

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



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Monday to Friday

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[willingdonandjevingtonparishcouncil.gov.uk](http://willingdonandjevingtonparishcouncil.gov.uk)

**To Chair and Members of the Planning, Highways and Licensing Committee**  
**Councillors: Andy Watkins (AW) (Chair), Ben Clennell (BC), Dionne Daniel (DD), Christine Payne MBE (CP),**  
**Fran Pritchett (FP), John Pritchett BEM (JP), Sally Morris (SM)**  
**(With copies to other Members for information.)**

You are summoned to a meeting of the **PLANNING, HIGHWAYS AND LICENSING COMMITTEE**  
To be held on **Monday 5th October 2026 at 7:00pm.**  
Willingdon Community Hub Library, Coppice Ave, Willingdon, Eastbourne BN20 9PN.

Signed: *S. Standen*

29th September 2026

**Suzu Standen-Payne (Parish Clerk and RFO to Willingdon and Jevington Parish Council)**

### **AGENDA**

#### **The public have a right and are welcome to attend.**

*The press and public are reminded that they must remain silent when the meeting is in progress in accordance with the Public Bodies (Admission to Meetings) Act, 1960. Meetings may be recorded in line with the protocol agreed by the Parish Council (copies available on request).*

- 1. Apologies, Councillors not present and substitute Members.**
- 2. To accept the minutes as a true and accurate record of the meetings of:**
  - i) Planning, Highways and Licensing Committee 14th September 2026**
- 3. Declarations of interest: To receive notices of declaration, personal & prejudicial, in respect of items on this agenda.**
- 4. Public Question Time - to deal with any questions received from members of the public**
- 5. Planning Applications**

| Plan Number    | Address                                                                       | Proposed Works                                                                                                             |
|----------------|-------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| WD/2026/1725/F | 46 St Annes Road, Willingdon, BN20 9NL                                        | Proposed detached garden building                                                                                          |
| WD/2026/1598/F | Garages to rear and land to front of 21 Eastbourne Road, Willingdon, BN20 9LE | Proposed conversion of 2 no. Garages to create 1 no. Dwelling house (Class C3) plus provisions of new parking areas within |

|                  |                                                                             |                                                                                                                                                                                                                 |
|------------------|-----------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                  |                                                                             | Eastern part of the site with amended access onto Eastbourne Road.                                                                                                                                              |
| WD/2026/1768/FR  | 15 Eastbourne Road, Willingdon BN20 9LE                                     | Dismantling of a collapsed section of boundary wall and rebuilding of the section of garden boundary wall to include the taking down and cutting back of adjoining unstable flint walling (part retrospective). |
| DNP/26/03476/FUL | Filching Manor, Jevington Road, Filching, Willingdon, East Sussex, BN26 5QA | Development of a small-scale glamping and caravan/campervan site with 2 timber-framed glamping pods and 3 electric hook-ups.                                                                                    |
| WD/2026/1901/F   | 34 Coppice Avenue, Lower Willingdon, BN20 9PP                               | Proposed single storey extensions to the rear and associated alterations including decking and steps.                                                                                                           |

## 6. Planning Decisions

| Plan Number      | Address                                     | Decision                                                                                               | Comments   |
|------------------|---------------------------------------------|--------------------------------------------------------------------------------------------------------|------------|
| WD/52026/1158/F  | 52 Wannock Gardens, Polegate, BN26 5PA      | Approve                                                                                                | Objections |
| WD/2025/0904/MAJ | Land off Eastbourne Road, Polegate BN26 5DD | The appeal is allowed and planning permission is granted for a hybrid planning application comprising. | Objections |

**7. Regulation 19 Consultation – Legal Compliance:** To consider whether the Parish Council wishes to make a representation on the legal compliance of the Local Plan and, if so, to nominate one or more Councillors to review the relevant legal compliance matters and prepare the Council's representation.

**8. To note correspondence from Wealden District Council regarding changes to how planning applications will be determined from 31 October 2026 under the National Scheme of Delegation for Planning Functions.**

**9. Enforcement matters for consideration and decision**

- i) 52 Wooler Street – To confirm whether the wooden play equipment has been removed.

**10. Highway and Licensing matters for consideration and decision**

- i) Update on medical centre access and crossing.

- 11. Urgent items – for noting or referral to next agenda for Full Council or appropriate committee / sub-committee**
- 12. Confirm the date of the next meeting – Monday 26<sup>th</sup> October 2026 at 7.00 pm**



**Agenda Item 7.**

**Regulation 19 Consultation – Legal Compliance:** To consider whether the Parish Council wishes to make a representation on the legal compliance of the Local Plan and, if so, to nominate one or more Councillors to review the relevant legal compliance matters and prepare the Council's representation.

