Minutes of meeting of the PLANNING COMMITTEE SOUTH held on Thursday, 27th February, 2020 in Civic Community Hall, Vicarage Lane, HAILSHAM (10.30 a.m. to 3.40 p.m.).

PRESENT: Councillors S Stedman (Chairman), A Snell (Deputy Chairman), G Blake-Coggins, B Bowdler, N Cleaver, G Draper, R Grocock, J Howell, G P Johnson, S Shing, C Triandafyllou and D Watts.

Also present in accordance with Access to Information Procedure Rule 22: Councillors N Coltman and D White.

In attendance were the Head of Planning and Environmental Services (S Robins), Team Leader South (S Prior), Principal Planning Officer (Major Projects) (C Turner) and Democratic Services Officer (K Maxwell).

APOLOGIES: An apology for absence was received from Councillors R Thomas.

20/33. DECLARATION OF SUBSTITUTE MEMBERS

Councillor Johnson attended the meeting as substitute Member for Councillor Thomas.

20/34. DECLARATIONS OF INTEREST

Minute 20/44 - WD/2016/3047/MAO – Cllr Watts declared a personal interest arising from being the Mayor of Polegate and he remained in the meeting during consideration of the item.

Minute 20/49 – WD/2018/2526/MAO – Cllr Johnson declared a prejudicial interest arising from being a Director of Sussex Weald Homes and he left the meeting during consideration of the item.

Minute 20/51 – WD/2019/2699/F – Cllr Stedman declared a prejudicial interest arising from being the owner of the application site and she left the meeting during consideration of the item.

20/35. MINUTES

RESOLVED that the minutes of the meeting held on Thursday 30 January 2020 be confirmed and signed as a correct record.

20/36. OUTSTANDING MATTERS DEFERRED AT PREVIOUS MEETINGS

The Committee noted the Outstanding Matters deferred from previous meetings set out in Item 6 of the agenda.
Major Application - Reserved Matters application for: RESERVED MATTERS PURSUANT TO OUTLINE PERMISSION WD/2017/0470/MEA (OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF UP TO 180 DWELLINGS, WITH ACCESS ONTO PARK ROAD) RELATING TO THE APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOR 160 NEW RESIDENTIAL UNITS.

Received date: 6 September 2019
Parish: Hellingly
Ward: Hellingly

RESOLVED that subject to
1. The adjustment of the layout to Plots 20 and 21 to enable cars to reverse out of parking spaces on Plot 21; and and correlate the layout with drainage strategy
2. The submission of an amended layout to provide youth and adult recreation space on-site in accordance with local plan policy and the Council’s draft SPG Outdoor Playing space OR the completion of a legal agreement to provide a financial contribution towards the off-site provision of youth and adult recreation space required under local plan policy that cannot be accommodated on site.

Reserved Matters BE APPROVED, subject to the conditions set out in the agenda report and Officer Update report.

Response to the Parish Council
Details of play areas will be approved through the condition discharge process Foul drainage details will be provided through the condition discharge process. Under the new infrastructure changes, Southern Water now have the responsibility to provide the appropriate infrastructure to serve the development. Southern Water have advised they will carry out detailed network modelling which may require existing flows to be monitored thereby enabling them to establish the extent of works required and to design any necessary works to satisfy needs of existing and future customers. Condition 14 of the outline planning permission already addressed this in that “Any works required to upgrade the infrastructure sufficiently to provide capacity for the new development shall be undertaken prior to acceptance of the developments foul sewerage.” The necessary off-site highway improvements identified at outline stage will be delivered through a S278 agreement with ESCC Highways.

Public Speaking
The following member of the public spoke against the application:
Mr Keely – on behalf of the Transport Action Group.

The following member of the public spoke in favour of the application:
Ms Tipper - Agent

Councillor White, Local Ward Member, spoke in relation to the application but did not vote.
Note: Councillors Blake-Coggins and Cleaver voted against the application.

20/38. WD/2019/2622/F - LAND AT STATION ROAD, HELLINGLY, BN27 4EU

Full application for:
ERECTION OF 7 NO. DWELLINGS, ACCESS, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE.

Received date: 10 January 2020
Parish: Hellingly
Ward: Hellingly

RESOLVED that Full planning permission BE GRANTED, subject to the conditions set out in the agenda report, amended condition 8 and additional informative, as set out in the Officer Update report and an additional condition controlling occupation of the units until sewerage infrastructure upgrades have taken place, replicating Condition 14 of outline permission at Sussex Plants site (above) as agreed at the meeting.

Public Speaking
The following member of the public spoke against the application:
Mr Daines –on behalf of the CPRE.

