

# **HEATHFIELD AND WALDRON PARISH COUNCIL**

## **HIGHWAYS, PLANNING & STREET LIGHTING COMMITTEE**

**MONDAY 15 AUGUST 2016 AT 7.30 PM**

**At Heathfield Community Centre**

**PRESENT:** Mrs Clark, Mr Coffey (Chairman), Mr Hatcher, Mrs Holmwood, Mrs Kentish-Barnes, Mrs Leach, Mr Rivers and Mr Thomas.

The Clerk was in attendance.

13 members of the public were also present

The Chairman advised those present that the Tilsmore Action Group would be filming discussions relating to WD/2016/1724.

### **HILL WATERS, FIRGROVE ROAD, CROSS-IN-HAND**

Nearby residents spoke to the Committee in opposition to the proposed application for holiday and letting accommodation at this site.

#### **WD/2016/1724**

Members of the Tilsmore Action Group gave details of their objections to the revised application at Holdenhurst.

#### **WD/2015/2438**

Mr Gadd spoke to the Committee regarding his objections to this application and provided copies of his correspondence with Wealden District Council regarding proposed development at Vines Corner.

**The Meeting commenced at 8.22 p.m.**

#### 215/16 **APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Mr Stevens and Mr Taylor.

#### 216/16 **MINUTES**

**RESOLVED:** that the Minutes of the meeting held on Monday 18 July 2016, having been previously circulated, be amended to include the wording “and a letting building” at the pre-meeting minute relating to Hill Waters. The Minutes were then confirmed and signed by the Chairman as a correct record.

#### 217/16 **DISCLOSURES OF INTEREST IN MATTERS ON THE AGENDA**

Mrs Holmwood	WD/2016/1724	personal	Acquaintance of nearby resident
Mr Coffey	WD/2016/1778	Personal	Acquaintance of agent
Mr Coffey	WD/2016/1842	personal	Acquaintance of agent

Mr Coffey	WD/2016/1723	personal	Working with agent on site outside of the parish
Mr Coffey	WD/2015/2438	personal	Acquaintance of agent and applicant
All Committee Members	WD/2015/2438	personal	Applicant is a District Councillor

218/16 **MATTERS ARISING**

Twitten rear of Oakleigh Drive, Heathfield

The Clerk confirmed that the twitten was designated as a footpath on the ESCC website and the incidents regarding dumping of Japanese Knotweed should be reported to ESCC.

219/16 **TREE WORKS**

There were no works to report on.

220/16 **PLANNING APPLICATIONS**

**WD/2016/1724/MAJ**

HOLDENHURST, MILL ROAD, HEATHFIELD TN21 OXD. Demolition of existing buildings and erection of a part single, part two and part three-storey building incorporating accommodation at lower ground to be used as a 48 unit extra care facility with associated communal and ancillary facilities including car and cycle parking and landscaping. Provision of altered access onto Mill Road. *Revised application following refusal of WD/2014/2462/MAJ*

**OBSERVATIONS:** The Committee noted the changes to and reduction in size of the revised design but considered that they were wholly insufficient to address the Parish Council's previous concerns and the observations of the Planning Inspector. The design of the front elevation was considered to be less acceptable than the previous application.

The Committee objected to the application for the following reasons:

- 1) Out of keeping and character in the locality, where neighbouring properties are one or two storeys tall
- 2) Lack of respect for the local vernacular due to the nature of the design and materials which showed a lack of imagination
- 3) Adverse impact on neighbouring properties due to bulk, massing and associated loss of daylight and sunlight, together with overlooking and loss of privacy
- 4) Loss of an important local building (believed to be the oldest in Mill Road)
- 5) Lack of evidence of adequate arrangements for disposal of foul and surface water given known acute problems in the area and possible exacerbation of potential flooding risk
- 6) Impact of additional traffic in the area and lack of recognition of the "Tilsmore Area" designation
- 7) Unacceptable intensification of development of the site due to the nature and scale of the units

- 8) Impact upon local infrastructure, particularly Doctors' services
- 9) Lack of landscaping proposals to soften the impact of the development
- 10) Impact of external lighting leading to light pollution

Should the application be approved, appropriate monies should be obtained to offset the non-provision of affordable housing

**Mr Hatcher left the meeting at 9.07 p.m. following consideration of the above application.**

**WD/2016/1778/F**

PANORAMA, HIGH STREET, HEATHFIELD TN21 OUP. Conversion of existing roof space to provide one additional dwelling

**OBSERVATIONS:** The Committee supported the application and considered the size and appearance to be in character in the locality.

**WD/2016/1842/F**

CLAREMONT, TILSMORE ROAD, HEATHFIELD TN21 OXU. Single storey extension and alterations (loft conversion)

**OBSERVATIONS:** The Committee supported the application and considered the size and appearance to be in character in the locality.

**WD/2016/1472/F**

MARKLYE HOUSE, MARKLYE LANE, HEATHFIELD TN21 8QB.  
Demolition of existing hay barn and stables, new stable block and sewage treatment plant

**OBSERVATIONS:** The Committee supported the application and considered the size and appearance to be in character in the locality. Use should be for stated purposes only, ancillary to the dwelling.

**WD/2016/1594/F**

SUMMERFIELD COTTAGE, SPINNEY LANE, WALDRON TN21 ONU.  
Rear addition to form dining room

**OBSERVATIONS:** The Committee supported the application and considered the size and appearance to be in character in the locality.

**WD/2015/2438/MAO**

THE CART BARN, BURWASH ROAD, HEATHFIELD TN21 8QY. 15 no. houses with access from Burwash Road

**OBSERVATIONS:** The Committee objected to the application which was considered to be over-development, would set a precedent within, and did not provide clarification of, the effect on the AONB. It and represented piecemeal and premature development and there were strong concerns regarding the impact

of the access onto the A265 and the cumulative effect of other accesses into new developments in the vicinity.

Members were very concerned about the cumulative effect of different new accesses onto Burwash Road and Newick Lane and increased traffic in the area and this would be brought to the attention of Wealden District Council in a separate communication.

**WD/2016/1723/F**

MALLS WOOD, NURSERY LANE, BLACKBOYS TN22 4EU. Proposed demolition of existing tin barn, removal of two static homes, a touring caravan and general site detritus and the erection of a three-bedroom dwelling

**OBSERVATIONS:** The Committee supported the application which would tidy up the site and considered the size and appearance to be in character in the locality. It should be a condition of the planning approval that the detritus on site should be cleared prior to first occupation.

221/16 **FOOTPATH MATTERS**

There were no matters to report.

223/16 **DATE, TIME AND PLACE OF NEXT MEETING**

The next meeting will be held on Tuesday 30 August 2016 at 7.30 pm in the Ian Price Room, Heathfield Community Centre, Sheepsetting Lane, Heathfield.

224/16 **MATTERS RAISED BY COUNCILLORS**

There were none.

225/16 **CRIME AND DISORDER ACT SECTION 17**

There were considered to be no implications under the above Act.

226/16 **RISK MANAGEMENT**

There were considered to be no risk management implications arising from matters discussed at the meeting.

The Meeting closed at 9.25 p.m.

Signed:

Chairman

Dated: