

Parish Clerk  
The Parish Office,  
The Triangle  
Willingdon  
East Sussex BN20 9PJ



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Monday to Friday

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The minutes of the **PLANNING, HIGHWAYS AND LICENSING COMMITTEE**

Held on **Monday 9<sup>th</sup> September 2024 at 7.00 pm**

At Willingdon Community Hub Library, Coppice Avenue, Willingdon.

**Present:** Cllrs Ian Nisbet (IN) (Vice-Chair), Helen Coote (HC), Howard Coote (HC), Andy Watkins (AW).

**In Attendance:** Nicola Williamson (NW) – Parish Clerk.

| <u>Item</u>           | <u>Subject</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <u>Action</u><br><u>By</u> |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| <b><u>P24/117</u></b> | <b><u>Apologies, Councillors not present and notifications of substitutes</u></b><br>Apologies were received from Cllr Ben Clennell who was away.<br>Apologies were received from Cllrs John and Fran Pritchett who were away.<br>Apologies were received from Cllr Sally Morris who was away.<br><br>These apologies were <b><u>NOTED</u></b> and <b><u>ACCEPTED</u></b> .                                                                                                                       |                            |
| <b><u>P24/118</u></b> | <b><u>The minutes from the meeting held on Monday 29<sup>th</sup> July 2024</u></b><br><b><u>RESOLVED:</u></b> To accept the minutes of Monday 19 <sup>th</sup> August 2024 as an accurate and true record, and these were signed by Cllr I Nisbet following two amendments.                                                                                                                                                                                                                      |                            |
| <b><u>P24/119</u></b> | <b><u>Declaration of interest</u></b><br>There were no declarations of interest.                                                                                                                                                                                                                                                                                                                                                                                                                  |                            |
| <b><u>P24/120</u></b> | <b><u>Public Question Time</u></b><br><br>There were no Members of Public present.                                                                                                                                                                                                                                                                                                                                                                                                                |                            |
| <b><u>P24/121</u></b> | <b><u>Planning applications</u></b><br><br><b>WD/2024/1860/F – 22 Eastbourne Road, Willingdon, BN20 9LB</b><br>Single storey side extension.<br><br>The Members <b>AGREED</b> to support this application.<br><br><b>WD/2024/1963/F – 17 Portsdown Way, Willingdon, BN20 9LH</b><br>Proposed single-storey extension to utility room and alterations to existing garage conversion including provision of replacement pitched roof.<br><br>The Members <b>AGREED</b> to support this application. |                            |

