

**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 MONDAY 26TH JANUARY 2026 at 6.45 PM until 7.20 PM**

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

Also in Attendance: The Clerk

PUBLIC SESSION – NONE.

P/495/01/26 APOLOGIES FOR ABSENCE

Cllr Billings – Personal Commitment
Cllr Lane – Family Commitment

P496/01/26 DECLARATIONS OF INTEREST

None.

P497/01/26 MINUTES

RESOLVED the minutes of the meeting held on the 14th January 2026.

P498/01/26 PLANNING APPLICATIONS

WD/2026/0013/PD

31 PAYNSBRIDGE WAY, HORAM, TN21 0HQ - Prior approval for the erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.50m, for which the maximum height would be 3.93m, and for which the height of the eaves would be 2.10m.

The council noted that the single storey rear extension also extends to the side of Cuckoo Lane.

The council noted that the proposed rooflights are contrary to the Horam Neighbourhood Plan HNP – HCE3 dark Skies policy.

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

WD/2025/2403/F

HARVEST MOON FARM, LAUNDRY LANE, VINES CROSS, TN21 9ED - Erection of a new self build dwelling for a rural worker.

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

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

Members were disappointed that the applicant did not address any of the previous comments raised by parish council for the previous application **WD/2025/0334/F** which has remained unchanged apart from providing further justification for an agricultural need. All the council's comments regarding the previous application are relevant to this application.

The proposed house has a substantial footprint measuring 38 feet by 40 feet (11.5metres x 12 metres) and 24.5 feet in height (7.5metres). It appears oversized for a dwelling for a rural worker as stated in the application. It could potentially be a four-bedroom dwelling, as the room currently identified as an office may serve as a bedroom. It would be visually prominent. The first floor would be clearly visible from the road. If an essential need for a farm dwelling on the site is duly demonstrated (see comments below), it would be far better set back within the site, to help maintain the rural character of the lane.

This design would contribute to the consolidation of built development in what remains a rural area. Contrary to the Horam Neighbourhood Plan:

HCD1(b)

Development should be in keeping with the distinct character of the locality and compatible in scale with its setting.

The applicant has insufficiently shown an agricultural need/justification for the dwelling. Although they are responsible for farming a hundred hectares, the majority is situated in various different locations which are not in close proximity to the main farm. On the site itself there are only 3 fields at the back of the farm amounting to less than 4.5 hectares. This area includes all the buildings on site. It has not been confirmed in the application if the remote land is owned or rented.

The application form omits reference to the car port, which measures 19.5 feet by 19.5 feet (6 x 6 metres) and stands at a height of 16 feet (5 metres). This additional structure contributes to the overall built form and has further implications for the rural setting.

The cumulative effect of the dwelling and the car port, in combination with the existing and proposed built elements, would intensify the urbanising impact on this rural location. The scale and positioning of these structures risk diminishing the open character of the

area, undermining both the setting of the heritage asset 'Brookside' and the wider landscape. This incremental increase in built form is likely to further erode the rural street scene, making the development less compatible with the established context and contrary to relevant local and national planning policies.

NPPF (para 135c)

Development cannot be considered well-designed if it does not fit into its surroundings, including responding positively to its historic context.

HNP HCD5 (1)

Development proposals should seek to conserve and, where possible, enhance the local distinctiveness of buildings and structures which are of local architectural and historic interest and contribute to the heritage significance of the parish.

The channel carrying water discharged from the sewage treatment plant flows downhill in an area of mudstone/clay, ultimately reaching the roadway or potentially the adjacent property. This watercourse may have further implications for both the rural character and environmental quality of the setting, particularly where it emerges near the public highway.

There are no hedges detailed on the application. There are hedges all along the roadside and the southern boundary and they are important to the local 'enclosed' landscape character. The plans should clearly show the relationship between the proposed dwelling, the car part and the hedging.

P499/01/26 PLANNING APPLICATIONS CONSIDERED BY THE WDC MAJORS PLANNING COMMITTEE FOR NOTING

None.

P500/01/26 TPO APPLICATION – NONE

P501/01/26 TREE PRESERVATION ORDERS

None.

P502/01/26 PLANNING & ENFORCEMENT UPDATES

None.

P503/01/26 PLANNING APPEALS

None.

P504/01/26 NOTICE OF WORKS UPDATES

Members noted that a discharge on a condition of the Leaper development had not been signed off by Highways and subsequently refused.

P505/01/26 PLANNING APPLICATIONS APPROVED BY WEALDEN DISTRICT COUNCIL

WD/2025/2756/OH - LAND OFF CHIDDINGLY ROAD, HORAM, TN21 0JJ -
Relocation of lv overhead pole 540763 in line with the existing oh flight.

WD/2025/2206/F - N P VETERAN ENGINEERING, THE OLD DAIRY, MARLE GREEN,
HORAM, TN21 9HP - Erection of commercial storage building.

Noted.

P506/01/26 PLANNING APPLICATIONS REFUSED OR WITHDRAWN BY WEALDEN DISTRICT COUNCIL

None.

P507/01/26 FOCUS GROUP UPDATE

Members **AGREED** to send any agenda items to the Clerk ahead of the meeting in February.

P508/01/26 RESPONSE FROM NUSRAT GHANI MP REGARDING HPC'S LETTER TO THE MINISTER OF HOUSING REGARDING HOUSING DEVELOPMENT AND PLANNING POLICY

Amendments were made to the draft letter and **AGREED** by the committee.

P509/01/26 LANDSCAPE SENSITIVITY REPORT UPDATE

Members noted the Clerk had made the necessary arrangements. The Clerk to confirm which part of the church had been hired.

DATE OF NEXT MEETING

Planning & Highways – Wednesday 11th February 2026 – 6.45 pm

Full Council – Wednesday 11th February 2026 – 7.30 pm

Planning & Highways – Monday 2 March 2026 – 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