

BOLNEY PARISH COUNCIL

The next meeting of the Bolney Parish Council Planning Committee will be held at The Rawson Hall, The Street, Bolney on Tuesday 17th March 2026, following the Council Meeting at 7.00pm

Members of the public are welcome to attend. Any comments from the public regarding planning applications will be restricted to 2 minutes unless otherwise agreed by the Chair.

Signed 
Debbie Thomas, Clerk

Dated 11.03.26

AGENDA

Receive comments and questions from members of the public

1. **Accept apologies for absence.**
2. **Confirm the minutes of the last meeting held on 17th February 2026.**
3. **To receive declarations of interest from members in respect of any matters on the agenda.**
4. **To note the following decisions:**
 - a DM/25/2449: Nyes Hill House, Wineham Lane, Bolney
Desc: Variation of condition No: 1 of planning permission DM/22/1039 to amend plans approved and to allow for minor amendments to the locations of windows and rooflights, with slight adjustments to their sizes. Modest alterations to the design and positioning of bifold doors, along with corrections to the roof plan to ensure consistency with the elevation, specifically where the proposed porch roof was previously misaligned.
BPC Comment: No objection. MSDC: Approved
5. **To note the following decisions made under delegated authority:**
 - a DM/26/0317: Glebelands Field, Lodge Lane, Bolney
Application type: Decision in Principle
Desc: A phased development of up to 9 self-build dwellings
Bolney Parish Council objects to this planning application:
 1. The site was assessed and rejected by MSDC as a possible site for allocation in the District Plan Review currently at Examination stage;
 2. The site is located in open countryside outside the built-up area boundary of the village of Bolney and the proposals therefore conflict with Policies DP6, DP12 and DP15 of the MSDC District Plan, and with Policies BOLBB1 and BOLE2 of the Bolney Neighbourhood Plan;
 3. The site is isolated from the centre of the village and is located in an area of low landscape capacity;
 4. The site abuts the northern part of the Bolney Conservation Area and two Listed Buildings. Any development would therefore be within the setting of the Conservation Area and the Listed Buildings contrary to Policy DP34 of the District Plan and Policy BOLD1 of the Bolney Neighbourhood Plan;
 5. The northern boundary of the site abuts the boundary of the High Weald National Landscape. Any development on site would be within the setting of the High Weald and would therefore conflict with Policy DP16 of the District Plan and Policy BOLE2 of the Neighbourhood Plan;
 6. A development of 9 houses on the site would double the number of residential properties currently located on Lodge Lane. The Parish Council is concerned that the promoter of the site has failed to demonstrate that safe vehicle access can be achieved onto Lodge Lane, a narrow, single track road with two 'blind' right hand bends immediately to the east of the proposed site access point;
 7. Further, there is no pedestrian pavement or cycle track on Lodge Lane, nor the space to create one. Pedestrians from the site would have no option but to walk along Lodge Lane, raising serious concerns about pedestrian safety; and;
 8. The site is in an unsustainable location. Due to the distance of the proposed site to the village centre and the lack of pedestrian pavements and cycle track on Lodge Lane, the Parish Council is concerned that residents of the development will be heavily reliant on the private car to meet their daily needs which will result in an increase in traffic movements on the nearby rural and narrow lanes. The proposal therefore conflicts with Policy DP21 of the District Plan and Policy BOLT1 of the Bolney Neighbourhood Plan.**In summary, for the reasons outlined above, Bolney Parish Council strongly objects to this planning application.**
6. **Date of next meeting.**