<https://www.wealden.gov.uk/planning-and-building-control/planning-policy/new-local-plan/>

**Consultation:** The Regulation 19 representation period runs from 21 September 2026 until 5.00 pm on 2 November 2026. The plan will guide development in Wealden to 2042, excluding the area administered by the South Downs National Park Authority, and will replace existing local plan policies once adopted.

**Documents available:** The Parish Office holds copies of all documents received from Wealden District Council, including the Local Plan documents, and these are available for public inspection.

**Scope of representations:** This is not a further opportunity to suggest preferred sites or alternative policies. Representations must address whether the submitted plan is legally compliant and/or meets the tests of soundness. Any comments will be considered by Wealden District Council and, following submission, by the appointed Planning Inspector.

**Legal-compliance review:** Members should consider whether the Plan has been prepared in accordance with the statutory process, including the Local Development Scheme, the Statement of Community Involvement, sustainability appraisal requirements and other applicable legal duties. Any representation should identify the document or policy concerned, explain the specific legal-compliance issue and provide supporting evidence where available.

## **Agenda Item 8.**

**To note correspondence from Wealden District Council regarding changes to how planning applications will be determined from 31 October 2026 under the National Scheme of Delegation for Planning Functions.**

<https://www.wealden.gov.uk/planning-application-changes-31-October-2026>

From **31 October 2026**, a new National Scheme of Delegation will change how planning authorities decide which applications are determined by planning officers and which may be considered by a Planning Committee.

### **Key changes**

**Schedule 1 applications** must be determined by planning officers.

Examples include:

- householder planning applications
- minor commercial development
- certain minor residential developments involving up to nine homes on a site smaller than 0.5 hectares
- many applications to discharge planning conditions
- many reserved matters applications
- prior approval applications
- permission in principle applications
- non-material amendments to planning permissions
- certificates of lawfulness
- biodiversity gain plans

There are some specific exceptions and this is not the complete legal list.

**Schedule 2 applications** can potentially be considered by the Planning Committee, but only through a new national gateway process.

Examples include:

- planning applications which do not fall within the relevant Schedule 1 categories, including major planning applications
- some applications to vary planning conditions
- reserved matters applications relating to very large outline planning permissions
- listed building consent applications
- advertisement consent applications

- applications for consent for works to trees protected by a Tree Preservation Order

However, Schedule 2 does not mean Planning Committee. The national starting point is that Schedule 2 applications will also normally be determined by planning officers. For a Schedule 2 application to be referred to Planning Committee, it must pass the new gateway process

An objection from the Parish Council, a request from a district councillor or a particular number of public objections will **no longer automatically result in an application going to committee.**

### **What is not changing**

The Parish Council, residents and other interested parties can still comment on planning applications. Relevant planning matters raised in those representations will continue to be considered when the application is assessed.

### **Implications for the Parish Council**

The Parish Council should continue to submit clear, planning-based comments setting out the reasons for supporting or objecting to an application. However, members should be aware that an objection will not, by itself, secure referral to Wealden District Council's Planning Committee.

Wealden District Council will publish information about applications considered through the new gateway, including the outcome and reasons.



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

Held on **Monday 14th September 2026 at 7.00pm**

At The Willingdon Hub Community Library, Coppice Ave, Willingdon.

**Present:** Cllrs Andy Watkins (AW) - Chair, Fran Pritchett (FP), John Pritchett BEM (JP), Sally Morris (SM) and Martin Cooper (MC) substitute.

**Also present:** Suzy Standen-Payne (Parish Clerk and RFO)

| Item                  | Subject                                                                                                                                                                                                                                                                                                        | Action by |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <b><u>P26/101</u></b> | <p><b><u>Apologies, Councillors not present and substitute Members</u></b></p> <p>There were apologies from Cllr Ben Clennell, Cllr Dionne Daniel and Cllr Christine Payne MBE.</p> <p>These apologies were <b>NOTED</b> and <b>ACCEPTED</b>.</p> <p>Martin Cooper (MC) stood in as a substitute.</p>          |           |
| <b><u>P26/102</u></b> | <p><b><u>To accept the minutes of the meeting of Planning, Highways and Licensing Committee held on 24th August 2026</u></b></p> <p><b><u>RESOLVED:</u></b> To accept the minutes of Monday 24<sup>th</sup> August 2026 as a true and accurate record, and these were signed by Cllr Andy Watkins (Chair).</p> |           |
| <b><u>P26/103</u></b> | <p><b><u>Declarations of interest</u></b></p> <p>There were no declarations of interest.</p>                                                                                                                                                                                                                   |           |
| <b><u>P26/104</u></b> | <p><b><u>Public Question Time</u></b></p> <p>No members of the public attended.</p>                                                                                                                                                                                                                            |           |
| <b><u>P26/105</u></b> | <p><b><u>Planning applications.</u></b></p> <p><b>WD/2026/1596/LB</b> Garages to rear of and land to front of 21 Eastbourne Road, Willingdon, BN20 9LE</p>                                                                                                                                                     |           |

|                | <p>Proposed conversion of 2 no. garages to create 1 no. Dwelling house (classC3) plus provision of new parking area within Eastern part of the site with amended access onto Eastbourne Road.</p> <p><b>Comments and Observations</b><br/>Willingdon and Jevington Parish Council have <b>OBJECTIONS</b> to this application.</p> <p>The Parish Council object to the application on the grounds that the proposed access appears to cross highway land and with no evidence provided that approval has been granted for the highway crossing. Members also considered that the site does not provide sufficient amenity land for a new dwelling and that the proposed parking provision is insufficient.</p> <p><b>Resolved:</b> The Parish Council agreed to object to the application</p> <p><b>SDNP/26/03324/LIS</b> The Eight Bells, Jevington Road, Jevington, East Sussex, BN26 5QB<br/>Installation of replacement white upvc windows in a fenced-off area to the rear</p> <p><b>Comments and Observations</b><br/>Willingdon and Jevington Parish Council have <b>NO OBJECTIONS</b> to this application.</p> <p><b>WD/2026/1762/FA 9</b> The Crescent, Lower Willingdon, BN20 9RN Variation of condition 3 of WD/2016/2550/F<br/>(Removal of existing single-storey additions. Erection of single-storey extension to the front and rear and associated alterations) To substitute the approved drawings to allow retention of the existing single-storey structure to the side with a small extension and fora revised front extension and associated fenestration alterations.</p> <p><b>Comments and Observations</b><br/>Willingdon and Jevington Parish Council have <b>NO OBJECTIONS</b> to this application.</p> |             |            |          |          |                |                                                |         |            |  |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|------------|----------|----------|----------------|------------------------------------------------|---------|------------|--|
| <b>P26/106</b> | <p><b><u>Planning Decisions</u></b></p> <table><tr><th>Plan Number</th><th>Address</th><th>Decision</th><th>Comments</th></tr><tr><td>WD/2026/1312/F</td><td>80 Eastbourne Road, Lower Willingdon, BN20 9NT</td><td>Approve</td><td>Objections</td></tr></table> <p>Members <b>NOTED</b> the decision made by Wealden District Council.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Plan Number | Address    | Decision | Comments | WD/2026/1312/F | 80 Eastbourne Road, Lower Willingdon, BN20 9NT | Approve | Objections |  |
| Plan Number    | Address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Decision    | Comments   |          |          |                |                                                |         |            |  |
| WD/2026/1312/F | 80 Eastbourne Road, Lower Willingdon, BN20 9NT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Approve     | Objections |          |          |                |                                                |         |            |  |

|                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |           |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <b><u>P26/107</u></b> | <p><b>Application No:</b> WD/2026/1158/F – 52 Wannock Gardens, Polegate, BN26 5PA<br/>Single storey side extension</p> <p>Members reviewed the outcome of the Minors Planning Committee meeting held on 9 September 2026 and <b>NOTED</b> that the application had been approved. The Chair advised that the Parish Council had objected to the application on two occasions and had submitted a further letter to Planning prior to the Minors Planning Committee meeting.</p> |           |
| <b><u>P26/108</u></b> | <p><b><u>Enforcement Matters for consideration and decision</u></b></p> <p>Cllr Andy Watkins reported he would like to do some more research into TPO number: NO 57,2005 and will discuss at a future meeting.</p> <p>Cllr Andy Watkins referred to 52 Wooler Street and requested that it be checked whether the wooden play equipment had been dismantled following the refusal of planning permission. <b>Action</b> – to ask Cllr Dionne Daniel to check.</p>               | <b>DD</b> |
| <b><u>P26/109</u></b> | <p><b><u>Highway and Licensing matters for consideration and decision</u></b></p> <p>Councillors <b>NOTED</b> the report from Cllr Christine Payne and agreed to continue pursuing clarification on who is responsible for the crossing at the Medical Centre.</p> <p>The Clerk confirmed that Stephen Brookman would attend the Planning meeting on Monday 26<sup>th</sup> October to speak about the C40 and traffic calming measures.</p>                                    |           |
| <b><u>P26/110</u></b> | <p><b><u>Urgent items – for noting or referral to next agenda for Full Council or appropriate committee / sub-committee</u></b></p> <p>Nothing urgent was reported</p>                                                                                                                                                                                                                                                                                                          |           |
| <b><u>P26/111</u></b> | The date of the next meeting was confirmed as <b>Monday 5<sup>th</sup> October 2026 at 7.00pm</b>                                                                                                                                                                                                                                                                                                                                                                               |           |

The meeting was closed at 19.25

Signed Chair \_\_\_\_\_

Date \_\_\_\_\_

