

Signed

Chairman

Horam Parish Council
The Horam Centre
3 Bank Buildings
Horam
TN21 0EH
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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 WEDNESDAY 30th SEPTEMBER 2026 AT 6.45 PM until 7.14 PM**

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

Also in Attendance: 3 members of the public
The Clerk

PUBLIC SESSION

2 members of the public spoke in support of application WD/2026/1020/F Foords Farm. They confirmed that ESCC were working with other land owners regarding reinstating the PROW.

693/09/26 ELECTION OF A TEMPORARY CHAIRMAN

RESOLVED Cllr Roberts as the temporary Planning Chairman.

694/09/26 APOLOGIES FOR ABSENCE

Cllr Sadler – health reasons

695/09/26 DECLARATIONS OF INTEREST

None.

696/09/26 MINUTES OF THE PLANNING MEETING HELD ON 9TH SEPTEMBER

RESOLVED the minutes of the meeting of 9th September 2026.

697/09/26 PLANNING APPLICATIONS**WD/2026/1020/F**

FOORDS FARM, FOORDS LANE, VINES CROSS, HORAM, TN21 9EX. Demolition and replacement of livestock building

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

The Committee were pleased to know that the PROW will be reinstated.

WD/2026/1663/MFA

HORAM MANOR TOURING PARK, HORAM ROAD, HORAM, TN21 0YD - Variation of conditions 1 & 2 of WD/2019/2710/MFA (variation of conditions 3, 4, 10 & 11 of WD/2013/1578/FA (variation of condition 2 of WD/2010/1155/MAJ to allow stationing of 110 instead of 90 caravans) to allow the use of the approved holiday caravan park on a year round basis for less caravans comprising both touring and static caravans) to enable full-time age-restricted residential use of the caravans.

For the reasons outlined below, HPC strongly recommends that Wealden District Council REFUSE planning permission for this application.

The proposal would result in the permanent loss of a well-established tourism facility and visitor accommodation without sufficient justification, contrary to:

- Wealden Local Plan 1998 Policy TM5, which seeks to resist the loss of touring caravan accommodation and supports the retention of tourism-related uses;
- National Planning Policy Framework E4 1c which supports the sustainable growth of rural businesses, including facilities that support leisure and tourism;
- Horam Neighbourhood Plan Policy HLE3, which states that proposals involving the loss of existing visitor attractions and facilities will not be supported; and
- Draft Regulation 19 Local Plan Policy EC8, which seeks to retain tourism facilities, attractions and visitor accommodation in recognition of their contribution to the local economy, employment and sustainable communities.

Whilst the applicants document listed under general issues stated that the WLP is largely out of date, the submission omits any reference to the adopted Horam Neighbourhood Plan, which remains up to date and forms part of the development plan for the area. Consequently, its policies should continue to be afforded significant weight in the assessment of this application.

The existing campsite is a popular and well-used tourism asset that makes an important contribution to the local economy. Its location enables visitors to support businesses not only within Horam and the immediate surrounding area but also in nearby coastal settlements, extending the economic benefits of tourism across a wider geographic area. The loss of the site would therefore remove an established source of visitor expenditure

and reduce the economic benefits generated by the tourism sector.

The importance of supporting camping and caravan sites locally – of which this site is the only substantial one – is set out clearly in HNP Policy HLE3. The supporting text, at paragraphs 7.13 and 7.15 highlight the corollary of this – of resisting their loss.

This site is ideally situated for touring use, being in a well-wooded, rural fringe location, but still close to village centre services. Equally, the countryside character of the site does not make it appropriate for permanent residential use.

The scale of proposed buildings (notably larger than caravans), being tightly positioned in a regimented layout, together with associated domestication and traffic, would totally transform this to an urban character.

While there is a housing need across Wealden, this is being addressed through the well-advanced Local Plan. It is notable that WDC has determined in the Regulation 19 Local Plan – being the one that it wishes to adopt – that this land should not be incorporated in the new development boundary, as it is not a suitable housing site.

Therefore, approving permanent residential use of this site, as proposed, would not only increase risks to ancient woodland flora and fauna, both directly and indirectly from year-round human (and pet) activity, but would be counter to both established and emerging development plan policies.

Regarding the illustrative plan, the proposed access to caravans 10 and 11 would require vehicles to pass through a new hedge while caravan 28 appears to be partially located beneath existing trees.

Lastly the application has made unverifiable statements regarding how much additional traffic a residential site will generate compared to a tourist site, expected sewage levels and water consumption. Also, the CO2 admissions have not been quantified.

WD/2026/1766/LDE

LANESMEAD FARM, LAUNDRY LANE, VINES CROSS, HEATHFIELD, TN21 9ED - Use of two annexes as accommodation ancillary to the main dwelling house – Certificate of Lawful Development for Existing Use

As this is an application for a lawful use certificate, then it is essentially for WDC to determine the legitimacy of the proposal.

HPC would make the general comment that this site is in a very rural location, with dwelling originally approved for agricultural reasons. It has, over time, intensified, with additional buildings and laid out with lawns, to give it a more substantial and domestic appearance. The location of the property falls within the Waldron Ghyll Valley which is included in the Horam Neighbourhood Plan. The HNP states the importance of

maintaining the rurality of the Waldron Ghyll.

In order to maintain the rural character of the locality, further intensification should be strictly controlled.

698/09/26 PLANNING APPEALS - None

699/09/26 PLANNING APPLICATIONS CONSIDERED BY THE WDC MAJORS PLANNING COMMITTEE FOR NOTING - None

700/09/26 TPO APPLICATIONS - None

701/09/26 NOTICE OF WORKS UPDATES - None

702/09/26 PLANNING APPLICATIONS APPROVED BY WEALDEN DISTRICT COUNCIL

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 land north of Trafalgar, Hook Farm, Vines Cross, TN21 9EN

703/09/26 PLANNING APPLICATIONS REFUSED OR WITHDRAWN BY WEALDEN DISTRICT COUNCIL - None

704/09/26 TO DISCUSS THE WDC DRAFT LOCAL PLAN REGULATION 19 AND HPC DROP INS

Members **AGREED** that an Extraordinary meeting would be held on Wednesday 21st October to resolve the parish council's response to the Reg 19 consultation and a drop-in session would be held in the Horam Centre on Saturday 24th October for members of the public – times to be confirmed. Several Members would work together to start to prepare draft responses to the consultation.

Members **AGREED** that any responses received in the office from members of the public would be hand delivered to WDC if they were received by 9.30am on the 2nd November.

Flyers would be produced and hand delivered to residents to advertise the drop-in session at the Horam Centre.

DATE OF NEXT MEETING

Planning & Highways at 6.45pm - Wednesday 14th October at 6.45 pm

Full Council - Wednesday 14th October at 7.30pm

Planning & Highways Monday 26th October at 7.30 pm

TO: MEMBERS OF THE PLANNING COMMITTEE: Councillors Billings, Knight, Roberts, Sadler, Lane, Johnston and David Marlow (non-voting member)

Signed

Chairman

REMAINING MEMBERS OF THE COUNCIL (for information): Councillors Brockhurst, Howells, Webb, Poole and Trott

DISTRICT WARD MEMBERS: COLLINS & GOULD