The following member of the public spoke in favour of the application:
Mr Best - Agent

Councillor White, Local Ward Member, spoke in relation to the application but did not vote.

Note: the Committee adjourned for a 10 minute comfort break at 11.40am following consideration of this item.

20/39. WD/2019/2623/F - LAND OPPOSITE DANECROFT PLACE, STATION ROAD, HELLINGLY, BN27 4EU

Full application for:
PROPOSED PHASED DEVELOPMENT COMPRISING THE ERECTION OF 2. NO DWELLINGS, ACCESS, LANDSCAPING, FOOTPATH AND ASSOCIATED INFRASTRUCTURE.

Received date: 10 January 2020
Parish: Hellingly
Ward: Hellingly

RESOLVED that Full planning permission BE GRANTED, subject to the conditions set out in the agenda report, amended condition 8 and additional informative, as set out in the Officer Update report and an additional condition controlling occupation of the units until sewerage infrastructure upgrades have taken place, replicating Condition 14 of outline permission at Sussex Plants site (above) as agreed at the meeting.

Public Speaking
The following member of the public spoke against the application:
Mr Daines – on behalf of the CPRE.

The following member of the public spoke in favour of the application:
Mr Best – Agent.

Councillor White, Local Ward Member, spoke in relation to the application but did not vote.

Note: the Committee adjourned for a 10 minute break at 11.50am to allow for the room to be cleared, during consideration of this item. Once the disruption had been resolved, the Committee continued in its consideration of this item.


Full application for:
PROPOSED DEMOLITION OF THE CRECHE/NURSERY AND REDEVELOPMENT OF THE SITE TO ERECT 4 NO. DWELLINGS WITH ASSOCIATED FACILITIES.

**Received date:** 29 November 2019  
**Parish:** Hellingly  
**Ward:** Hellingly

**RESOLVED** that Full planning permission BE GRANTED, subject to the conditions set out in the agenda report and correction to Condition 14 as set out in the Officer Update report.

Councillor White, and Local Ward Member, spoke in relation to the application but did not vote.

20/41. **WD/2017/2261/MAJ - LAND AND BUILDINGS AT NATEWOOD FARM, POLEGATE ROAD, HAILSHAM, BN27 3PH**

Major Application - Full application for:
PROPOSED DEMOLITION OF EXISTING FORMER FARM BUILDINGS AND REMOVAL OF PHOTOVOLTAIC SOLAR ARRAY INSTALLATION, AND CONSTRUCTION OF COMMERCIAL UNITS (B1b&c) AND STORAGE AND DISTRIBUTION (B8), WITH REPLACEMENT ROOF MOUNTED SOLAR ARRAY.

**Received date:** 27 November 2017  
**Parish:** Long Man  
**Ward:** South Downs

**RESOLVED** that Full planning permission BE GRANTED, subject to the conditions set out in the agenda report and the Officer Update report.

The following member of the public spoke in favour of the application:
Mr Mayhew – Agent  
Mr Braxton – Applicant
20/42. WD/2018/2387/O - HOLMES HILL ESTATE, HOLMES HILL, WHITESMITH, BN8 6JA

Outline application for:
CONSTRUCTION OF NEW INDUSTRIAL UNITS UP TO 900 SQ.M. WHICH WILL BE USED FOR CLASS B1/B2/B8 USE PURPOSES. ACCESS WILL UTILISE EXISTING ACCESS TO ESTATE ALONG WITH NEW INTERNAL ROADS, PARKING, LANDSCAPING AND TURNING.

Received date: 7 November 2018
Parish: Chiddingly
Ward: Chiddingly, East Hoathly & Waldron

RESOLVED that Outline planning permission BE GRANTED, subject to the conditions set out in the agenda report.

Councillor Draper, Committee and Local Ward Member, spoke in relation to the application but did not vote.

20/43. WD/2017/1063/MAO - LAND EAST OF HAILSHAM ROAD AND NORTH OF PEELINGS LANE, STONE CROSS, PEVENSEY

Major Application - Outline application for:
DEVELOPMENT OF UP TO 90 HOMES WITH FULL DETAILS SUBMITTED OF A NEW VEHICULAR ACCESS ONTO HAILSHAM ROAD.

Received date: 8 May 2017
Parish: Westham
Ward: Stone Cross

RESOLVED that subject to the completion of a S106 agreement to secure:
1. The provision of off-site works that are directly related to the provision of the site access
2. provision of 35% affordable housing
3. Open space to be retained in perpetuity then;

Outline planning permission BE GRANTED, subject to the conditions set out in the agenda report.

