

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 27TH APRIL at 6.30 PM until 7.30 PM**

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

Also in Attendance: 2 members of the public
Administrative Assistant

PUBLIC SESSION

A member of the public spoke regarding WD/2026/0512/F and showed an old map of the site to members of the Committee. The map illustrated where Hazon was built. From the map it shows that above the cuckoo trail there is a ghyll with a wooded shaw, the ghyll runs to a culvert under the cuckoo trail which is 200 metres away from Bridge Farm/Stream Farm culvert which takes water into Waldron ghyll. Prior to 2013 developers felled trees in the shaw, the ground was excavated causing earth to be moved, and to infill a trench a small pipe was installed. An agreement was made with the environment agency and ESCC to dig out a few hundred tonnes of soil from the top of infill and create a swale so water could drain away and into a trench. Prior to this work being carried out, neighbouring properties were swamped. It was reported that there is very little protection for the swale and it has gradually been infilled with rubbish. It was asked that if planning permission was granted a condition was put in place that soils/spoils are not deposited on the top of the swale.

591/04/26 APOLOGIES FOR ABSENCE
None.

592/04/26 DECLARATIONS OF INTEREST

Councillor Sadler – personal interest WD/2025/2289/MRM

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593/04/26 MINUTES

RESOLVED the minutes of the meeting of 15 April 2026.

594/04/26 PLANNING APPLICATIONS

WD/2025/2289/MRM

TWO OAKS, CHIDDINGLY ROAD, HORAM, TN21 0JJ RESERVED MATTERS (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) PURSUANT TO OUTLINE APPLICATION WD/2020/0950/MAO (ERECTION OF UP TO 24 NO. DWELLINGS (INCLUDING 35% AFFORDABLE), PROVISION OF NEW VEHICULAR ACCESSES, LANDSCAPING AND OTHER ASSOCIATED INFRASTRUCTURE). The scheme has been amend to Reconfigure the northern part of the site, introduce an apartment block, revising parking, relocate built form and visitor parking away from Tree?10, rotate Plots?13–15, amend layout around Tree?39, reposition Plots?1–4,?6 and?7, amendment to driveways and visitor parking bays, provide cycle storage, and parking layout changes to include a mix of garages, car ports and surface parking.

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

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

Boundary Treatments

Garden boundary brick walls at plots 3,4,5, 8,&12 conflict with **HNP DG 01.2 c** "*Harsh edges to development with little vegetation or landscaping should be avoided*" and **DG.03.4 I** "*Gardens and boundary treatments should be designed to allow the movement of wildlife and provide habitat for local species.....*". Replacing them with close board fencing would create a more cohesive boundary, promote better integration with the natural landscape, and support local wildlife.

Footpath Design

The placement of footpaths between 1800mm fences creates narrow, enclosed spaces that feel unwelcoming to pedestrians and may increase security concerns. For example, the footpath between plots 15 and 16 runs right up to the site's boundary, ending in a dead end—its purpose is unclear. Additionally, there's a fenced pathway between the flats and plot 18, which seems to exist solely so occupants of plot 17 can put their bins at the front. This could be avoided if plot 17 placed their bins next to plot 15 instead, allowing plot 18 to enjoy a larger garden and reducing potential security risks associated with the alleyway.

This design approach is contrary to the principles set out in the **HNP Design Guide DG02.3**, "*Design features such as footpaths between high fences should be avoided.*"

Contrary to NPPF 2025 section 17 P5 Maintaining public safety and security, (para 1a)

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Materials

White weather boarding is inconsistent with the character of existing properties, in particular Plot 3 which faces Chiddingly Road. This conflicts with **HNP Design Guide DG04 .6 e**, "*The choice of colour and finish of materials is an important design factor in reducing the impact of the buildings on the surrounding landscape. Generally, very light colours, like white, cream, or light grey, and large areas of intense strong colours do not blend well with the rural landscape. Thus, muted and darker tones could be a better option.*"

Building Heights and Roof Angles

To maintain alignment with the area's established character, roof angles within the development should not exceed 40 degrees. The height of Plots 1,2,9,10,13 & 14 exceed 9 metres, which does not align with the established character of the surrounding street scene. Contrary to **HNP Design Guide DG04.3 d** "*New development should suggest roof pitches that are in line with the existing style in the parish, around 30 to 35 degrees, and avoid examples of excessively steeply sloped pitches (over 40 degrees). This helps maintain rural character as well as being optimal for solar panels;*"

Additionally, the garages at 16 feet and the barns at 15 feet create a visually imposing presence and should be reduced.

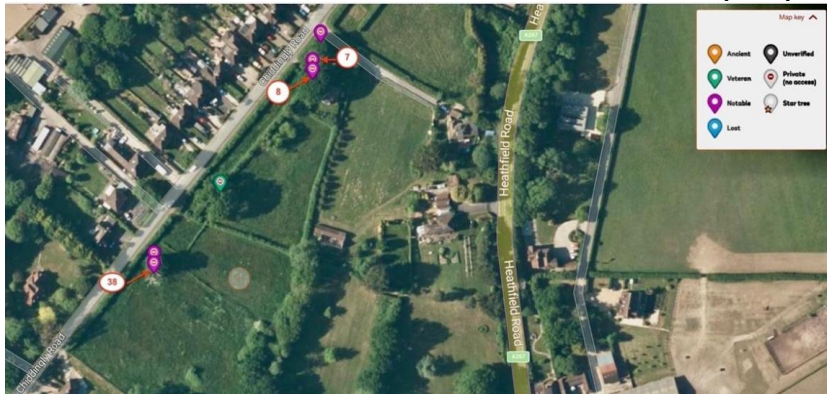
Community Integration

The current site layout, with one section designated as 'affordable' housing and the other as 'open market' housing, risks creating a divide between residents, potentially resulting in a 'them and us' atmosphere. To counter this, the layout should encourage integration rather than segregation, promoting equal access and interaction among all residents. This approach aligns with the guidance set out in **HNP DG 01.2: e**, which states: "New development should aim to link rather than segregate existing and new neighbourhoods. Therefore, green corridors should be proposed to provide additional pedestrian links....and offer connections to surrounding settlements as well." Adhering to these principles will help ensure that the development is both inclusive and well-connected.