| <b>P24/122</b> | <b>Planning Decisions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                           |          |          |          |                |                                       |          |          |                |                                      |          |          |                |                                           |          |          |  |
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|                | <table><tr><th>Plan Number</th><th>Address</th><th>Decision</th><th>Comments</th></tr><tr><td>WD/2024/1512/F</td><td>9 Portsdown Way, Willingdon, BN20 9LL</td><td>Approved</td><td>Objected</td></tr><tr><td>WD/2024/1694/F</td><td>5 The Freshway, Willingdon, BN22 0TD</td><td>Approved</td><td>Objected</td></tr><tr><td>WD/2024/1643/F</td><td>4 Downs Valley Road, Willingdon, BN20 9QG</td><td>Approved</td><td>Approved</td></tr></table> <p>This was <b>NOTED</b>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Plan Number                               | Address  | Decision | Comments | WD/2024/1512/F | 9 Portsdown Way, Willingdon, BN20 9LL | Approved | Objected | WD/2024/1694/F | 5 The Freshway, Willingdon, BN22 0TD | Approved | Objected | WD/2024/1643/F | 4 Downs Valley Road, Willingdon, BN20 9QG | Approved | Approved |  |
| Plan Number    | Address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Decision                                  | Comments |          |          |                |                                       |          |          |                |                                      |          |          |                |                                           |          |          |  |
| WD/2024/1512/F | 9 Portsdown Way, Willingdon, BN20 9LL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Approved                                  | Objected |          |          |                |                                       |          |          |                |                                      |          |          |                |                                           |          |          |  |
| WD/2024/1694/F | 5 The Freshway, Willingdon, BN22 0TD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Approved                                  | Objected |          |          |                |                                       |          |          |                |                                      |          |          |                |                                           |          |          |  |
| WD/2024/1643/F | 4 Downs Valley Road, Willingdon, BN20 9QG                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Approved                                  | Approved |          |          |                |                                       |          |          |                |                                      |          |          |                |                                           |          |          |  |
| <b>P24/123</b> | <b>Planning Enforcements</b> <p><b>WD/2024/1694/F</b> -Cllr Watkins reported that it was right for the PC to object to the application even though WDC approved it, it as it should all remain open land as it was built for in the first place. WDC approved the proposed fencing as there are several examples of the same in the immediate locality.</p> <p><b>WD/2024/1512/F</b> -Cllr Watkins also reported that he was pleased to see the proposed juliet balcony had been removed from the planning application. Members could not understand that all the sky lighting had been approved as this seems a contradiction to the Dark Skies Policy. NW to contact the SDNP to get some support with the Dark Skies Policy for further sky lighting issues on planning applications.</p> <p>NW reported that 4 Wannock Gardens application had gone to Appeal which started on 29<sup>th</sup> August for four weeks but there is no opportunity for the PC to submit comments.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                           |          |          |          |                |                                       |          |          |                |                                      |          |          |                |                                           |          |          |  |
| <b>P24/124</b> | <b>East Dean &amp; Friston Parish Council Neighbourhood Plan</b> <p>Members acknowledged that a lot of work had gone into this neighbourhood plan and were very impressed with the content. Members <b>NOTED</b> they had until Monday 14<sup>th</sup> October to respond. Cllrs Nisbet and Watkins noted any increase in tourism would impact the C40.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                           |          |          |          |                |                                       |          |          |                |                                      |          |          |                |                                           |          |          |  |
| <b>P24/125</b> | <b>Urgent Items – for noting or referral to next agenda for Full Council or appropriate committee/sub-committee.</b> <p>Cllr Helen Coote raised concerns from residents about the roadworks that recently have taken place at the end of Broad Road. There had been a trench dug across it to put some pipes in but unfortunately the repairs afterwards look to be an awful quality. It is very lumpy and it will not take long until there are massive potholes with accidents waiting to happen. NW said she would go and take some photos and report the road to the ESCC Highways and the Developers.</p> <p>Cllr Watkins thanked Cllr Nisbet for speaking on behalf of the Parish Council at the PCS on 5<sup>th</sup> September for the first stage of reserved matters for Mornings Mill Farm.</p> <p>At the meeting Cllr S Shing followed up the point raised that the development was incorrectly sited by the officers. The site is largely in Lower Willingdon. Cllr S Shing stated the paperwork was incorrect and as a result not legal.</p> <p>WDC assured everyone at the meeting that this was a small error, but the legalities of the paperwork were correct.</p> <p>NW to wite a letter to WDC to notify them of the PC’s disappointment that they could not get this correct, especially as 90% of MMF development is in Lower Willingdon.</p> <p>Dropped kerb application on the corner of Oldfield Road and Tott Yew – NW had previously reported that ESCC had now turned this application down. ESCC Highways reported after careful consideration it was determined that a dropped kerb would not be installed at the suggested location because of visibility concerns for oncoming vehicles.</p> <p>There are existing driveways with dropped entrances situated in areas that are significantly</p> | <div>NW</div> <div>NW</div> <div>NW</div> |          |          |          |                |                                       |          |          |                |                                      |          |          |                |                                           |          |          |  |

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|                | safer for pedestrians.<br><br>Cllr Watkins reported he thought this was untrue and there was clear visibility from both ways and children already use this corner to cross the road. NW to check the criteria ESCC Highways use to make this decision. |  |
| <b>P24/126</b> | <b>Date of Next Meeting</b>                                                                                                                                                                                                                            |  |
|                | Monday 30 <sup>th</sup> September 2024 at 7.00 pm                                                                                                                                                                                                      |  |

**Meeting closed at 7.35 pm.**

**Signed.....Chair**

**Date.....**