Public Speaking
The following member of the public spoke against the application:
Mr Lovatt-Smith – local resident.

The following member of the public spoke in favour of the application:
Mr Stonesmith – Agent

Councillor Douglas, Local Ward Member, was unable to attend the meeting and Councillor Snell read a statement on his behalf.

20/44. WD/2016/3047/MAO - LITTLE SHEPHAM, SHEPHAM LANE, POLEGATE, BN26 6NB
Major Application - Outline application for:

OUTLINE PLANNING APPLICATION WITH ALL MATTERS RESERVED (EXCEPT FOR MEANS OF ACCESS) FOR THE DEVELOPMENT OF UP TO 108 DWELLINGS, NEW INTERNAL ROADS AND ALLOTMENTS.

Received date: 13 January 2017
Parish: Polegate
Ward: Polegate Central

RESOLVED that Outline planning permission BE GRANTED, subject to the conditions set out in the agenda.

Public Speaking
The following member of the public spoke in favour of the application:
Ms Lamb – Agent.

Councillor Snell, Committee and Local Ward Member, spoke in relation to the application but did not vote.

Note:
1. The Committee adjourned for a lunch break at 12.50pm following consideration of this item.
2. Councillor Blake-Coggins left the meeting following consideration of this item.

20/45. WD/2019/1988/MRM - BRODRICKLANDS AND HAMLANDS FARM, WILLINGDON

Major Application - Reserved Matters application for:

PHASE 2 RESERVED MATTERS RELATING TO THE LAYOUT, SCALE, APPEARANCE AND LANDSCAPING OF 244 DWELLINGS, INCLUDING AFFORDABLE HOUSING, PURSUANT TO OUTLINE PERMISSION WD/2016/0986/MAO (OUTLINE APPLICATION WITH ALL MATTERS RESERVED (EXCEPT FOR MEANS OF ACCESS FROM ST MARTINS ROAD AND DUTCHELLS WAY) FOR UP TO 390 RESIDENTIAL DWELLINGS, NEW INTERNAL ACCESS ROADS AND FOOTPATHS, SPORTS PITCHES AND ALLOTMENTS (INCLUDING ANCILLARY FACILITIES), CAR PARKING, OPEN SPACE, SUSTAINABLE URBAN DRAINAGE SYSTEM; AND ASSOCIATED LANDSCAPING, INFRASTRUCTURE AND EARTHWORKS).

Received date: 3 October 2019
Parish: Willingdon & Jevington
Ward: Upper Willingdon

RESOLVED that Reserved Matters BE APPROVED, subject to the conditions set out in the agenda report.

Councillor R Shing, Local Ward Member, was unable to attend the meeting and Councillor S Shing read a statement on his behalf.

20/46. WD/2019/1873/F - 22-24 HIGH STREET, HAILSHAM, BN27 1BJ

Full application for:-
CHANGE OF USE OF GROUND FLOOR FROM BEAUTY SALON - HAIR AND NAILS (USE CLASS SUI GENERIS) TO ESTATE AGENTS OFFICE (USE CLASS A2) INCLUDING EXTENSION TO REAR ELEVATION AND ASSOCIATED ALTERATIONS.

Received date: 4 September 2019
Parish: Hailsham
Ward: Hailsham Central

RESOLVED that contrary to Officer recommendation, Planning permission BE APPROVED, subject to the conditions agreed at the meeting and for the reasons agreed at Committee as follows: the development proposes a reasonable and well-proportioned extension, which enhances the rear elevation of the property, in this sensitive and prominent location in the setting of the Grade I Listed St Mary’s Church, in the Hailsham Conservation Area, causing less than substantial harm to these heritage assets. The premises has been subject to fire damage, and improvements are now taking place, of which this proposal is part. The works therefore bring the building back into use, securing optimum viable use and a public benefit that outweighs any harm identified, having regard to Paragraph 196 of the National Planning Policy Framework. Planning permission is therefore granted, as development complies with this and other Policies in the National Planning Policy Framework 2019, in addition to Policies EN1, EN12, EN19, EN27, SH3 and TR3 of the Wealden Local Plan 1998, and SPO2, SPO4, and SPO6 of the Core Strategy Local Plan 2013.

Public Speaking
The following member of the public spoke in favour of the application:
Mr Bray on behalf of Rev. Bourne – Parish Church adjacent to the site
Councillor Holbrook – Mayor of Hailsham

Councillor Coltman, Local Ward Member, spoke in relation to the application but did not vote.