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Preservation of Notable Pedunculate Oak Tree (T38)

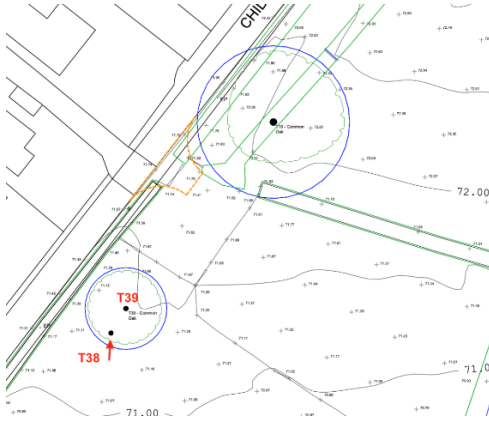


The Pedunculate Oak tree T38, (girth 2.86 metres) classified as Category U by the developer, is recognised as a Notable tree in the Woodland Trust's Ancient Tree Inventory and therefore warrants preservation. Category U trees may hold existing or potential conservation value. It is not 90% dead as has been claimed. T38 contains a substantial trunk cavity currently utilised by wildlife, with further evidence of animal presence at its base. Dead branches and rotting hollows offer essential nesting sites for birds like woodpeckers, nuthatches, and owls. The current proposal involves removing this tree to accommodate Plot 4—a four-bedroom residence situated partially within T38's root and branch protection area. Selecting a smaller dwelling for this plot would allow for the retention of the tree, thereby supporting the conservation of natural features and protecting the site's ecological integrity in the long term. Last year a TPO was put on the whole site 2025.006
Comment by the Biodiversity team was that *"T38 which is a notable tree and therefore, irreplaceable habitat is being removed, it is recommended that this tree is retained."*



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The Committee **AGREED** that the Clerk would write to WDC regarding the site plan on the planning portal which was incorrect. This would be followed up with the Planning Inspectorate if a response was not received.

WD/2026/0512/F

HAZON, HIGH STREET, HORAM TN21 0EZ. Double garage with a pitched roof

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

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

The Committee were concerned regarding the construction of the retaining wall and its ability to hold up part of an adjoining garden. There is no mention of buttresses on the wall and the Council raised concern over its stability. It was noted that the footings to the retaining wall needed to be very deep with a large amount of soil to be removed before the work commenced. The Committee asked that

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all spoil needs to be removed from site. It was reported that there has previously been a problem with spoil being deposited behind properties and adversely affecting surface drainage. In view of the Committee's concerns more detailed plans were requested.

The Committee had noted that on google maps there is a significant amount of foliage on the site. It was asked how the roots of the existing trees are to be protected in this area.

WD/2026/0761/F

LAND NORTH OF TRAFALGAR, HOOK FARM, VINES CROSS, TN21 9EN.
Erection and operation of ground-mounted solar PV panels for domestic use

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

595/04/26 PLANNING APPEALS - NONE

596/04/26 PLANNING APPLICATIONS CONSIDERED BY THE WDC MAJORS PLANNING COMMITTEE FOR NOTING – NONE

597/04/26 RETROSPECTIVE APPROVAL FOR ALTERNATIVE STREET NAME SUGGESTED BY WDC

RETROSPECTIVELY RESOLVED that Horam Parish Council were supportive of the proposed street name of Cowslip for the extended development off Cornflower Avenue.

598/04/26 WDC DESIGN GUIDE UPDATE

The Committee considered the amendments to WDC's Sustainability Settlement Study. It was asked that the amended document be circulated to the Committee prior to being submitted to WDC.

599/04/26 TPO APPLICATION – NONE

600/04/26 TREE PRESERVATION ORDERS - NONE

601/04/26 PLANNING & ENFORCEMENT UPDATES - NONE

602/04/26 NOTICE OF WORKS UPDATES - NONE

603/04/26 PLANNING APPLICATIONS APPROVED BY WEALDEN DISTRICT COUNCIL - NONE

604/04/26 PLANNING APPLICATIONS REFUSED OR WITHDRAWN BY WEALDEN DISTRICT COUNCIL - NONE

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605/04/26 SLR OUTSTANDING ITEMS UPDATE

The Committee agreed to send a letter to Andrew Owen at ESCC Highways regarding their concerns on highway matters.

606/04/26 UPDATE ON THE RESPONSE LETTER TO NUSRAT GHANI MP REGARDING HOUSING DEVELOPMENT, PLANNING POLICY AND THE REQUEST BY HPC TO ARRANGE A MEETING

No response had been received.

607/04/26 LANDSCAPE SENSITIVITY & ECOLOGY REPORT UPDATE

No update received.

DATE OF NEXT MEETING

Planning & Highways – Wednesday 13th May at 8.15pm

Full Council – Wednesday 13th May at 6.30pm

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