

HEATHFIELD AND WALDRON PARISH COUNCIL

HIGHWAYS, PLANNING & STREET LIGHTING COMMITTEE

MONDAY 26 SEPTEMBER 2016 AT 7.00 PM

At Heathfield Community Centre

PRESENT: Mrs Clark, Mr Coffey (Chairman), Mr Hart, Mr Hatcher, Mrs Kentish-Barnes, Mrs Leach, Mr Rivers, Mr Stevens and Mr Thomas. Mrs Fraser and Mr Woolley were also present (in the audience).

The Clerk was in attendance.

Approximately 100 members of the public were also present.

WD/2016/2063/MEA AND WD/2016/2064/F – VINES CORNER

Local residents, Mr Lewis, Mr Bushnell and Mr Gadd spoke against the applications and Mr Best from Parker Dann, agents, spoke in favour of the applications.

The Meeting commenced at 7.41 p.m.

249/16 **APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Mrs Holmwood and Mr Taylor.

250/16 **MINUTES**

RESOLVED: that the Minutes of the meeting held on Monday 12 September 2016, having been previously circulated, be confirmed and signed by the Chair as a correct record.

251/16 **DISCLOSURES OF INTEREST IN MATTERS ON THE AGENDA**

Mr Coffey	WD/2016/2187	personal	Acquaintance of the Architect
Mr Coffey	WD/2016/2063 WD/2016/2064	personal	Acquaintance of the Architect and engaged with agent outside the parish

All Members of the Committee disclosed an interest in respect of WD/2016/7037/AD as the applicant was engaged as the Parish Council's general works contractor.

252/16 **MATTERS ARISING**

There were none.

PLANNING APPLICATIONS**WD/2016/2063/MEA**

LAND AT VINES CORNER, BURWASH ROAD, HEATHFIELD, TN21 8QA. Outline application for proposed change of use of agricultural land to provide 215 NO. C3 residential dwellings (including 35 % affordable provision), access, landscaping and other associated infrastructure.

OBSERVATIONS: The Committee objected to the application and considered the development to be inappropriate in the AONB and out of character with the locality. The following concerns were raised:

The development would set a precedent in the area

Possibility of flooding

Increased traffic in an area already suffering from congestion and road safety issues

Inadequate infrastructure in the area, including Schools (for all ages) and medical facilities

WD/2016/2064/MEA

PARKLANDS, LAND SOUTH OF BURWASH ROAD, HEATHFIELD, TN21 8QX. Proposed change of use of land to provide 20 NO. C3 residential dwellings (including 35 % affordable provision), access, landscaping and other associated infrastructure.

OBSERVATIONS: The Committee objected to the application and considered the development to be over-development and inappropriate within the AONB. Concerns were also raised about increased traffic and road safety issues in this congested area and lack of infrastructure, particularly schools and medical facilities.

WD/2016/1843/O

LAND ADJACENT BRACKEN, THORNY CLOSE, HEATHFIELD TN21 0AE. 3 bed detached house (affordable) in the garden of existing dwelling.

OBSERVATIONS: The Chairman reported that this application had been withdrawn, as notified by the applicant.

WD/2016/2017/F

LITTLE TANNERS, BRAY HILL LANE, WALDRON, TN21 0PH. Proposed single storey side extension.

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

WD/2016/2036/FR

MAGREED FARM, MAGREED LANE, BROAD OAK, TN21 8TR. Retention of an established residential mobile home in its new position to the East and the retention of 4 small poultry sheds.

OBSERVATIONS: The Committee supported the application but considered that the mobile home should be tied to the use of the land and permission should be granted for a temporary period of 5 years.

WD/2016/2129/FA

NUWARA ELIYA, COLLINGWOOD AVENUE, HEATHFIELD, TN21 8DN. Minor material amendment to application WD/2015/1974/F. Repositioning the access and driveway for the new bungalow.

OBSERVATIONS: The Committee supported the application and considered the revised access to be acceptable. The existing boundary screening should be retained or enhanced if necessary. Neighbours' views should be taken into account as they may be adversely affected.

WD/2016/2132/F

92-94 HIGH STREET, HEATHFIELD, TN21 8JD. Provision of ramp and two pavement bollards.

OBSERVATIONS: The Committee welcomed the provision of access ramps but sought reassurance that the proposed bollards would not impact upon the tree and memorial plaque on the forecourt.

WD/2016/2137/F

LAND AT OLD BARKLYE, SWIFE LANE, BROAD OAK, HEATHFIELD, TN21 8UR. Erection of a dwelling: house and detached garaging. Demolition of existing agricultural barn.

OBSERVATIONS: The Committee objected to the proposal which was considered to be over-development and inappropriate within the AONB, would set a precedent and was out of character in the locality.

WD/2016/2151/F

9 CHURCHILL ROAD, HEATHFIELD, TN21 8BA. Extend an existing fence within the boundary and to re-position a gate.

OBSERVATIONS: The Committee supported the application and considered it to be acceptable in the locality.

WD/2016/2187/F

MAYNARDS OAK, FRARY WALK, MAYNARDS GREEN, HEATHFIELD, TN21 0DH. Proposed front facing dormer (amendment to WD/2016/0424/F).

OBSERVATIONS: The Committee supported the application and considered the size and appearance to be acceptable in the locality. Neighbours' views should be taken into account as they may be adversely affected.

WD/2016/7037/AD

STREATFIELD FARM, CADE STREET, HEATHFIELD, TN21 9BS. General Purpose farm machinery and equipment store.

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

APP/C1435/W/16/3155584

58-62 HIGH STREET, HEATHFIELD TN21 8JB. Conversion of first floor from commercial use to 5 no. one and two bedroom flats.

OBSERVATIONS: The Committee noted that an appeal had been lodged in respect of this application.

254/16 **ESCC LIAISON MEETING**

The Chairman reminded Members that the next meeting would take place on the 19th October 2016 at 2.00 p.m.

It was agreed that the collapsed carriageway edge in Sheepwash Lane should be raised once again and a request to slightly reduce and re-locate the taxi rank in Streatfield Road to ease parking concerns in the area.

255/16 **FOOTPATH MATTERS**

There were no matters to report.

256/16 **RELAUNCH OF COMMUNITY HIGHWAYS INITIATIVE**

It was noted that ESCC were relaunching this project and further details were awaited.

257/16 **DATE, TIME AND PLACE OF NEXT MEETING**

The next meeting will be held on Monday 10 October 2016 at 7.30 pm in the Ian Price Room, Heathfield Community Centre, Sheepsetting Lane, Heathfield.

258/16 **MATTERS RAISED BY COUNCILLORS**

Taxi Rank in Streatfield Road – Mrs L Fraser

Included as agenda item for ESCC Liaison meeting.

259/16 **CRIME AND DISORDER ACT SECTION 17**

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

260/16 **RISK MANAGEMENT**

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

The Meeting closed at 9.04 p.m.

Signed:

Chairman

Dated: