

WARBLETON PARISH COUNCIL

Minutes of the Planning & Development Committee Meeting

Tuesday 12 March 2024 6.30pm at the Dunn Village Hall, Rushlake Green

1. **Present:** Councillors Peter Sterling (Vice-Chair), Chris Wells, Buster Ansell, Bob Bowdler, Katy Whymark, Andy Long and Jeanne Peterson (Clerk)

Apologies: Councillors Charlie Saunders, Beverley Saunders, Richard Whymark and Bruce Simpson.

It was **resolved** to accept apologies as given.

2. **Declarations of Interest:** None

3. **Minutes:**

- 3.1. It was **resolved** to adopt the Minutes of the Planning and Development Committee meeting held on 20 February 2024 as a true record subject to the correction of attendees; Bob Bowdler did not attend the meeting.

- 3.2. There were no matters arising from the minutes not covered on the agenda.

4. **Public Participation:** None present

5. **Planning Applications:**

- 5.1 **WD/2024/0292/FA Stone Acre, White Horse Road, Bodle Street Green BN27 4RE**

Variation of Condition 7 of WD/2020/0850/F (proposed demolition of existing dwelling and construction of replacement 4 bedroom detached dwelling with detached garage and off street parking). The dwelling built on site has been built with minor variations to the approved planning permission with regards to fenestration and roof design – slight increase in footprint. Proposed orangery infill extension

It was resolved to object to this application on the following grounds:

The council objected to the original application due to size, scale and building mass, which was considered to present an over-development to the local street scene. The council continues to stand by that response in regard to this latest application for variation of condition 7. The property as already built stands out as taller and larger than the properties either side of it and opposite. It appears that the developer/builder is increasing the overall size of the property well in excess of the original agreed scale of plans - the current development has not been built to the scale of the original agreed plan.

- 5.2 **WD/2024/0276/F Oldells, Furnace Lane, Warbleton TN21 9BA**

Proposed erection of 2No. carports with solar panels and covered walkway between.

It was resolved that the council has **no objection** to this application.

- 5.3 **WD/2024/0464/FA Beestons Farm, Fresian Holiday Let, Clappers Lane, Vines Cross, Warbleton TN21 9HB** (application received after Agenda published)

Variation of condition 33 of WD/2003/2837/F (conversion of 3No. redundant agricultural buildings into 1No. dwelling (hay barn), 1No. office (kitchen barn) and pair of holidays units to let (cow sheds), together with demolition of the balance of redundant modern farm buildings. Creation of a new access to serve the proposed development and farm, together with associated car barns and parking.) To modify the period the holiday accommodation can be used continuously by the same person (s) from 28 days to 180 days.

It was resolved to object to this application on the following grounds:

The council could not see that any material fact had changed since this request was originally refused in 2011. There remains a demonstrable need for short term holiday let accommodation in the area, and this in turn supports other local businesses. The council expressed its disappointment that it appears the Grade 11 kitchen barn had not yet received any renovation.

6. **Agricultural Determination Applications, Change of Use & Lawful Development building applications:** None
7. **Planning Appeals:** None
8. **Decision Notices:** The following decision notice was noted:
 - 8.1 **WD/2023/2974/F Osborne House, Rookery Lane, Rushlake Green TN21 9QL**
Proposed first floor extension and alterations creating new one additional two bedroom unit, new balconies to first floor units and creating a bedroom to existing unit - **Approved**
9. **Tree works to be carried out or TPO applications:** None
10. **Focus Group update:** None
11. **To review any trees or hedges in the Parish that are a concern to public safety:**
 - A meeting had taken place with South East Water to bring to their attention the likely issues that will be caused by tree height throughout the proposed traffic diversion routes during the planned water works.
 - It was brought to the attention of the meeting that there has been a fountain of water at the Rushlake Green crossroads, junction at Rookery Lane. Possibly due to a broken run-off pipe during heavy rain fall.
12. **Late Planning Applications received after the Agenda was published:**
Late application reported & decided in Item 5.3. Late decision notice reported & noted in Item 8.
13. **Date of Next Meeting:**
The next meeting will be held on Tuesday 2 April 2024 at the Bodle Street Green Village Hall at 6.30pm

The meeting closed at 7.25pm