

# **COLDWALTHAM PARISH COUNCIL**

## **MINUTES OF THE PLANNING MEETING HELD** **on WEDNESDAY 3rd NOVEMBER 2021 at 7.30PM** **SANDHAM HALL, LONDON ROAD, COLDWALTHAM**

**Those Present:** Cllr C Dennis  
Cllr S Hewer  
Cllr A Davies

Mrs LD Sherlock-Fuidge Clerk

<b>Parishioners</b>	<b>Mrs K Coughtrey</b>	<b>Mr C Conroy</b>
	<b>Ms L Thompson</b>	<b>Mr A Waller</b>
	<b>Mrs L Waller</b>	<b>Mr T Green</b>
	<b>Mrs J Green</b>	<b>Mr K May</b>
	<b>Mrs V May</b>	<b>Mr K Williams</b>
	<b>Mrs F Williams</b>	

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.

### **PUBLIC PARTICIPATION:**

Mr May advised that as a very close neighbour they had not received any notification regarding this application until last Friday. Also, he was not sure if other neighbours have been notified including the school or the church. The application site has to gain access via his property as he owns the land. The access to the property Laramie (now called Woodlands, but Laramie on the plans) is the only property with access rights. The application is full of incorrect information including that the property Laramie and this property are in single ownership which is no longer the case. Also, that the site is described as a light industrial building, to his knowledge this has never been so, but used as storage in connection to the main house, Laramie. Only ever been used as a dump for garden rubbish and the burning of such. The building is unsuitable for a residential property, as it was previously built with corrugated iron only recently has this been changed to wood and is still roofed in corrugated iron.

Mr Conroy advised that the developers have not made any consideration to the local residents, in addition a holiday let would not be suitable so close to a school, accessed along a narrow lane.

Ms Thompson added that the application indicates the property is a two-storey property, which it has never been, the existing higher-level window having only been for light, as there are no internal walls or floor.

Mrs Coughtrey noted that the application is littered with errors and inconsistencies. As a holiday let, the property could be occupied for a large proportion of the year - nearly permanently.

Mrs Green argued that where the original plot has become two, another small pocket in Coldwaltham is being built up. Also raising concerns regarding the increase in levels of traffic past the school.

Mr Green noted that this application was identical in most respects to that which had been refused last year, only change being in the wording “to a holiday let”, the dimensions are the same.

Mr & Mrs Williams owns the adjacent property, Woodlands. They were aware of the previous applications and had approached the owners with an offer to buy back the property. They also raised concerns regarding the wildlife at the property, including bats and slow worms, also about the state of the building.

Mr Waller questioned the whole application as the Planning Authority has already determined that the property is not light industrial. The decision was clear that the property should be in use as storage ancillary to the main house.

Mr May advised that Laramie is the only property which has right of way, as a single property, but not to this separate property. Not only right of way but services too.

**P 21 / 09.00**      **TO RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE**

Apologies received and accepted from Cllr Lane, Dudman, Nelson and Evans.

**P 21 / 10.00**      **TO RECEIVE ANY DECLARATION OF DISCLOSABLE PECUNIARY INTERESTS FROM MEMBERS, AND ANY CHANGES SINCE THEIR LAST DECLARATION OF INTERESTS**

None received.

**P 21 / 11.00**      **PLANNING**

**P 21 / 11.01**      **SDNP/21/03962/FUL**                      **THE OLD MECHANICS, CHURCH LANE, COLDWALTHAM**

Application For:                      Change of use of existing light industrial building to a Holiday Let.

Members noted the many objections were raised by those present. Members discussed issues regarding:

- The outcome of the previous application which had not confirmed whether the building in question was light industrial or residential associated to the neighbouring property identified as Laramie.
- The state of the building, and if it was suitable for conversion to a residential property
- The disputed access
- The increase in traffic, which could be continuous, along a very narrow road passing a school.
- Concerns that by granting conversion to a holiday let, it might still become a residential property in the future, there by setting a precedent.
- Further concerns were expressed about the suitability of a holiday let with unknown people, which could cause a safe-guarding problem to the children in the school

**RESOLVED:**      Members resolved to Object the application noting the many objections.

**P 21 / 12.00**      **OTHER ITEMS**

**SDNP/21/02714/LDP**                      **INGRAMS FARM BARN, LONDON ROAD, HARDHAM**

Application for:                      Erection of a single storey rear extension (Certificate of Lawful Development - Proposed)

Members also discussed correspondence received regarding this application.

The Clerk noted that HDC had advised that local parish councils are not notified regarding this type of applications, only the immediate neighbours, but may make comments if they wished.

Members discussed the concerns raised by the resident and agreed to make a comment in support of the objections: regarding the size of the proposed extension sought under permitted

development; the disruption to the neighbour's amenity; the scale of the resulting building not being in keeping with adjacent properties.

**RESOLVED:** Members resolved to comment on the application noting the many objections.

Meeting Closed at 8.25 pm.

**Chairman**..... **Date**.....

Distributed to those present, also Cllrs Nelson, Lane, Dudman, Evans, Bowler and Hewitt.