20/47. WD/2018/1320/F - BEACH TAVERN, SEA ROAD, PEVENSEY BAY, BN24 6EH

Full application for:
DEMOLITION OF THE BEACH TAVERN AND CONSTRUCTION OF 8 NO. APARTMENTS AND ASSOCIATED CAR PARKING, BICYCLE STORAGE AND REFUSE STORAGE.

Received date: 10 July 2018
Parish: Pevensey
Ward: Pevensey Bay

RESOLVED that Full planning permission BE GRANTED, subject to the conditions set out in the agenda report.

Response to Parish Council
The scheme sought to overcome the Inspector’s concerns over the previous scheme which had narrowed the matters determinative to the application. Residential amenity impacts had already been accepted as had the loss of the
The revised scheme has reduced the overall scale and massing of the building, altered its design and increased parking provision against the now reduced size of flats. This was sufficient to overcome the previous concerns raised.

Public Speaking
The following member of the public spoke against the application:
Mr Mcall - Resident

The following member of the public spoke in favour of the application:
Mr Harman - Agent

Note Councillor Blake-Coggins returned during consideration of this item.

20/48. WD/2019/2160/F- PLOT 2 WOODCOTE FARM, TROLLILOES LANE, TROLLILOES, COWBEECH, BN27 4QW

Full application for: REPLACEMENT OF DWELLING APPROVED FOR PLOT 2 UNDER APPLICATION WD/2017/1064/F WITH A DWELLING OF REVISED DESIGN.

Received date: 21 October 2019
Parish: Herstmonceux
Ward: Horam & Punnetts Town

RESOLVED that contrary to Officers recommendation Planning permission BE APPROVED subject to the conditions agreed as part of extant permission WD/2017/2620 as agreed at the meeting, and for the reasons agreed at Committee as follows: The proposed development represents an enhancement upon the previous permission granted, proposing an improved design, with a pitched roof and materials that are more in keeping with the local vernacular, conserving the character of the landscape and High Weald Area of Outstanding Natural Beauty. The proposal is therefore considered to comply with Policies EN6 and EN27 of the Wealden Local Plan 1998, and policies within the National Planning Policy Framework 2019 and for these reasons, the local planning authority grants planning permission for the development as proposed.

Response to Parish Council
The Parish Council's response and support of this application is acknowledged, contrary to their objections towards the current extant permission which this application seeks a redesign of in relation to the approved dwelling on 'Plot 2'. Like the approved dwelling, the current proposals represent a two storey building of contemporary design utilising an acceptable array of external finishes. However, the current proposals would represent a building of greater overall height than the previously approved dwelling, and with a greater degree of bulk and mass above ground floor level resulting in a building more visually prominent within the surrounding AONB landscape, which when combined with the revised design adversely impact upon its appearance and character. It is considered that there are no significant benefits to the current scheme over and above the fall-back position of the currently extant permission which would otherwise significantly and demonstrably outweigh the adverse impacts to the special character of the surrounding AONB landscape resulting from the
increased height, mass and visual prominence of the current proposals, in line with the wider aims of the NPPF. It is therefore recommended that the application be refused, contrary to the Parish Council’s recommendations.

**Public Speaking**
The following member of the public spoke in favour of the application:
Mr N Braden – Architect
Mr L Braden - Applicant

Councillor Bowdler, Committee and Local Ward Member, spoke in relation to the application but did not vote.

Councillor Stedman, Chairman and Local Ward Member, made comments in respect of the report but did not take part in the vote. In accordance with the Council’s Constitution (Part 3 Planning Committee) the Deputy-Chairman, Councillor Snell, took the chair for this application.

**20/49. WD/2018/2526/MAO - HOREHAM FLAT FARM, CHIDDINGLY ROAD, HORAM, TN21 0JJ**

Major Application - Outline application for:
OUTLINE APPLICATION FOR THE ERECTION OF 36 NO. DWELLINGS AND ASSOCIATED WORKS INCLUDING ACCESS ONTO CHIDDINGLY ROAD, PARKING, GARDEN AMENITY AND OPEN SPACE

Received date: 14 October 2019
Parish: Horam
Ward: Horam & Punnetts Town

RESOLVED that subject to a Section 106 Agreement to secure:
1. Provision of affordable housing (35%);
2. Provision and maintenance of on site open space and children’s play space;
3. Off site highway works consisting of footpath and crossing point;
4. Provision of self build/custom build housing plots

Outline planning permission BE GRANTED, subject to the conditions set out in the agenda report, amendments to conditions 7, 14, 16 and 17 and additional conditions and informative proposed by the Highway Authority, as set out in the Officer Update and the reinstatement of the three wheelchair accessible units as agreed at the meeting.

