

HEATHFIELD AND WALDRON PARISH COUNCIL

HIGHWAYS, PLANNING & STREET LIGHTING COMMITTEE

MONDAY 20 FEBRUARY 2017 AT 7.30 PM

At Heathfield Community Centre

PRESENT: Mrs Clark, Mr Coffey (Chairman), Mrs Holmwood, Mrs Leach, Mr Rivers and Mr Thomas.

The Clerk was in attendance.

Approximately 60 members of the public and District Cllr. Bowdler were also present.

Due to the large numbers of public attending and the restricted size of the room, the Committee **RESOLVED** that relevant applications would be considered separately, with an opportunity for public speaking prior to each, to enable the public to attend the meeting during consideration of their item of interest only.

41/17 **APOLOGIES FOR ABSENCE**

Apologies had been received from Mr Hart, Mr Hatcher, Mrs Kentish-Barnes and Mr Taylor.

42/17 **MINUTES**

RESOLVED: that the Minutes of the meeting held on Monday 6 February 2017, having been previously circulated, be confirmed and signed by the Chair as a correct record.

43/17 **DISCLOSURES OF INTEREST IN MATTERS ON THE AGENDA**

Mrs Leach	WD/2016/2918	personal	A neighbour of one of the objectors
Mr Thomas	Ghyll Road traffic calming	personal	A resident of Ghyll Road
Mr Coffey	WD/2016/3084	personal	Acquaintance of the Agents

44/17 **MATTERS ARISING**

There were none.

45/17 **TREE WORKS**

There were none to report.

46/17 **PLANNING APPLICATIONS**

The meeting closed at 7.31 to enable members of the public to speak.

The applicant spoke in support and members of the public spoke against the application. District Cllr Bowdler considered that insufficient information regarding flood risk and ecological surveys had been provided.

The meeting re-opened at 8.02 p.m.

WD/2016/3084/MAO

CADENCE, BATTLE ROAD, PUNNETTS TOWN, HEATHFIELD TN21 9DR.
Outline application for the demolition of an existing dwelling and replacement with a new road access to provide for a residential development comprising 8 no local affordable housing units, 4 no chalet bungalow dwellings and 12 no. dwellings comprising mix of four, three and two bedroom units.

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

- 1) No exceptional circumstances proven for building within the AONB
- 2) Inadequate ecological surveys
- 3) Out of character in the locality
- 4) Concerns over lack of infrastructure, including School provision
- 5) Inadequate parking provision
- 6) Will exacerbate traffic speeding and problems in the area
- 7) Concerns that known water run-off and flooding in the area will increase
- 8) Concern over housing mix – too many large units – and affordable housing in one corner of the site rather than spread throughout the development
- 9) General concerns over prematurity in advance of the new Local Plan

The meeting closed at 8.19 to enable members of the public to speak.

A nearby resident spoke against the application.

The meeting re-opened at 8.24.

WD/2017/0216/FR

LITTLE LONDON GARAGE, LITTLE LONDON, HEATHFIELD TN21 OAY.
Retrospective application for use of land for car sales and two units as car sales office.

OBSERVATIONS: The Committee objected to the application and the retrospective nature of it and stated that the current use of the buildings was in excess of that detailed in the planning application, with a severe adverse impact on neighbours. Members also raised environmental concerns due to the loss of trees on the site and considered there to be an unacceptable increase of traffic.

It was agreed that activities at the site should be investigated further by the Enforcement Section at WDC as soon as possible.

The meeting closed at 8.32 p.m. to enable members of the public to speak

Nearby residents spoke against the application.

The meeting re-opened at 8.41 p.m.

WD/2016/2918/O

WINDMILL FEEDS, LEWES ROAD, CROSS IN HAND, HEATHFIELD TN21 OTA. Outline application for the conversion of the existing building known as “The Saddlery” into 3 apartments and the demolition of the warehouse to provide two detached dwellings

OBSERVATIONS: The Committee objected to the application and considered the two dwellings would overshadow Mill Cottage and the apartments in The Saddlery would overshadow Hillside. The retention of the existing business was important and provided employment for local people. The application was lacking in detail, including the impact upon two adjacent Listed Buildings and access to the site was poor.

The meeting closed at 8.47 to enable members of the public to speak.

Nearby residents spoke against the application.

The meeting re-opened at 9.04 p.m.

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 this application for the following reasons: a) Adverse impact on the AONB contrary to Policy EN6 of the 1998 Wealden Plan and landscape qualities of the valley b) Small frontage for two large houses c) Highways safety concerns due to the narrow lanes and proximity of access to Darch's Wood (and inadequate response by ESCC) d) Scale and nature of the proposals out of character in the locality e) Unsustainable location, well beyond the village centre e) loss of light and over-looking of neighbours' properties

WD/2017/0104/F

STAR LODGE, WALDRON TN21 ONN. Conversion and extension of existing outbuildings to create new dwelling

OBSERVATIONS: The Committee objected to the application which was considered to be over-development of the site, with lack of detail regarding the upper floor. The dwelling was considered to be excessive in size – contrary to the original statement for a small, affordable unit on the site.

WD/2017/0232/F

FOXTAILS, POSSINGWORTH PARK, CROSS IN HAND, HEATHFIELD TN21 OTN. Single storey garage/car port and green house

OBSERVATIONS: The Committee supported the application and considered the size and appearance to be in keeping in the locality. If necessary, additional landscaping should be provided at the eastern boundary to ensure adequate screening.

WD/2017/0032/F

ALL SAINTS AND ST RICHARDS C.E. PRIMARY SCHOOL, SCHOOL HILL, OLD HEATHFIELD TN21 9AE. Installation of shed to store PE equipment and small outdoor gym with 8 pieces of equipment

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

WD/2017/0196/F

HEATHER BRAE, FIRWOOD RISE, HEATHFIELD TN21 8NP. Roof extension and new garage

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

WD/2016/2850/F

28 GIBRALTAR RISE, HEATHFIELD TN21 8HL. Proposed new 4 bedroom dwelling reduction in size of dwelling

OBSERVATIONS: The Committee supported the application and considered the size and appearance to be in keeping in the locality – the reduction in size was welcomed. Consideration should be given to the erection of a retaining wall at the rear.

WD/2017/7502/T

LODGE BUILDINGS, BURWASH ROAD. HEATHFIELD TN21 8RA. Replace trisector antenna with 3 no. new antennas within existing tree mast (12m to top), install at ground level and ancillary works

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

47/17 **ESCC: PROPOSED TRAFFIC CALMING ON GHYLL ROAD, HEATHFIELD**

The Committee supported the proposed traffic calming scheme.

48/17 **WDC – STREET NAMING – LAND REAR OF THE POLICE STATION**

It was agreed that names relating to the Millennium Green, such as Millennium Way and the Jubilee, such as Jubilee Close, should be submitted to Wealden District Council for consideration.

49/17 **FOOTPATH MATTERS**

Nothing to report.

50/17 **DATE, TIME AND PLACE OF NEXT MEETING**

The next meeting will be held on Monday 6 March 2017 at 7.30 pm at the Heathfield Community Centre, Sheepsetting Lane, Heathfield.

51/17 **MATTERS RAISED BY COUNCILLORS**

None received

52/17 **CRIME AND DISORDER ACT SECTION 17**

There were considered to be no implications under the above Act in respect of matters discussed at the meeting.

53/17 **RISK MANAGEMENT**

There were considered to be no effects arising from items on the Agenda in respect of matters discussed at the meeting.

The Meeting closed at 9.29 p.m.

Signed:

Chairman

Dated: