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

Held on **Monday 3rd August 2026 at 7pm**

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

Present: Cllrs Andy Watkins (AW) - (Chair), Ben Clennell (BC), Dionne Daniel (DD), Christine Payne MBE (CP), Fran Pritchett (FP), John Pritchett BEM (JP).

Also present: Nicola Williamson – Assistant Clerk, 3 x members of the public.

Item	Subject	Action by
<u>P26/78</u>	<u>Apologies, Councillors not present and substitute Members</u> There were apologies from Cllr Sally Morris. These apologies were ACCEPTED .	
<u>P26/79</u>	<u>To accept the minutes of the meeting held on Monday 13th July 2026</u> <u>RESOLVED:</u> To accept the minutes of Monday 13 th July 2026 as a true and accurate record, and these were signed by Cllr Andy Watkins (Chair) following three amendments.	
<u>P26/80</u>	<u>Declarations of interest</u> There were no declarations of interest.	
<u>P26/81</u>	<u>Public Question Time</u> <i>7.08pm The Chair suspended Standing Orders.</i> Cllr Watkins invited the first members of the public to speak regarding the revised planning application for 52 Wannock Gardens (WD/2026/1158/F). Two members of the public, who are neighbours of the application site, had circulated an email outlining their continuing concerns, which Members had previously considered. The speakers explained that the revised proposal represented only a minor amendment, with the width reduced by 70cm. They stated that, in their view, the development remained too close to the highway and that no changes had been made to the gable end of the building.	

	The application presents a potential safety risk to residents. The use of the highway by large lorries, dust carts, and other heavy vehicles would increase traffic hazards and could adversely affect the safety and wellbeing of those living in the area. Members agreed with the points raised. Cllr Watkins invited the other member of the public to speak who has concerns regarding the access road to the new Medical Centre and the traffic-calming measures that will be implemented. The Members agreed with the resident’s comments, which they also share. Cllr J Pritchett asked if there was still going to be a toucan crossing built south of Broad Road to help with the safety of residents crossing the busy road. NW to enquire. 7.17pm the Chair reinstated the Standing Orders.	NW												
<u>P26/82</u>	<u>Planning applications.</u> WD/2026/1158/F – 52 Wannock Gardens Amended plans received to reduce the scale and amend the design. (25/06/26 Prev single storey side extension ext) RESOLVED: The Parish Council agreed to OBJECT again to this amended application for the following reasons: The PC notes the relatively minor amendments to this proposed extension. These proposals do not deal with all the reasons stated in the objection submitted by the Council on 16th July 2026. There is no explanation or justification given by the Agent for the changes and it appears that the roof of the proposed extension will be of” raised seam sheeting” despite the appearance of the new plan. The PC’s objection is still considered to be justified, and the PC ask for the application to be refused on the grounds already given. In doing so the PC wish to support the neighbour’s objection.													
<u>P26/83</u>	<u>Planning Decisions</u> <table><tr><th>Plan Number</th><th>Address</th><th>Decision</th><th>Comments</th></tr><tr><td>WD/2026/0767/F</td><td>57 Gorrington Valley Road, Willingdon, BN20 9SS</td><td>Approve</td><td>No Objections</td></tr><tr><td>WD/2026/0398/F</td><td>27-29 Church Street, Willingdon, BN20 9HR</td><td>Withdrawn</td><td>No Objections</td></tr></table> Members NOTED the decision made by Wealden District Council.	Plan Number	Address	Decision	Comments	WD/2026/0767/F	57 Gorrington Valley Road, Willingdon, BN20 9SS	Approve	No Objections	WD/2026/0398/F	27-29 Church Street, Willingdon, BN20 9HR	Withdrawn	No Objections	
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<u>P26/84</u>	<u>Enforcement Matters for consideration and decision</u> Cllr Watkins requested an update regarding the Tree Preservation Order (TPO) tree that was removed several years ago to facilitate the construction of a garden extension. NW advised that, to her understanding, no response has been received from WDC to date. Members asked for the Clerk to chase up a response.	NW
<u>P26/85</u>	<u>Highway and Licensing matters for consideration and decision</u> Cllr Watkins asked NW about the SLR minutes not being on the agenda, NW reported that they will be on the next planning agenda as the meeting had only recently taken place. Cllr Payne gave a brief report of the meeting which she chaired. Cllr Payne reported that the issue about the access roads to the Medical Centre had recently been discussed at a meeting with East Sussex County Council (ESCC). Unfortunately, the officer responsible for this area was unable to attend. The Clerk has been asked to arrange a further meeting with Mark Weston of ESCC to discuss the matter in more detail and seek clarification on the proposed traffic-calming measures. Cllr Payne also reported that the C40 Jevington had also been discussed in depth at the meeting. It had been helpful to have Cllr Clennell at the meeting to give his opinions as a Cllr and resident.	
<u>P26/86</u>	<u>Planning Terms of Reference – to agree any changes</u> RESOLVED: Members agreed to accept the amendments to the Terms of Reference proposed by Cllr Watkins. These amendments had been circulated to Members shortly before the meeting. Cllr Daniel abstained from voting, as she had not had sufficient time to review the amendments due to work commitments.	
<u>P26/87</u>	<u>Land off Eastbourne Road, BN26 5DD WD/2026/1258/MAJ</u> (i) To agree a Parish Council representative to attend the hearing 19-20th August 26. Appeal-Planning Inspectorate ref:6008314 Members AGREED for the Parish Clerk to attend the meeting with the support from the Assistant Clerk. It was NOTED that meeting will be held in Uckfield which could make it difficult for residents in the parish to attend. (ii) To agree a response from the Parish Council. Cllr Watkins read out a proposed response from the Parish Council, which reaffirmed its objection to the application and requested that the appeal be dismissed. Members discussed the proposed removal of more than 150 trees, including several oak trees estimated to be over 80 years old. It was AGREED that the response be submitted to the	SSP/NW

	Planning Inspectorate, with Cllr Watkins authorised to make any further amendments he considered necessary prior to submission. Members asked NW to enquire if Polegate Town Council were attending the appeal and submitting their objections. Cllr Daniel abstained from voting. Cllr Daniel noted that the proposed new store could have a positive impact on local employment by creating job opportunities for residents in the area. (iii) Proposed Aldi Store update –This was NOTED.	NW
<u>P26/88</u>	<u>Urgent items – for noting or referral to next agenda for Full Council or appropriate committee / sub-committee</u> There were no urgent items.	
<u>P26/89</u>	The date of the next meeting was confirmed as Monday 24th August 2026 at 7.00 pm	

The meeting was closed at 7.47pm

Signed Chair _____

Date _____