**Public Speaking**
The following member of the public spoke in favour of the application:
Mr Gilbert – Architect
Mr Thompson - Agent

Councillor Bowdler, Committee and Local Ward Member, spoke in relation to the application but did not vote.

Councillor Stedman, Chairman and Local Ward Member, made comments in respect of the report but did not take part in the vote. In accordance with the
Council’s Constitution (Part 3 Planning Committee) the Deputy-Chairman, Councillor Snell, took the chair for this application.

Note:
1. Councillor Johnson left the room for the consideration of this item.
2. The Committee adjourned for a 10 minute comfort break following consideration of this item.
3. Councillor S Shing left the meeting following consideration of this item.

20/50. **WD/2017/1481/F - LITTLE HARNESS FARM, COWBEECH ROAD, RUSHLAKE GREEN, WARBLETON, TN21 9QA**

Full application for:
**LOG CABIN FOR RESIDENTIAL OCCUPANCY IN ASSOCIATION WITH THE EXISTING AGRICULTURAL USE OF THE LAND.**

**Received date:** 24 April 2018  
**Parish:** Warbleton  
**Ward:** Horam & Punnetts Town

**RESOLVED** that Full planning permission BE GRANTED, subject to the conditions set out in the agenda report and correction to Condition 6 as set out in the Officer Update report.

Councillor Bowdler, Committee and Local Ward Member, spoke in relation to the application but did not vote.

Councillor Stedman, Chairman and Local Ward Member, made comments in respect of the report but did not take part in the vote. In accordance with the Council’s Constitution (Part 3 Planning Committee) the Deputy-Chairman, Councillor Snell, took the chair for this application.

20/51. **WD/2019/2699/F - TUBWELL NURSERIES, TUBWELL LANE, MAYNARDS GREEN, HEATHFIELD, TN21 0BY**

Full application for:
**ANNEXE TO FORM ACCOMMODATION FOR DISABLED FAMILY MEMBER AND EXTENSION TO HOUSE TO FORM GARDEN W.C**

**Received date:** 9 January 2020  
**Parish:** Horam  
**Ward:** Horam & Punnetts Town

**RESOLVED** that Full planning permission BE GRANTED, subject to the conditions set out in the agenda report.

**Response to Parish Council**

The PC were advised that the foul and surface water would discharge as per the existing situation on site, which is controlled by Building Regulations. There would be a W.C provided within the wet room. A condition would be attached ensuring the use remains ancillary to the main dwelling. Additionally that the construction of the building would have to be compliant with the requirements of
building regulations and the number of windows provided on the building would not give rise to undue light pollution.

Councillor Bowdler, Committee and Local Ward Member, spoke in relation to the application but did not vote.

Councillor Stedman withdrew from the room whilst this item was considered. In accordance with the Council’s Constitution (Part 3 Planning Committee) the Deputy-Chairman, Councillor Snell, took the chair for this application.

20/52. WD/2020/0011/F - LEYHURST FARM, NORTH STREET, HELLINGLY, BN27 4EF

Full application for: AMENDMENTS TO FENESTRATION AND LOCATION OF DWELLING AND GARAGE APPROVED UNDER PLANNING PERMISSION WD/2017/1651/F INCLUDING REVISION TO DRIVEWAY ENTRANCE.

**Received date:** 2 January 2020  
**Parish:** Hellingly  
**Ward:** Hellingly

**RESOLVED** that Full planning permission BE GRANTED, subject to the conditions set out in the agenda report and additional condition as set out in the Officer Updates report.

Councillor White, Local Ward Member, was unable to attend and the Chairman read a statement on his behalf.

20/53. **DELEGATED TREE MATTERS**

The Committee noted the delegated decisions to approve the tree matters set out in Item 23 of the agenda.

20/54. **DELEGATED APPROVALS**

The Committee noted the delegated decisions to approve the applications set out in Item 24 of the agenda.

20/55. **DELEGATED REFUSALS**

The Committee noted the delegated decisions to refuse applications set out item 25 of the agenda.

20/56. **WITHDRAWN LIST**

The Committee noted the list of withdrawn applications set out in Item 26 of the agenda.

20/57. **APPEALS IN PROGRESS AND DECIDED**
The Committee noted the details of the appeals in progress and decided since
the last meeting, provided on the agenda.

20/58. **ENFORCEMENT MATTERS FOR INFORMATION**

The Committee noted and made comments on the details of the enforcement
matters progressed since the last meeting.

20/59. **DATE OF NEXT MEETING**

The next meeting of the Committee will be held on Thursday 26 March 2020 at
the Council Offices, Hailsham at 10.30 a.m.

Councillor Stedman
Chairman