

# East Chiltington Parish Council

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## **Minutes of a meeting of the planning and environment committee of East Chiltington Parish Council held of Saturday 30<sup>th</sup> March 2019 at 11.am in East Chiltington Church**

**Present: Mary Symes (chair), Roger Nurse, Buzz Harrison(minutes) and seven members of the public**

### **1 Any declaration of interest**

None

### **2 Apologies for absence**

None

### **3 Questions from the public**

Questions from the public were all concerned with application LW/18/0999. Of those members of the public present, six were objecting to the application and one was the applicant. The following points were made:

- a) That the statement that there are no close neighbours is erroneous. One neighbour noted the proximity of their house and the fact that they share a septic tank. She stated that the additional building would result in loss of amenity.
- b) That there are concerns with drainage and possible run-off as a result of increased livestock.
- c) That there is a possible detrimental impact with regard to users of the bridleway, including because of increased traffic.
- d) That the site is 'overdeveloped' and the applicants are operating a commercial enterprise without appropriate consents. The applicant confirmed that there have been no formal permissions for change of use.
- e) That the proposed solar panels will be easily visible from the SDNP.
- f) That there is considerable existing disturbance because of adjacent developments.
- g) Residents noted (and the applicant confirmed) that there has not yet been a site visit conducted by the LDC Planning officer. It was suggested that ECPC might request that such a visit is carried out.

### **4 To consider the parish council response to the following planning applications:**

- a) **LW/18/0999** Yokehurst Farm Mill Lane East Chiltington. Construction of a new stables building for horses, barn for paddock maintenance equipment and hay, with associated landscaping and indigenous planting. Construction of a structure to enclose the existing external fuel and water tanks. Provision of a metal horse walker.

The PEC considered the verbal objections made by residents and those that had been lodged on the LDC website. Councillors also drew on observations that were made during a site

visit on Saturday 9<sup>th</sup> March.

Objections that were not of material relevance were discounted. Concerns of possible loss of amenity were accepted, but it was not felt that the proposals would result in significantly more traffic, nor clearly have negative effects for users of the bridleway. On balance, the PEC did not see these objections as of sufficient magnitude to warrant objection. However, the PEC considered that the question of change of use was relevant. The applicants have made no secret of the fact that the site is used for the breeding of foals and that these are sold. The proposal will enable the expansion of this commercial operation and should therefore be subject to appropriate planning controls with regard to this. The PEC also felt that there is merit in the argument that this proposal constitutes over-development of the site. On the basis of these considerations, the PEC agreed to object to the application.

- b) **LW/19/0213** Pinchers Hill, Novington Lane. Existing conservatory roof replacement.  
No objection.
  
- c) **LW/19/0136** Greensand Chiltington Lane East Chiltington East Sussex BN7 3QU. Proposed detached single storey garden studio/ library- revised application with library repositioned.  
No objection.
  
- d) **SDNP/19/01057/LDP** Temporary siting of a 10' x 35' (3.050m x 10.670m) mobile cabin during self-build home (current permission ends 31 May 2019). Birchington Farm Novington Lane East Chiltington.  
No objection.

Dated 30<sup>th</sup> March 2019