

Minutes of a meeting of the **PLANNING and DEVELOPMENT** Committee held on Tuesday 25<sup>th</sup> April 2023 at 6.30pm at the Bodle Street Green Village Hall

**PRESENT:** Councillors Saunders, Williamson, Iremonger, Wells, Graham, Simpson and Ansell

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

**APOLOGIES FOR ABSENCE:** None

**DECLARATIONS OF INTEREST:** None

### **MINUTES**

To **resolve** that the minutes of the Planning and Development Committee meeting held on the 4<sup>th</sup> April 2023 be taken as read, confirmed as a correct record and signed by the Chairman

**00003** **RESOLVED** to adopt the minutes of the Planning & Development Committee held on the 4<sup>th</sup> April 2023

### **MATTERS ARISING FROM THE MINUTES NOT COVERED ON THE AGENDA**

The Clerk reported the possible breach of planning control regarding solar panels located at Flitterbrook Lane had been reported to WDC who had confirmed they would be investigating the matter.

The Clerk was instructed to re-contact WDC regarding WD/2023/0833/F Redpale. The parish council had not been able to consider the application as there had not been a listed building application available. The online documentation had showed the building as listed.

### **PUBLIC PARTICIPATION**

A member of public spoke against WD/2023/0871/F Land fronting Toll Lane. He informed the council he lived in a neighbouring property. He outlined the following concerns:

- He believed the only tree on site was being used as a roosting site for bats
- He questioned WDC planning policy which had previously stated that no further green-field sites would be developed within Bodle Street Green until a proper sewage system was in place. Soakaways do not work on Wealden Clay. Septic tanks cannot be used without a soakaway
- The application states services are in place. This was incorrect. Only electricity was available
- He was concerned about the efficiency of ground source heating through Wealden clay. He stated it would be likely an additional heating system would need to be introduced

- Toll lane was regularly used by large farm machinery and was only a single-track road with no parking or passing spaces. He requested if any permissions were granted by WDC parking for the contractors should only be available on site or on the main road through the village

Another member of the public also spoke against planning application WD/2023/0871/F.

## **PLANNING APPLICATIONS**

**00004** **RESOLVED** that the observations below be submitted to the Planning Authority for consideration

WD/2023/0871/F Land fronting Toll Lane, Bodle Street Green BN27 4UG  
Construction of dwelling

### **OBSERVATIONS –**

The Parish Council recommends **REFUSAL** of this application for the following reasons:

- The design is too big in size, scale and mass and not in keeping with the existing dwellings as well as being in close proximity to a grade II listed farmhouse and church.
- The proposed sewage and drainage system is not appropriate for the ground conditions.
- There is also inadequate allocated parking.
- The oak tree is believed to be a bat roost and should be investigated.

WD/2023/0738/F Coombe Ash, Churches Green Lane, Churches Green, TN21 9NX

Erection of a garage and outbuilding for home office

### **OBSERVATIONS –**

The Parish Council recommends **REFUSAL** of this application. The application represents an overdevelopment of the site. The proposed home office is of poor design and overlooks a neighbouring property. There would be a negative impact on the area.

The address stated on the application is incorrect and should read land adjacent to Combe Ash.

## **AGRICULTURAL DETERMINATION APPLICATIONS, CHANGE OF USE & LAWFUL DEVELOPMENT LISTED BUILDING APPLICATIONS**

None

**PLANNING APPEALS –** Noted

**DECISION NOTICES –** Noted

**TREE WORKS TO BE CARRIED OUT OR TPO APPLICATIONS – None**

**FOCUS CLUSTER UPDATE - None**

**LATE PLANNING APPLICATIONS - None**

**DATE OF NEXT MEETING**

Tuesday 23<sup>rd</sup> May at the Bodle Street Green Village Hall at 6.30pm

The meeting closed at 19.15