

Planning Permission and Listed Building Consent applications for No. 17

1 message

5 May 2025 at 22:07

Dear fellow Old Convent residents,

I am writing to you to ask for your tacit support of our application to install an electric car charging point at No. 17.

You will recall the discussions we have had at TOCERL meetings and the impracticability of installing a comprehensive system. It is possible to do so individually, although the key issue remains: electrical capacity. After discussion with [REDACTED] we are reassured that if we were to access the grid at a quiet time (midnight to 6 am), it could easily accommodate our needs.

In February, [REDACTED] traded our car in for a new-model hybrid car. Instead of the previous self-charging version, this one must be externally charged. Although the car can rely on petrol to run, we would like to be able to charge the car from home.

Since purchasing the car, I have occasionally charged it overnight at a charging point in the Mount Noddy carpark, but I find it stressful to walk home alone late at night afterwards and worry about leaving the car there until the following morning. On the last occasion, a police car searched for someone in or around the car park while I was there!

In March, we made a pre-application to Mid Sussex District Council to learn whether a full application for permission and Listed Building Consent would be considered. We received an encouraging reply from the planning officer, Hamish Evans, at the end of March (see attached copy).

The next step was to contact the installation firm nominated by Lexus, Hive/Charge EV, to request a site visit to determine the feasibility. It was always evident that the charging point would have to be installed on the house; the alternative – tunnelling from our internal electricity meter along the path and under the road – was a non-starter. A man from Charge EV attended in mid-April and has recently written to offer to do the installation once we have secured planning permission and Listed Building Consent.

We have begun to tackle the myriad of forms and requests involved, but will need some assistance from [REDACTED] to complete them! One of the requirements is to undertake community consultation. That means with all of you. They have equipped us with 'Notice 1', which we have filled in (attached) so you can make representations; on it is a brief description of the work that will be involved. I am also attaching some slightly amusing photos to illustrate the location of the proposed charging point.

Please contact us first to voice any concerns. We would welcome your thoughts before we submit the completed forms, especially if we can improve them with your assistance. We hope that you will wish in principle to support us. We are acting as a test case and, if successful, could set a useful precedent for other residents.

Thank you so much for patiently wading through this letter and the attached documents. Perhaps they'll come in handy for you one day!

5 attachments



Goode-5.jpg
2568K



Goode-3.jpg
2200K



Goode-2.jpg
2129K



Hamish Evans.docx
17K



Notice 1 [Goode].pdf
147K

The Old Convent Estate Residents Ltd

Minutes of the Annual General Meeting held on 13 April 2025 at 11.00 a.m. in the Sacristy

Resident(s)	House no.

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1. Appointment of Chair for meeting	
2. Approval of minutes of previous meeting	
3. Matters arising from the minutes	

The meeting commenced with a reflection on the sad news about the recent passing of [REDACTED] [REDACTED] loved the Old Convent and left many friends behind when [REDACTED] left for the coast last year. He brought joy and thankfully 'behind the scenes' efficiency to the Convent residents and our thoughts go out to [REDACTED] and the family.

A memorial will be held in the Convent chapel on April 27th with residents, friends and family welcome.

Report from the Chair

The Directors met recently to review the costings and expenditure for the current year and the budget to June 2026.

Thanks go to [REDACTED] for her detailed and time-consuming analysis which was presented to all members attending. In a nutshell, she's predicting we need to raise an extra £20k in the forthcoming year. It comes as no surprise that regular costs continue to rise and our aging communal assets will need increasing renewal / renovation budgets. Also, a reminder that TOC has no regular income outside of the service charges which is a topic we should all consider carefully and will be further addressed below. When [REDACTED] moved, [REDACTED] inherited many boxes of historical documents and correspondence relating to both the individual properties and the Convent as a whole. Much of this is no longer relevant

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and destined for the shredder but the remainder should be decluttered from [REDACTED] Hall and a suggestion was to house in the room next to the Sacristy in a decent filing cabinet.

A window / shutter has blown inwards on the chapel tower and [REDACTED] has been investigating. Please give him any possible builder contacts that may be of use.

[REDACTED] asked for it to be noted that some of the external pillars around the chapel were showing signs of crumbling.

Any queries about individual leases should in the future be directed to [REDACTED] in the first instant.

Swimming Pool

[REDACTED] continues to shepherd the project to knock the pool into shape and installation of the new cover is imminent. The repointing of the surround has been finished and looking good. We understand the next phase is a thorough cleaning and all being well the facility will be back up and running for the late May Bank Holiday.

Estate Gardens

Waite No Longer [REDACTED] are now the mainstays of the garden maintenance 'heavy work' and guided in the main by [REDACTED]. They can be a touch over enthusiastic (e.g. when pruning) but their overall work rate is highly impressive !

[REDACTED] continues to enthusiastically maintain the flower beds on a rotation basis.

An 'Orchard Advisor' came in early April to report on the condition of the trees (reasonable considering their ages) and provided suggestions for the best pruning methods and times to perform them.

[REDACTED] presented the committee with an idea to develop the meadow (inspired by walkways and plantings at NT Sheffield Park) together with the possibility of an extremely generous donation.

This was a project conceived partly as a memorial to [REDACTED] and others, but the committee thought it would be appropriate to review after the memorial service bearing in mind [REDACTED] request for a different approach for [REDACTED] along the lines of perhaps a special tree.

[REDACTED] have also made a pre application to install a charging point for their new hybrid car which has received an encouraging response from the Mid Sussex DC planning officer. No objections were recorded from the residents who were generally encouraged to see one of their neighbours making the effort to go the extra mile to help improve the environment.

The Play Frame

A 'Team Effort' was organised and the play frame disappeared before our eyes !

My 2-year-old granddaughter looked very confused on her next visit.

Research continues to find an approved replacement at an affordable price.

The Drains

Again, there seemed to be less enthusiasm to discuss the drains as opposed to sporting facilities, lovely flowers, buzzy bees etc. etc. however [REDACTED] urged us to give some serious consideration towards building a sizeable contingency reserve into our forthcoming budgets.

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Facility Fees

██████████ provided more insight as to how we may consider marketing the facilities at TOC to try and attract fees from film shoots. She suggested a video shoot when the convent was looking at its best. The idea again seemed attractive to the residents in attendance and ██████████ agreed to advise us further in due course.

Other Possible Income

The notion of disposing of Hackenden Lane in some manner was discussed and some historical information about past efforts / complications was detailed by ██████████. Any development of the plot would involve changing all the residents' individual leases and the chair suggested a surveys of opinions would make sense to see whether there were any outright objections to investigating possibilities.

Social events

Pétanque is on the horizon and ██████████ reminded us that any assistance renovating the boules court in the week running up to the annual competition on August 10th would be most appreciated.

The Crowborough Ladybirds have expressed a willingness to revisit us again later that month for boules and cake so some practice could well be in order.

Shakespeare will be back in the Quad on June 8th, 'As you like it ' at 2 p.m.

Jazz Event in the Chapel on July 25th at 7 p.m. ██████████

Finally, the meeting voted to approve the 2024 accounts together with the appointment of the auditors

There were 23 attendees, and the meeting closed shortly after midday.

Please note the following dates for future meetings to assist in encouraging attendance at these decision-making events during the year ahead.

Jul 20th 2025	EGM
Oct 19th 2025	EGM
Jan 18th 2026	EGM
Apr 12th 2026	AGM