING AND ACCESS IMPROVEMENTS INCLUDING NEW WIDER ENTRANCE GATES. *Amended plans received.*

The council were pleased to note that many of the issues they had raised on their initial submission had been addressed with this amended scheme. For example, the garage would now be single storey with no first-floor office and therefore, no roof lights.

The application was unanimously recommended for **APPROVAL** on the basis that document 8518-2 would be re-labelled as superseded.

P514/02/26 PLANNING APPEALS

Town and Country Planning Act 1990 – Appeal - 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. Planning Inspectorate Ref: 6004127

RESOLVED the following additional planning comments to be sent to the Planning Inspector:

Horam Parish Council supplementary planning comments:

The appeal is to a Condition 3 iii of the Approval which limits “any group bookings or shared individual bookings of the dog walking area hereby permitted shall not exceed two vehicles or four dogs, whichever is the greater, for any session. No more than three of these group or shared individual booking sessions shall take place in any one day on the site.”

The Condition notes that “A user is - for the purposes of this condition - an individual bringing any number of dogs to the site in one vehicle together with any other people who travel with them in the same vehicle for assistance to the site.

The objection is specifically to the limit on group bookings to only 4 dogs. This is on that basis that it is inconsistent with an individual booking being allowed to bring any number of dogs.

The appellants want people that come along with a friend in a separate vehicle to be able to exercise more than 4 dogs between them.

HPC raised objections to the proposal, primarily on highway safety grounds. It maintains this view, and notes that there is the potential for the number of vehicles per hour to be somewhat more than, as the Highways Authority state “result(ing) in a maximum of two vehicle movements per hour via the existing access”. Two cars leaving and two cars arriving at the beginning of an hour-long session, with the same again at the end of a session, would result in a total of 8 vehicle movements in that hour.

This said, the logic restriction, in terms of highway impacts, is on vehicles, rather than the number of dogs. It is noted that a single dog walker may well bring more than 4 dogs.

P515/02/26 PLANNING APPLICATIONS CONSIDERED BY THE WDC MAJORS PLANNING COMMITTEE FOR NOTING

None.

P516/02/26 TPO APPLICATION – NONE**P517/02/26 TREE PRESERVATION ORDERS**

None.

P518/02/26 PLANNING & ENFORCEMENT UPDATES

None.

P519/02/26 NOTICE OF WORKS UPDATES

None.

P520/02/26 PLANNING APPLICATIONS APPROVED BY WEALDEN DISTRICT COUNCIL

WD/2022/1899/MAJ - HOREHAM FLAT FARM, CHIDDINGLY ROAD, HORAM TN21 0JJ
Demolition of existing buildings; erection of 39 no. dwellings (Amended) with associated works including access, parking and landscaping.

WD/2025/2393/F - CAULDAVON, HOREBEECH LANE, HEATHFIELD, TN21 9EA -
Proposed two storey rear extension and detached 2 bay garage

Members noted the poor condition of Chiddingly Road and Horebeech Lane. Although CIL money had been used by WDC for upcoming road upgrades it could not be used for maintenance.

Members expressed concern regarding the roads further deterioration from construction traffic caused by Sussex Weald Homes and Greymore and it was **AGREED** that these matters would be discussed at the next Focus Group meeting. WDC had also arranged an upcoming Cluster Group meeting where Focus Group concerns could be discussed. It was **AGREED** that the Clerk would arrange a meeting with Sussex Weald Homes.

The Administration Assistant continued to work hard with outstanding Highways issues.

P521/02/26 PLANNING APPLICATIONS REFUSED OR WITHDRAWN BY WEALDEN DISTRICT COUNCIL

None.

P522/02/26 FOCUS GROUP UPDATE

Members noted the upcoming meeting due to be held on Tuesday 17th February. The WDC Draft Local Plan consultation and the parish council's North Corner footpath project would be two of the items to be discussed.

P523/02/26 TO NOTE THE LETTER SENT TO NUSRAT GHANI MP REGARDING HOUSING DEVELOPMENT, PLANNING POLICY AND THE REQUEST BY HPC TO ARRANGE A MEETING

Members noted that a response had not yet been received.

P524/02/26 BRIEFING NOTE FOR ESALC/WSALC/MEMBERS: NEIGHBOURHOOD PLANS AND THE NEW NATIONAL PLANNING POLICY FRAMEWORK – JANUARY 2026

Members **AGREED** that the briefing note had been very useful. They noted that the new national development management policies would override any Neighbourhood Plan policies. The HPC NP may need to be updated in the future although the HPC NP had been very locally specific in its evidence base. The existing Neighbourhood Plan will not be made out of date by the NPPF. The parish council will still collect its 25% CIL payment from WDC regarding future development.

Members noted that 3 members of the committee had enrolled for planning training which was concentrating on the new national planning policy framework.

The Clerk to add the above briefing note to the Focus Group agenda.

P525/02/26 TO NOTE THE WEALDEN DISTRICT COUNCIL DRAFT LOCAL PLAN CONSULTATION STARTING ON THE 6th FEBRUARY UNTIL 20 MARCH 2026. EXHIBITION OF THE DRAFT LOCAL PLAN TO BE HELD IN HORAM VILLAGE HALL ON WEDNESDAY 18TH FEBRUARY

Members discussed arrangements for the HPC public meeting which would inform residents about the importance of the above consultation. HPC were also having an open morning in the Horam Centre where members of the public could view all the Local Plan documents and pick up a response form.

The Clerk to confirm if HPC could collect response forms from residents and deliver them to WDC on their behalf.

Members noted that WDC would need to receive a significant number of objections to make any changes to site allocations.

Cllr Billings was thanked for all his efforts in producing a high-quality presentation and for organizing the public meeting and open morning.

P526/02/26 LANDSCAPE SENSITIVITY REPORT UPDATE

Members noted that there were no updates.

DATE OF NEXT MEETING

Planning & Highways – Monday 23rd February at 6.30 pm

Planning & Highways – Wednesday 11th March at 6.45 pm

Full Council – Wednesday 11th March at 7.30 pm

Planning & Highways – Monday 30th March at 6.45 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