

# **HEATHFIELD AND WALDRON PARISH COUNCIL**

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

**MONDAY 5 DECEMBER 2016 AT 7.30 PM**

**At Heathfield Community Centre**

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

The Clerk was in attendance.

Approximately 50 members of the public were also present.

### **WD/2016/2481, WD/2016/2651 AND WD/2016/2560**

The applicant, agent and a representative from Care for the Carers spoke in support of the application.

Five nearby residents spoke against the application.

### **WD/2016/2691**

The Chairman of Cross-in-Hand Amenities Society, Mr Plant, and a nearby resident spoke against the application.

### **WD/2016/2775**

Two nearby residents spoke against the application.

### **WD/2016/2720**

The Agent spoke in support of the application.

### **WD/2016/2627**

A nearby resident spoke against the application.

**The Meeting commenced at 8.39 p.m.**

### 318/16 **APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Mr Hart, Mrs Leach, Mr Rivers, Mr Stevens and Mr Thomas.

### 319/16 **MINUTES**

**RESOLVED:** that the Minutes of the meeting held on Monday 21 November 2016, having been previously circulated, be confirmed and signed by the Chair as a correct record.

**DISCLOSURES OF INTEREST IN MATTERS ON THE AGENDA**

Mr Coffey	WD/2016/2720	personal	Acquainted with Agent
Mrs Kentish-Barnes	WD/2016/2720	personal	Acquainted with Agent

Members of the Committee also disclosed a personal interest in respect of WD/2016/2775 as one of the speakers against the application was a former parish councillor.

**MATTERS ARISING**

The Chairman indicated that ESCC had responded to the recent suggestion regarding Isenhurst junction and this would be added to the next agenda.

**TREE WORKS**

There were none to report.

**PLANNING APPLICATIONS****WD/2016/2691/MRM**

LAND EAST OF DAD'S HILL. Reserved matters application pursuant to WD/2015/1150/MAO (outline application for up to 26 dwellings including provision for access onto Dads Hill

**OBSERVATIONS:** The Committee objected to the application for the following reasons:-

- 1) The density and character of the development was considered to be out of keeping in the locality with inadequate parking provision
- 2) Unacceptable within the AoNB and on a greenfield site.
- 3) Highway access and junction with B2102 and A267 unsuitable and pedestrian access onto footway too narrow
- 4) Poor infrastructure and local amenities.
- 5) Concern about adequate disposal of surface water run-off and
- 6) Concern about inadequate ecological report

**WD/2016/2480/MAJ**

HILL WATERS, FIRGROVE ROAD, CROSS IN HAND TN21 OQL. Change of use of land to a glamping site including the creation of two hobbit houses with associated landscaping works

**OBSERVATIONS:** The Committee objected to the application for the following reasons:

- a) It would set a precedent within the AONB
- b) The development was considered to be unsuitable in the locality
- c) It would have an adverse effect upon neighbours and an adverse impact on local amenities
- d) The development was inappropriate within ancient woodland

- e) There was a lack of clarity regarding future activity in terms of the proposed designation as a glamping site.

It was requested that it be noted in the Minutes that the Chairman used his casting vote in this recommendation.

**WD/2016/2481/F**

HILL WATERS, FIRGROVE ROAD, CROSS IN HAND TN21 OQL. Change of use of existing residential annexe to a holiday let

**OBSERVATIONS:** The Committee supported the application and considered the use to be suitable in the area, providing use was for stated purposes only.

**WD/2016/2651/FA**

HILL WATERS, FIRGROVE ROAD, CROSS IN HAND TN21 OQL. Minor material amendment to WD/2016/1421/FA (erection of new garage, extension of existing sunroom to annexe, including alterations to existing garage, and first floor extension and ground floor kitchen/breakfast room extension) for addition of two conservation roof lights

**OBSERVATIONS:** The Committee objected to the application, which was considered to be unsuitable in the locality and considered the access to the mezzanine level by means of ladders to be a safety hazard.

**WD/2016/2560/FA**

DOWZERS PARK FARM, NETTLESWORTH LANE, VINES CROSS, HORAM TN21 9AS. Minor material amendment to application WD/2016/1016/F (proposed replacement dwelling with garage)

**OBSERVATIONS:** The Committee supported the application and considered the size and appearance to be in keeping in the locality and use should be for stated purposes only, ancillary to the dwelling. There should be a condition imposed requiring the demolition of the existing property before first occupation of the new dwelling.

**WD/2016/2730/LB**

BROWNDOWN COTTAGE, CADE STREET, HEATHFIELD TN21 9BT. Dividing walls removed in utility/wc area, new utility and dining area formed. Secondary staircase in living room removed and wall above removed to enlarge bedroom

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

**WD/2016/2627/F**

UNIT 3F, FIRGROVE BUSINESS PARK, FIRGROVE ROAD, CROSS IN HAND TN21 OQL. Change of use from office (b1) to taxi office (Su generis)

**OBSERVATIONS:** The Committee objected to the application as the hours of operation were considered excessive and would cause nuisance and disturbance to local residents. There was a lack of clarity over whether taxis would be visiting the site.

**WD/2016/2774/F**

1<sup>ST</sup> BROAD OAK AND PUNNETTS TOWN SCOUT HUT, ADJACENT TO BROAD OAK VILLAGE HALL, BURWASH ROAD, BROAD OAK, HEATHFIELD TN21 8SS Replacement of two external wooden doors with white plastic pvc doors, these doors are 1) the main door on the front north west elevation and 2) the emergency exit door on the side south west elevation, with window inserted above the door

**OBSERVATIONS:** The Committee supported the application and considered the size and appearance to be in keeping in the locality and represent an improvement over existing.

