



THE PARISH COUNCIL OF HELLINGLY
The Community Hub, The Drive, Hellingly, East Sussex, BN27 4EP

Tel: 01323 449415
Email: clerk@hellingly-pc.gov.uk
Website: www.hellingly-pc.gov.uk

Minutes of the **Planning and Environment Committee** held at the Hellingly Community Hub, The Drive, Hellingly, BN27 4EP on **Wednesday 8th April 2026**.

Minutes P.038.04.26 - P.041.04.26

Present: Cllr Steve Davis (Chair), Cllr David White, Cllr Doug Lewin, Cllr Stephen Pilkington, Cllr Chris Jackets

Officer in Attendance: Debbie Rhodes, Assistant Clerk

Apologies: Cllr John Castle

Members of the Public in Attendance: None

Declarations of Interest:

- Councillor Doug Lewin declared an interest in Sparrow Court as his son's neighbour is involved. Cllr Lewin has had extensive correspondence on the matter.
- Councillor Steve Davis declared a personal interest for the Off The Line - Vineyard application, as he knows one of the owners, but has no financial or property interest.

P.038.04.26 The Planning and Environment Committee Minutes of the meeting held on **Wednesday 11th March 2026** were signed by the Chair.

P.039.04.26 Matters arising from the minutes (not covered elsewhere on the agenda).
None

P.040.04.26 The Planning Committee considered and commented on the following planning applications:

WD/2026/0061/F

Expiry for Comments: 8th April 2026

Approved Extension Until: 9th April 2026

3 SPARROW COURT, HELLINGLY, HAILSHAM, BN27 1GP

PROPOSED FENCE TO BE POSITIONED TO THE FRONT BOUNDARY GARDEN AND TO PART OF THE DRIVEWAY.

The proposal concerns fencing at 3 Sparrow Court; Councillor Lewin's son lives at 1 Sparrow Court, sharing a driveway/garage adjacent to the property, but the current plans submitted are inaccurate—the red line on the drawing blocks driveway access. The Applicant has been made aware of the error and has corresponded with Councillor Lewin and Applicant has since been in contact with Wealden DC planning is to submit amended plans, but these have not come forward yet.

The Planning & Environment Committee in principle **SUPPORT** this application but formally note that the submitted plans are incorrect. We are aware that the fence as shown on the drawing crosses the applicant's driveway which would preclude the applicant using their driveway. From conversations via email this is an error and the fencing should be in closer proximity to their house. The applicant has been in communication with WDC to amend the drawings although the amendments are not yet on WDC portal.

These are a true and accurate record of the meeting.

Signed: **Date:**

Councillor Steve Davis – Chair

ESCC Ref: RWO/219 Expiry for Comments: 8th May 2026
CLAIMED PUBLIC RIGHT OF WAY: PUBLIC BRIDLEWAY, PARK WOOD, HELLINGLY.
THE WILDLIFE & COUNTRYSIDE ACT 1981 – SECTION 53

This is a historical inquiry regarding rights of way through Parkwood, dating back to 2018, specifically around whether a bridleway exists or should be recognised. In 2018 owners of Parkwood the Environment Agency (EA) proposed the sale of Parkwood and attempts to secure public access. The Environment Agency accepted pedestrian access with dogs/prams, but not bridleway (horse) access. Resident evidence exists noting no regular horse access over 49 years; some recent incidental horse use observed but deemed insufficient. The DMMO (Definitive Map Modification Order) process focuses on evidence of use, not subjective opinions on suitability or privacy.

The Planning & Environment Committee have **NO OBJECTION** to this application, however as far as the Council is aware, there is no evidence of an established bridleway status. The 2018 investigation by the EA found none. Any such change should be based on clear evidence of historic use.

WD/2026/0245/F Expiry for Comments: 21st April 2026
OFF THE LINE VINEYARD, NORTH STREET, HELLINGLY, BN27 4EA
ERECTION OF EXTERNAL KITCHEN AND DINING STRUCTURES, CREATION OF INTERNAL
SERVERY AREA WITHIN THE EXISTING BUILDING, ASSOCIATED WORKS, AND ADJUSTMENT TO
OPERATING HOURS.

This planning application is for extended opening hours – 7 days a week until 11pm, the addition of a dining area with a fire pit, and what appears to be a change in its operational model, from an agricultural to a hospitality model. The new late extended hours relate more to an event business rather than a vineyard and with only 1 additional member of staff.

The Planning & Environment Committee does not support this application and **OBJECTS** to the extensive opening hours and the implied change of use of the vineyard. The application represents a disguised change from agricultural to hospitality use and would have an adverse impact due to its locality.

WD/2026/0601/F Expiry for Comments: 22nd April 2026
4 HERDWICK DRIVE, HAILSHAM, BN27 1LB
SINGLE STOREY REAR EXTENSION.
This planning application for a (1.8m) single-storey extension is to a new-build dwelling which will provide the applicant with additional living accommodation.

The Planning & Environment Committee **SUPPORT** this application as it provides additional living space for the residents.

P.041.04.26 Issues within the Parish raised by Councillors.
None

Meeting closed at 7.15pm
Debbie Rhodes
Assistant Clerk

8th April 2026

These are a true and accurate record of the meeting.

Signed: Date:
Councillor Steve Davis – Chair