

COLDWALTHAM PARISH COUNCIL

MINUTES OF THE PLANNING MEETING HELD

on TUESDAY 4th OCTOBER 2022 at 7.30PM

SANDHAM HALL, LONDON ROAD, COLDWALTHAM

Those Present:

**Cllr G Nelson
Cllr C Dennis
Cllr J Evans
Cllr A Lane
Cllr K Coughtrey**

Mrs LD Sherlock-Fuidge

Clerk

Residents:

**Tim Attfield
Christopher Moger
Guy Harwood**

**Jane Claxton
Prue Moger
Janet Harwood**

Cllr Dennis chaired this planning meeting as Planning Lead. She welcomed members of the public to the meeting, and they were given an opportunity to speak with council prior to the meeting. Cllr Dennis reminded those present that the Parish Council is not a decision making council, acting as a representative of the community.

Christopher Moger highlighted that this is the second application for a similar planning development in the vicinity, access is now planned via a track to a field although surrounded by trees. The main objection he has is the access where it joins on to Waltham Park Road, on a tight bend in the lane, which is already very narrow, with regular farm traffic. Waltham Park Road has difficult access on to the main roads at both ends.

Guy Harwood objected to the access as an issue Waltham Park Road is a very narrow road which as a user, as it is you already have to give way to other vehicles, any extra traffic would be an issue. In addition, the larger commercial service vehicles, which would be required to service the camp site, would be using the narrow lane. Access for caravans would be difficult along the Waltham Park Road.

Tim Attfield noted his indecision regarding this application whether this application would be good or bad for the community. He noted that the application does not make any mention caravans. He raised concerns if this application opening up the woods to more footpaths.

Jane Claxton, the chair of Fittleworth Parish Council, the FPC objected to the previous application as the site was very visible to the residents of Fittleworth. Their council is aware that there would be an increase in traffic along local roads. FPC are due to meet shortly to discuss the application. However, the site is still very visible from properties on the other side of the river. Although the site is shown to be surrounded by trees, these trees are very sparse even during the summer when in leaf. The visible amenity would be unpleasant for their residents.

Christopher Moger added with respect to the applicant this site is less visible than the previous site, but at this time of year the trees do provide some screening from the lane.

P 22 / 01.00

TO RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Hewer and Davies.

P 22 / 02.00

TO RECEIVE ANY DECLARATION OF DISCLOSABLE PECUNIARY INTERESTS FROM MEMBERS, AND ANY CHANGES SINCE THEIR LAST DECLARATION OF INTERESTS

None received.

P 22 / 03.00

PLANNING

P 22 / 03.01

SDNP/22/03837/FUL

LAND NORTH OF WALTHAM PARK ROAD COLDWALTHAM

Application For:

Change of use of agricultural land to form a campsite for 30 pitches, the erection of a reception/office and facilities structures and the siting of a shepherd's hut for wardens accommodation.

Cllr Dennis presented the plans to the meeting, Members discussed the proposed application and considered that there were no objections to be made.

Cllr Lane noted that the application made no mention of caravans, and many campers drive larger vehicles SUV and 4x4 often with trailers, this will churn up the track especially in wet conditions.

Cllr Nelson highlighted that the Ecology Report made no mention of two active badger setts. There is too much of the wildlife in the area to be dismissed expecting it to recover. The applicants' assertion that there will be minimal impact on wildlife, needs to be challenged. This campsite will not keep the quietness of the area, with disturbance from voices, music, and car movements etc.

Cllr Coughtrey highlighted that the traffic claims made in the application, although not resident on the road, she uses the lane regularly as a horse rider, and it can already be very busy, and wonders about the validity of claim that users will walk from the station.

Cllr Evans also observed that the application expecting the users to arrive by cycles, with the provision of cycle sheds. He highlighted that Waltham Park Road wouldn't be a very suitable road for cyclists, as it is not very well maintained. The brochure also shows images of fires, however, Coldwaltham Parish has a designation relating the Darks Sky Reserve, how can the warden ensure that this will be maintained. He agrees that users would be good for local facilities and attractions, however, these attractions would need to be accessed via road so increasing the traffic along all local roads. The proposed access track following any rain would become difficult with mud etc.

Cllr Dennis noted discrepancies in the application when referring to the installation of lighting, one part mentions that there will be solar lights, another the use of battery powered lights, but also, the site as having no lights, so very unsure. In the Ecology Report, there is no mention of the numbers of deer in the area both within these woods and the wider area, the danger posed to walkers, cars and to the animals themselves. With spring and autumn being especially vulnerable times, protective females with young and aggressive stags during the rut.

She welcomed that the application would be water positive, however, no mention has been made regarding a drinking water supply. In addition, in the current highway code cars need to give a metre distance when passing pedestrians, cycles and horse riders not sure that Waltham Park Road is wide enough to allow this.

RESOLVED: Members resolved to make an objection regarding this application,

Cllr Dennis thanked those present for attending the meeting and reminded residents that they should make their own comments directly to SDNPA.

Meeting Closed at 8.15 pm.

Chairman.....

Date.....

Distributed to councillors present, also Cllrs Hewer, Davies, Dudman and Bowler.