

Easton Parish Council

TUESDAY 17th FEBRUARY 2026 – 7:45pm

MINUTES OF EXTRA-ORDINARY MEETING at Easton & Letheringham Village Hall

1. PRESENT & APOLOGIES

Present: Cllrs Ladbroke (Chair), Balcombe, Banham, Bennett-King, Edwards, Gibbon and Siddall.

Apologies: None – all present.

In attendance: A Staples (Clerk).

2. COMMENTS FROM MEMBERS OF THE PUBLIC ON ITEMS ON THIS AGENDA AND FOR CONSIDERATION OF FUTURE AGENDA ITEMS

Approximately twenty members of the public attended, including the applicant and landowner in applications DC/25/5003/OUT & DC/25/4962/FUL. All others who spoke were in opposition to these planning applications, raising the following concerns:

- Overlooking properties on School Lane; the new houses being at a higher elevation.
- Reduced light to neighbouring properties because of the higher elevation.
- Flooding on School Lane is already regular occurrence, this will be exacerbated; the driveways to the proposed properties are steeply sloped, resulting in run-off surface water flooding.
- The proposed new driveways are gravel, which will spill onto School Lane due to the necessary slope of driveways.
- Two of the proposed houses are for self-build properties; there is no time frame for completion and construction work is more likely to be protracted.
- The creation of entrances to the proposed houses will involve the removal of hedgerows.
- School Lane is a single-track road, with no passing places save for the layby on which it is proposed to build. There is already poor access, and the lane is regularly blocked by delivery vehicles. It is likely there will be periods of no access for emergency vehicles to properties on School Lane.
- High traffic volumes are already experienced, with cricket club and farm traffic. Doorways of the existing properties open directly onto the street. Vehicles already drive on School Lane at inappropriate speeds.
- The planning is outside the 'development area' stipulated in the Neighbourhood Plan.
- There will be an impact on wildlife that regularly use and cross the meadow on which building is proposed.
- The meadow's sub-surface is unstable sand and shingle; the land is already slipping. There would need to be structural support before building.
- There is a boundary dispute with a neighbouring property.

- There is insufficient detail on the access to the proposed properties in the application.
- This application may be intended to open up the rest of the meadow to further development.
- The design of the proposed houses is not in keeping with the rest of the village conservation area.
- There are no proposals for affordable housing.

The applicant spoke in support of the applications DC/25/5003/OUT and DC/25/4962/FUL. He stated: he is not a property developer, but seeking a plot to build a home in the village for own use; the two other plots are applications for outline permission, will be sold for self-build and the design is likely to change; he wants to obtain full planning permission for the self-build plots before sale in order to control the design of the houses. The landowner also spoke in support of the application and stated the land is structurally stable and free of flooding issues; and he has no plans to develop the rest of the meadow. The landowner has offered to gift land to the Parish Council to extend the cemetery if the development proceeds.

3. **RECEIVE ANY CHANGES TO MEMBERS INTERESTS**

No changes received.

4. **RECEIVE ANY DECLARATIONS OF INTERESTS RELATING TO AGENDA ITEMS**

No declarations received.

5. **PLANNING APPLICATIONS:** to consider response to ESC planning consultation requests on:

5.1. **DC/25/5003/OUT; construction of 2 three-bedroom self-build sustainable dwellings; Lay-by, School Lane, Easton, IP13 0ES**

The application was discussed by the councillors, and the following concerns were particularly noted:

- the likely protracted timeframe from breaking ground to completion, given the self-build nature of the proposal.
- Significant disruption will inevitably be caused to School Lane residents and traffic during the construction phase.
- The holding objection lodged by SCC Highways due to concerns about access and poor visibility due to the design of the road splay.
- The lack of information available due to the outline nature of the application.
- Whether the applicant's proposals meet the self-build criteria given his stated intention to seek full planning permission before the plots are sold.

A motion was proposed that representations be submitted to ESC objecting to the application. The motion was carried with five votes in favour and two votes against.

5.2. **DC/25/4962/FUL; erection of a four-bedroom self-build eco house; Lay-by, School Lane, Easton, IP13 0ES**

The application was discussed by the councillors, and the following concerns were particularly noted:

- The holding objection lodged by SCC Highways due to concerns about access and poor visibility due to the design of the road splay.

- Whether the development would exacerbate surface water flooding risks. It was noted there was flood water run-off during Storm Babet in 2023 that flooded properties opposite the junction between The Street and School Lane.
- The proposed access to the development, necessitating cutting through established hedgerows.
- Whether any grant of permission could be made conditionally on the remainder of the meadow remaining undeveloped.
- The development is outside the village settlement boundary in Easton's Neighbourhood Plan, which also records suitable areas for development, which do not include this site.
- It was noted that every independent comment received from the public has been an objection, including objections from all the neighbours.
- It was noted that the proposal is infill housing, which is generally welcomed by the parish council.
- It was queried whether School Lane is structurally able to cope with the weight of construction traffic given that recent flooding has damaged the road surface.
- The situation of the proposed houses within their plots, whether setting them further back would alleviate issues relating to the steep access and flooding.

A motion was proposed that representations be submitted to ESC objecting to the application. The motion was carried with four votes in favour and two votes against.

5.3. DC/26/0479/TPO; 1 no. Ash (marked on plan) - Fell; Meadow View, The Street, Easton, IP13 0ED

It was agreed there were no objections.

6. DATE OF NEXT MEETING

23 March 2026 and 11 May 2026 (2026-27 AGM). (Note change of the AGM meeting date from 18th to 11th May 2026). The date of the Annual Parish Meeting was confirmed for 20th April 2026

Close of meeting at 2101