

Minutes of a meeting of the **PLANNING and DEVELOPMENT** Committee held on Tuesday 21st February 2023 at 7pm at the Dunn Village Hall

PRESENT: Councillors Saunders, Iremonger, Wells, Graham and Williamson

Also, present: The Parish Clerk
3 members of the public

APOLOGIES FOR ABSENCE

Cllr Simpson – health reasons
Cllr Ansell - Covid

00617 DECLARATIONS OF INTEREST

Cllr Wells – Personal Interest – 5.2. WD/2023/0325/LDE Sandhills
Cllr Wells – Prejudicial Interest – 5.4.WD/2023/0136/F Land at 4 Playdells
Cllr Wells – Personal Interest – 5.5. WD/2023/0005/F Tiles Farm
Cllr Wells – Personal Interest – 5.6. WD/2023/0006/LB Tiles Farm
Cllr Wells – Personal Interest – 5.7. WD/2023/0241/FA Cannon Barn

MINUTES

To **resolve** that the minutes of the Planning and Development Committee meeting held on the 31st January 2023 be taken as read, confirmed as a correct record and signed by the Chairman

00618 RESOLVED to adopt the minutes of the Planning & Development Committee held on the 31st January 2023.

MATTERS ARISING FROM THE MINUTES NOT COVERED ON THE AGENDA

The Clerk updated Members confirming the parish council's concerns regarding the potential CIL liability for the Stoneacre property at Bodle Street Green was being investigated by the relevant WDC planning officer. The parish council would be advised of any updates in due course.

PUBLIC PARTICIPATION

A planning consultant spoke on behalf of the applicants of 5.7. Cannon Barn. He outlined the reasons for the application and clarified a pre-application meeting with WDC had taken place. A councillor confirmed with the applicants that the holiday let business was no longer a viable option for them.

PLANNING APPLICATIONS

00619 RESOLVED that the observations below be submitted to the Planning Authority for consideration

WD/2023/0241/FA Cannon Barn, Boring House Farm, Nettlesworth Lane,

Vines Cross, Horam TN21 9AS

Removal of conditions 3 and 4 of WD/95/1044/JF (Conversion of barn and cowshed to holiday accommodation and installation of septic tank)

OBSERVATIONS –

The Parish Council recommends **APPROVAL** of this application. The Parish Council fully supports the applicant in terms of the removal of conditions 3 &4.

WD/2023/0263/F Braylands Farm, Furnace Lane, Warbleton, TN21 9AY

Conversion of existing barn to studio annex and installation of domestic solar pv array

OBSERVATIONS –

The Parish Council recommends **APPROVAL** of this application with the condition that it remains as ancillary to the main accommodation.

WD/2023/0325/LDE Sandhills Oast, White Horse Road, Rushlake Green, Warbleton, BN27 4QU

The use of the annex (studio) and ancillary building (cart lodge) as a separate dwelling to the main house

OBSERVATIONS –

Councillor Chris Wells of Durrants Farm, Rushlake Green, Heathfield, East Sussex, TN21 9QB - 01435 830664 - states he has known the applicant since he moved originally to Sandhills Oast circa 1990/91. He has been involved with the planning applications since the beginning. He has visited the site on a regular basis over the last 32 years personally and in the course of his tyre changing business. This has included fitting tractor tyres on site and ride on mower tyres collected and fitted on site. He has also personally taken the applicant to his home address after the applicant's vehicles have been left at his business address. To conclude he has personal knowledge that the applicant has been living in the annex for the last five to six years.

WD/2023/0120/F Foords Farm, Middle Lane, Rushlake Green, Warbleton, TN21 9QY

Demolition of existing barn and erection of new barn:

Demolition of existing agricultural stables and erection of detached residential annexe, extension of existing garage outbuilding, alterations to fenestration of main house

OBSERVATIONS –

The Parish Council Recommends **APPROVAL** of this application. It has minimal impact on the street scene and it meets the needs of the applicant.

WD/2023/0136/F Land at 4 Pleydells Cottage, Middle Lane, Rushlake Green, TN21 9QY

Use of a building as a single dwelling house

OBSERVATIONS –

The parish council has no additional information to add to this application.

WD/2023/005/F Tiles Farm, White Horse Road, Bodle Street Green, BN27 4RA

Replacement of fire damaged barn

OBSERVATIONS –

The Parish Council recommends **APPROVAL** of this application.

WD/2023/0006/LB Tiles Farm, White Horse Road, Bodle Street Green, BN27 4RA

Replacement of fire damaged barn

OBSERVATIONS –

The Parish Council recommends **APPROVAL** of this application but the council has reservations regarding the fenestration in the roof which are an addition to the original barn and are not in character.

AGRICULTURAL DETERMINATION APPLICATIONS, CHANGE OF USE & LAWFUL DEVELOPMENT LISTED BUILDING APPLICATIONS - NONE

DECISION NOTICES – NOTED

TREE WORKS TO BE CARRIED OUT OR TPO APPLICATIONS – NONE

**FOCUS CLUSTER UPDATE
NONE**

TO REVIEW THE DRAFT SET OF RESPONSES FROM THE WORKING GROUP AGAINST OVER-DEVELOPMENT REGARDING THE NPPF – TO CONSIDER SENDING A RESPONSE FROM WARBLETON PARISH COUNCIL

The committee agreed the parish council were unable to respond within the required timeframe.

LATE PLANNING APPLICATIONS - NONE

DATE OF NEXT MEETING

P&D/21.2.2023 – 00432

Tuesday 14th March at the Dunn Village Hall at 7pm

The meeting closed at 8.12pm