

Upper Beeding Parish Council

Minutes of the Planning Committee meeting held at Beeding & Bramber Village Hall on Tuesday 20th January 2026 at 6.30pm

Present: Councillors: T. Kardos (Chair), C Deadman, R Harber, F. Heaver and Warren.

Also present: Clerk: Stephen Keogh.

- P: 0126: 01 Apologies for absence –**
There were Apologies received from Cllr S Birnstingl
Cllr. Kardos Would be late; therefore it was **AGREED** that Cllr B Harber would take the chair.
- P: 0126:02 Declaration of Councillors personal or prejudicial interest**
The Chairman reminded councillors that previous declarations still stand (as defined under the Localism Act 2011).
There were no additional Declarations of Interest.
- P: 0126:03 Minutes of the last meeting**
The minutes of the Planning Committee meeting held on [28th October 2025](#) were approved as a true and accurate record.
Proposed Cllr Heaver, seconded by Cllr Deadman and agreed by all.
- P: 0126:04 Public Adjournment**
No Public were present.
- P: 0126:05 Planning Matters**
Cllr Heaver highlighted some issues regarding the lack of communication received by the Planning Authority and the lack of information available to residents regarding the developments in the Village.

This included the alterations to a plan made following the consultation period.

Cllr Deadman was also disappointed that the DC/25/2072 has no signage nor has he received any letter despite the development backing onto his property.

Cllr Heaver also expressed his concern that the building regulations details are not available if the developer uses a private firm.

It was **AGREED** that the Clerk should draft a letter to HDC Planning and circulate to both HDC Members and Parish Councillors.
The letter should ask that:
- Signs. Is there an agreed policy? If so, can it include that the consultation period does not start until the signage has been agreed by the planning officer. The minimum should be a clear sign at the property being developed.
 - There should also be mandatory letters to all neighbouring properties.

P: 0126: 06 UBPC Planning Report

The [Planning Report](#) circulated with agenda was **NOTED**.

DC/25/2072 40 Newland Road Upper Beeding

Overdevelopment of the footprint

Back garden development

Loss of amenity space

Un neighbourly – the proposed dwelling is close to the boundary to neighbours.

Poor visibility

Increased parking issues – There is already parking on verges and pathways

Trees have been removed already (unauthorised!), due to increased vehicles.

DC/25/2115 Mackley Industrial Estate Henfield Road Small Dole

NO OBJECTION

SDNP/25/05048/FUL Land to the rear of, 12 Castletown Upper Beeding

NO OBJECTION

The following Applications were received on 20th January 2026:

WSCC/004/26 Cemex Small Dole Landfill, Henfield Road, Small Dole, BN5 9XJC

The proposal to bring inert material to the site has not changed from the previous application and therefore the Clerk was asked to re-use the previous concerns when commenting.

DC/26/0052 - Throxenby High Street Upper Beeding West Sussex.

OBJECTIONS

Object to the use of Black cladding, because:

Not in keeping with the street scene.

Prominent position entering the village.

Large adjacent building Rising Sun PH is white

there are no black buildings in the area.

Thus existing white is much more in keeping with area.

DC/25/2114 - Land at 519396 111237 Church Farm Walk Upper Beeding West Sussex

The application is similar to the one from 2022 and therefore the same objections can be used. Cllr Kardos and Teatum were asked to check the comments and let the Clerk know which are relevant.

The discussions from the development of the NDP can also be used to provide reasons for the development to be rejected.

HDC Planning Committee –

The date for the meeting to discuss [DC-25-1019](#) (Land to The West of Shoreham Road, Small Dole, West Sussex) was **NOTED**.

P: 0126: 07 Matters Raised by Councillors - to receive matters for information or discussion for future agendas.

Cllr Heaver

The issue of 18 Manor Road continues to cause concern for the neighbours. There are several building regulations issues which have been brought to the attention of the HDC planning department, but no reply has been received.

There being no further business the meeting closed at 7.05pm