



## Westmeston Parish Council

**COUNCILLORS ARE SUMMONED TO ATTEND A MEETING OF COUNCIL  
TO BE HELD ON TUESDAY 10<sup>TH</sup> JANUARY 2023 AT 6.30PM AT WESTMESTON PARISH HALL**

*P. Vidler*

Paul Vidler  
Clerk to the Council

4<sup>th</sup> January 2023

**Members of the public have a right and are welcome to attend.**

**Please do not attend the meeting if you are experiencing a high temperature, continuous cough, loss or change of smell or taste, headache, sore throat or runny nose. If you require paper copies of the meeting documents, please print them off and bring them to the meeting, as we are unable to provide these.**

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### AGENDA

- 1. Apologies for absence:** To receive and accept any apologies for absence.
- 2. Declarations of interest:** To note any declarations of interest.
- 3. Public questions:** To receive questions from members of the public.
- 4. Minutes of the previous meetings held on 8<sup>th</sup> November 2022:** To approve the minutes to be signed by the Chairman.
- 5. Financial matters:**

To approve payment of invoices:

Payee	Reason	Amount
Westmeston Jubilee Pathway Trust	Grant	£350.00
Monday Group	Grant	£250.00
Springett & Campion Educational Charity	Grant	£200.00
Ditchling Streat and Westmeston PCC	Grant	£350.00
Westmeston Parish Hall Trust	Hire for meetings	£125.00
Westmeston Parish Hall Trust	Hire of storage space	£25.00
Cathy Mills	Reimbursement for email anti-spam filtering	£43.20
Cathy Mills	Reimbursement for website domain name	£24.00
Paul Vidler	Clerk's pay including backpay and planning training	£1,241.60
HMRC	PAYE	£310.40
Paul Vidler	Clerk's expenses	£30.60

**6. Planning:**

**(a) Development opposite Westmeston Place, east of Lewes Road and Blackdog Farm east of Lewes Road:** To receive updates.

**(b) To agree a response to the following planning application:**

**LW/22/0818 Thomsetts Farm, Hundred Acre Lane**

Demolition of single storey outbuildings, erection of a part two-storey, part one-storey outbuilding with car port with supported two storey access steps and associated landscaping (Resubmission of LW/22/0442).

**(c) To note the responses made on the following planning applications:**

**SDNP/22/04929/HOUS School House, Lewes Road**

**Reconstruction of outbuildings to the rear of the property to create kitchen/dining/utility areas with glazed connection to the house, additional roof lights to front and rear, and solar panels to front elevation.**

No comment.

**SDNP/22/05010/LDP Hayleigh Farm, Streat Lane**

**Confirmation of the Use of Building and Yard as B8 Storage & Removals Business.**

No comments submitted.

**SDNP/22/04487/FUL Holly Trees, Underhill Lane**

**Construction of an equestrian sand school.**

Westmeston Parish Council notes that the two applications at Dunster (SDNP/22/03352/FUL) and Holly Trees (SDNP/22/04487/FUL) are essentially the same with a different access. WPC objected to the Dunster application and resubmits this in objection to the Holly Trees application mutatis mutandis. WPC fully supports the objection by Ditchling Parish Council.

Westmeston Parish Council objects to this application on the grounds that the development outside the settlement boundary fails to contribute to and sufficiently conserve and enhance the landscape and scenic beauty of a valued landscape. It contravenes policies SD4, SD5, SD6 and SD24 of the South Downs Local Plan and policies CONS2 and CONS6 of the Ditching, Street and Westmeston Neighbourhood Development Plan.

The Landscape Appraisal goes to some lengths to conclude that the development is sufficiently screened and any visibility is minor. Nevertheless, as the Appraisal itself says, this conclusion is dependent on seasonal leaf coverage. No further evidence (e.g., an arboriculture assessment) is presented. WPC doubts that it will be sufficient in all seasons making the impact of the development worse.

Furthermore, WPC wishes to raise doubts that all of the trees providing the screening cited in the Appraisal are owned and controlled by the applicant. In addition to this problem future land sales could reduce control and the effectiveness of the screening still further.

WPC has concerns about access to the development without reducing screening. The applicant refers to access via Stable View, but because of the newbuild garage it is not apparent how access will be gained for horse paraphernalia past the garage and up the 30 degree slope.

WPC also has concerns about the scale and impact of the engineering works which because of the 2.8m meter excavation are considerably bigger than the sand school itself. Because of the scale and

the proximity to neighbouring properties it is not clear how the edge to the east and west are to be retained.

The facility would be for private use. As such the public benefit is extremely limited and would not seem to outweigh the risk of harm to the character and appearance of the rural landscape that ranges between minor and substantial.

Should the LPA be minded to grant permission for the development, WPC would request the imposition of strict conditions insofar as these are possible to safeguard trees and screening, dark skies and restrict use to private-only. If conditions sufficiently strict to safeguard these into the future are not possible then their absence should weigh in the balance for refusing permission.

**SDNP/22/05335/HOUS & 05336/LIS Hayleigh Farmhouse, Streat Lane**

**Replace a single-storey later addition with a new single-storey extension to the main house, internal alterations, roof repairs and the construction of a small single-storey extension to the side of the main house to create a secondary entrance, extend the driveway and new entrance gates to the main house, upgrade and refurbish the pool house and convert and refurbish the stables to provide guest accommodation with associated hard and soft landscaping.**

**SDNP/22/05552/HOUS & 05553/LIS Hayleigh Farmhouse, Streat Lane**

**Demolition of existing garage and erection of replacement single-storey annexe dwelling.**

Pre-application advice was sought and the assessment made that the proposals are likely to be acceptable in principle at the application stage. WPC does not know if the applications for planning permission and listed building consent depart from the schemes discussed at the pre-application stage. From the evidence of the quotations of the pre-application advice in the applications, it would appear not.

The scale and massing of the buildings seem to remain virtually the same. Portions of the house having historic value would appear to have been kept. Provided this is the opinion of the planning officer, WPC would have no concerns on these counts.

Regarding the removal of the existing garage and replacement with a single story detached building to form an annex, there is inevitably some concern that at some later stage the annex becomes severed from the main house and used for purposes not ancillary to it. It is recommended that a condition is made on any permission to explicitly prevent any separation.

**(d) Inter Parish Working Group on Housing/Eton College Site/Lewes District Council Local Plan:** To receive updates.

**(e) National Planning Policy Framework – updating consultation:** To receive update.

**7. Ditchling Parish Council Traffic Committee:** To receive update.

**8. Any other information for noting:** None.

**9. Date of next meeting:** 14<sup>th</sup> March 2023 at 6.30pm.