**WD/2016/2775/F**

LAND ADJACENT TO CLAYTONS, BACK LANE, CROSS IN HAND, HEATHFIELD TN21 OQD. The erection of 2 no. detached dwellings with garaging

**OBSERVATIONS:** The Committee objected to the application for the following reasons:

- a) Adverse impact on the AONB and landscape qualities of the valley
- b) Small frontage for two large houses
- c) Highway safety concerns due to the narrow lane and proximity to access to Darch's Wood
- d) Scale and nature of the proposals considered inappropriate
- e) Unsustainable location, well beyond the village centre

**WD/2016/2791/F**

9 ALDER CLOSE, HEATHFIELD TN21 8BY, Side and rear extensions. Extension to porch.

**OBSERVATIONS:** The Committee objected to the application which was considered to be over-development of the site, out of character in the locality and would have an adverse impact on neighbours. The extension would also be too close to the boundary.

**WD/2016/2720/F**

7 TOWER STREET, HEATHFIELD TN21 8PB. Demolition of existing dwelling and barn complex and erection of one replacement dwelling, one additional replacement dwelling in place of barn complex and four additional new dwellings

**OBSERVATIONS:** The Committee supported the application and considered the size and appearance to be in keeping in the locality and would protect the amenities of local residents. If possible, Members wished to see additional screening along the access road.

**WD/2016/1877/MAJ**

LAND AT TILSMORE LODGE, CROSS IN HAND ROAD, HEATHFIELD TN21 OLS. Proposed residential development of 23 homes comprising 4 x 1 bedroom dwellings, 4 x 2 bedroom dwellings, 3 x 3 bedroom dwellings, 9 x 4 bedroom dwellings, 3 x 5 bedroom dwellings and associated access, garaging and car parking, landscaped areas/buffers and surface water attenuation basin.  
*Amended plans and reports received showing revised access arrangements.  
Date stamped 24/11/16.*

**OBSERVATIONS:** The Committee objected to the application and considered that no attempts had been made to address previous concerns, as follows:

- 1) Over-development of the site, in an inappropriate location and within the AONB.
- 2) Outside the development boundary and in an unsustainable location
- 3) Dangerous highway access on the brow of the hill
- 4) Adverse impact on neighbouring properties by reason of lack of privacy and noise
- 5) Possible loss of mature trees and concerns about the terms of the existing TPO's not being upheld, new TPO's required for any trees not currently protected
- 6) Lack of infrastructure, particularly Doctor's surgery
- 7) Drainage issues particularly in view of the marshy, boggy nature of the site and potential flooding.

**WD/2016/2585/F**

POTTENS MILL FARM, POTTENS MILL LANE, BROAD OAK, HEATHFIELD TN21 8TY. Repair and refurbishment of a barn with existing consent for use as an annexe

**OBSERVATIONS:** The Committee supported the application providing use was for stated purposes only, ancillary to the property and no damage being caused to the existing structure.

**WD/2016/2586/LB**

POTTENS MILL FARM, MILL LANE, BROAD OAK, HEATHFIELD TN21 8TY. Repair and refurbishment of a barn with existing consent for use as an annexe

**OBSERVATIONS:** The Committee supported the application providing use was for stated purposes only, ancillary to the property and no damage being caused to the existing structure.

**WD/2016/2565/FR**

LAND ADJACENT TO TREETOPS, HEATHFIELD PARK, HAILSHAM ROAD, HEATHFIELD TN21 9EU. Proposed retention of the existing B1 and B8 estate office and storage units

**OBSERVATIONS:** The Committee supported the application providing use was retained as an estate office. The Committee were very disappointed at yet another retrospective application at this site.

324/16 **PARISH CONFERENCE**

The report would be made at the next meeting.

325/16 **PARISH PLANNING PANEL MEETING**

The Minutes of the meeting held on 5 December would be circulated to Members for information.

326/16 **CROSS IN HAND AMENITIES SOCIETY - WD/2016/2691/MRM**

The comments of the Society had been taken into account by the Committee when considering the application, earlier in the meeting.

327/16 **WD/2016/2775/F**

The comments in a letter from a nearby resident had been taken into account by the Committee when considering the application, earlier in the meeting.

328/16 **PLANNING INSPECTORATE – APPEAL APP/C1435/D/16/3158207 – 29 CUCKOO DRIVE, HEATHFIELD TN21 8AR - DISMISSED**

The Committee noted that the Appeal had been dismissed.

329/16 **PETITIONS**

The Committee noted the Petitions sent to WDC in relation to the designation of sites in Little London Road/New Pond Hill and Ghyll Road/Pook Reed Lane as potential housing sites.

330/16 **FOOTPATH MATTERS**

There were no matters to discuss.

331/16 **DATE, TIME AND PLACE OF NEXT MEETING**

The next meeting will be held on Monday 19 December 2016 at 7.30 pm at the Heathfield Community Centre, Sheepsetting Lane, Heathfield.

332/16 **MATTERS RAISED BY COUNCILLORS**

None received

333/16 **CRIME AND DISORDER ACT SECTION 17**

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

334/16 **RISK MANAGEMENT**

There were considered to be no effects arising from items on the Agenda

The Meeting closed at 9.37 p.m.

Signed:

Chairman

Dated: