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

Held on **Monday 17th February 2025 at 7.00 pm.**

At Willingdon Community Hub Library, Coppice Avenue, Willingdon.

Present: Cllrs Fran Pritchett (Chair), Ben Clennell (BC), Sally Morris (SM), Christine Payne MBE (CP), John Pritchett BEM (JP), Ruth Sheppard (RS), Andy Watkins (AW).

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

<u>Item</u>	<u>Subject</u>	<u>Action By</u>
P25/10	<u>Apologies, Councillors not present and notifications of substitutes</u> These were no apologies.	
P25/11	<u>The minutes from the meeting held on Monday 27th January 2025</u> <u>RESOLVED:</u> To accept the minutes of Monday 27 th January 2025 as a true and accurate record, and these were signed by Cllr Fran Pritchett (Chair).	
P25/12	<u>Declaration of interest</u> Cllr Howard Coote declared an interest in WD/2024/2478/MRM.	
P25/13	<u>Public Question Time</u> There were no members of public present.	
P25/14	<u>Planning applications.</u> WD/2025/0164/F – 60 Gorrington Valley Road, Lower Willingdon, BN20 9SS. Hip to Gable extension of existing loft conversion and improvements. Members AGREED to OBJECT to this application for the following reasons: This is not in keeping with the Wealden Design Guide and saved policy EN27 in its design, amenity and scale. This will spoil the street scene. Overdevelopment of the site. Will result in yet another loss of valuable bungalow stock, Willingdon as an area will soon run out of bungalows for residents to downsize to. There are concerns that the proposed lighting from the rear extension will have an effect on the Dark Skies Policy, especially being next to the Cemetery and the South Downs National Park. Loss of privacy to the neighbours. Loss of light into the neighbour's garden and home. The loss of garage could exacerbate parking issues in an already congested area. It is opposite	

the Cemetery entrance which has many visitors and funeral processions that will exacerbate these parking issues worse.

WD/2024/2478/MRM – Morning Mill Farm, Eastbourne Road, Willingdon, BN20 9NY

Reserved Matters (appearance, landscaping, layout and scale) (Pursuant to WD/2021/0174/MEA) outline application with all matters reserved except for the means of access from Eastbourne Road for the comprehensive development of a mixed-use urban extension comprising up to 700 dwellings including affordable housing, 8600 sq.m of employment floorspace, medical centre, school, community centre, retail, playing fields, Children’s play space, allotments, amenity open space, internal access roads, cycle and footpath routes associated landscaping and infrastructure for 700 dwellings and commercial floorspace.

Members **AGREED** they had **NO OBJECTIONS** to this Reserved Matters, although they have highlighted the following concerns.

Members were pleased to see that the 1066 walk diversion is quite minor and that the path will be rerouted within the green space rather than around the built estate. The PC is pleased that a bridge will be built over the railway line to provide access on the 1066 walk. The PC understands a separate application for the bridge will be made in due course. Members noted that only half the path seems to be a durable and accessible path, Members would like to see the whole of the pathway finished in the same way so that it is accessible to all including wheel chair users.

Members are pleased to hear from WDC that they are focused on preserving the natural environment while considering the development plans. The commitment to retaining the Oak Trees and planting eighty new trees, along with the emphasis on hedgerow retention and wildlife protection was also welcomed.

The PC **AGREED** that if the Tree Officer at WDC is satisfied with the plans they will go with their expert advice.

The PC is adamant that all wildlife must be protected at all costs.

Cllr Andy Watkins reported that he still did not like the character and design of the new build homes.

Cllr Andy Watkins raised his concerns that there is no official agreement or condition agreed by WDC that there will be a bridge over the railway line to continue the 1066 Walk. He also expressed his concerns that the infrastructure has not been agreed nor will it be adequate for the number of houses being built. The Members also **AGREED** with this.

All Members are also very concerned that Tarn have not produced the plans yet for the Pavilion/Community Centre and hope to have the plans soon.

NW to ask the WDC Tree Officer for a comprehensive list of trees that are being left on the development site, as well as those that are being removed. This will help ensure clarity regarding the ongoing preservation efforts and any potential impact on the environment.

Members have also expressed a particular concern about the oak trees on the site, which have silver discs attached to them. NW to also ask WDC if these specific oak trees are to remain on the development, and if any protective measures are being taken to ensure their preservation.

	APP/C1435/W/24/3357954 (Attached to WD/2021/0278/MFA) – Brodricklands and Hamlands Farm, Lower Willingdon, BN22 0UZ. Appeal – Application for Approval of Details reserved by condition 30. Footpath Connection. The PC AGREED they would like to emphasize the importance of a proper, accessible connection between the Meadowburne site and Eastbourne Road, especially in the light of the MMF planning approval as a durable and accessible pathway that doesn't compromise the ecological aspects of the area, like the wet grassland, which would be unsuitable for a mown path. The PC does not want a seasonal path and want access at all times. Geocell grids with hoggin (a type of surface material) or similar alternatives could provide a sustainable solution that meets accessibility standards without damaging the environment. Additionally, the PC is pushing for collaboration between the developers of Meadowburne and Mornings Mill Farm to ensure the creation of a connecting pathway, which would enhance connectivity for pedestrians.				
P25/15	Planning Decisions				
	Plan Number	Address	Decision	Comments	
	WD/2024/2827/F	9 Lancing Way Polegate, BN26 5PL.	Approved	No Objections	
	WD/2024/2429/F	163 Seven Sisters Road, Willingdon, BN22 0QQ.	Approved	Objected	
	WD/2025/0009/F	2 Broadview Close, Willingdon, BN20 9RB.	Approved	No Objections	
	WD/2025/0017/F	46 Meadows Road, Willingdon, BN22 0NH	Approved	No Objections	
	WD/2024/2880/F	189 Seven Sisters Road, Willingdon, BN22 0QH	Approved	Objected	
	This was NOTED .				
P25/16	Planning Enforcements				
	There are none.				
P25/17	Large Development Sub-Committee (i) Minutes of the large Development Sub-Committee of 11th February 2025. NW had prepared the draft minutes to which Cllr Watkins would like some additions. Once these have been added to the minutes NW will circulate to the Members.				
P25/18	Urgent Items – for noting or referral to next agenda for Full Council or appropriate committee/sub-committee. Cllr J Pritchett BEM reported that the pothole outside the British Queen is still there. NW reported this has been reported to ESCC Highways again.				NW
P25/19	Date of Next Meeting Monday 10 th March 2025 at 7.00 pm				

Meeting closed at 7.34 pm.

Signed.....Chair

Date.....