



THE PARISH COUNCIL OF HELLINGLY

The Community Hub, The Drive, Hellingly, East Sussex, BN27 4EP

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Minutes of the **Planning and Environment Committee** held at the Hellingly Community Hub, The Drive, Hellingly, BN27 4EP on **Wednesday 29th October 2025.**

Minutes P.024.10.25 - P.025.10.25

Present: Cllr S Davis (Chair), & Cllrs D White S Pilkington, C Jackets, D Lewin

Officer in Attendance: Debbie Rhodes & Jenny Hoodless

Members of the Public in Attendance: None

Apologies: Cllr J Castle

Declarations of Interest: None

P.024.10.25 The Planning and Environment Committee Minutes of the meeting held on **Wednesday 8th October 2025** and were signed by the Chair.

P.025.10.25 **The Planning Committee** considered and commented on the following planning applications:

WD/2025/2003/F **Expiry for Comments: 31st October 2025**
NORTHFIELD BUSINESS PARK, THE DICKER, LOWER DICKER, BN27 4BZ.
CHANGE OF USE FROM CLASS B8 TO CLASS E.

The Planning & Environment Committee raises NO OBJECTION to this application; however, it requests that a restriction on hours of use be applied, particularly due to later operating times than a typical warehouse, in consideration of the nearby residential properties.

WD/2025/1954/MRM **Expiry for Comments: 6th**
November 2025

LAND AT PARK FARM EAST, NEW ROAD, HELLINGLY
RESERVED MATTERS PURSUANT TO OUTLINE APPLICATION WD/2022/0294/MAO (OUTLINE APPLICATION (WITH ALL MATTERS RESERVED EXCEPT FOR MEANS OF ACCESS FROM NEW ROAD) FOR UP TO 360 DWELLINGS, SPORTS PITCHES, ALLOTMENTS, OPEN SPACE, NEW INTERNAL ACCESS ROADS AND FOOTPATHS, CAR

These are a true and accurate record of the meeting

Signed: **Date:**

Councillor Steve Davis - Chair

PARKING, SUSTAINABLE URBAN DRAINAGE SYSTEMS, AND ASSOCIATED LANDSCAPING, INFRASTRUCTURE AND EARTHWORKS).

The Planning & Environment Committee has reviewed the proposed development and wishes to submit the following comments on this application.

Key Concerns:

Sports Facilities: Where playing pitches are provided it is important that they are provided with adequate facilities. The proposed toilet block is insufficient. There should be provision for changing and showering facilities. If the developer cannot be required to provide suitable changing and showering facilities as part of a toilet block the Parish Council would wish to see the site and size of the proposed toilet block redesigned to allow the Parish Council to provide the missing changing and showering facilities on site.

The proposed parking provision for the sports field should be included in the land areas to be offered to the Parish Council in order to be kept available for use by those using the sports fields and not allocated to any of the residential properties.

It would be better if vehicular access to the sports fields could be direct from Feather Bed Lane with appropriate measures to prevent vehicular access to the housing development. In this way users of the sports facilities would avoid using the estate roads and the parking intended for the use of the sports fields would be protected

The intention to protect the adjacent residential properties by the erection of suitable fencing to the sports fields is welcomed.

Allotments: The current allotment location is not the most suitable. The Committee suggests relocating the allotments and appropriate car parking provision to the north west corner of the development, adjoining the proposed extension of the Country Park.

Play Areas: The Equipped play areas including in particular those areas adjacent to swales and ditches should be properly fenced (1m high, black vertical bars with rounded tops) . Clarification is required as to whether the proposed Trim Trail it is considered passive open space or an equipped play area.

Road and Access Issues: The 106 agreements for both Park Farm developments required completion of the improvements to the Featherbed Lane, New Road, A271 junction together with other road improvements to be completed prior to commencement of development. Confirmation is sought that this will undertaken. All construction traffic should be required to access the site from the A271 and not use Park Road and New Road

Positive Planning Feature: The Committee welcomes the proposed road layout, with two access points, as appropriate for the development.

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Additional Comments: The Committee is concerned as to the adequacy of the funds to be offered to the Council for the long term maintenance of the green spaces and the failure to ensure that **all** proposed public open spaces are included in the offer to the Parish Council given the poor performance of estate management companies and the scandal of escalating estate management charges.

WD/2025/1374/F
2025.

Expiry for Comment: 13th November

THE CHAPEL, THE DRIVE, HELLINGLY, BN27 4ER

PROPOSED CONVERSION OF THE CHAPEL TO RESIDENTIAL USE (8 NO. DWELLINGS) WITH ASSOCIATED FACILITIES AND OFF-ROAD PARKING.

The Committee does not object to the principle of the building being converted and is supportive of its reuse. However, it does believe that its reuse as a building for community use would have been more appropriate

The Planning & Environment Committee are NOT objecting to this application. But the Committee does not approve of the internal layout that lacks sympathy and sensitivity to the building as a non-designated heritage asset.

The committee is concerned that the majority of the rooms on the ground floor lack natural light and ventilation and is concerned that the proposed insertion of doors in the external elevation appears to conflict with the existing windows that form an important part of the appearance of the original building

Meeting closed at 8.30pm
Debbie Rhodes, Assistant Clerk
2025

30th October

These are a true and accurate record of the meeting

Signed: **Date:**

Councillor Steve Davis - Chair