

HEATHFIELD AND WALDRON PARISH COUNCIL
PLANNING & HIGHWAYS COMMITTEE
MONDAY 14 AUGUST 2017 AT 7.30 PM IN THE IAN PRICE ROOM,
AT HEATHFIELD COMMUNITY CENTRE

PRESENT: Mr Coffey (Chairman), Mr Hart, Mrs Holmwood, Mrs Kentish-Barnes, Mrs Leach, Mr Thomas and Mr Taylor.

The Clerk was in attendance.

There were approximately 30 members of the public also present.

WD/2017/1669

Mr Hawes, the applicant, spoke in favour of the application which would provide accommodation for family members.

WD/2016/3063/MAO

Local residents spoke against the application on a variety of grounds, including highway and pedestrian safety, drainage issues, inadequate parking provision, impact on the AoNB and nearby Darches Wood and infrastructure concerns.

The meeting commenced at 8.04 p.m.

209/17 **APOLOGIES FOR ABSENCE**

Apologies had been received from Mr Hatcher and Mr Rivers.

210/17 **DISCLOSURES OF INTEREST IN MATTERS ON THE AGENDA**

Mr Taylor	WD/2016/3063	personal	Acquaintance of several members of the public who were objecting to the scheme
Mrs Kentish-Barnes	WD/2017/1669	personal	Knows the applicant
Mr Coffey	WD/2016/1669 and WD/2017/1542	personal	Acquaintance of the agents

In addition, all Members of the Committee disclosed personal interests in respect of the Parish Council's Custodian Trusteeship of Darches Wood.

Mr Thomas reminded the public that he was also a District Councillor.

211/17 **MINUTES**

RESOLVED: that the Minutes of the meeting held on Monday 31 July 2017, having been previously circulated, be confirmed and signed by the Chair as a correct record.

212/17 **MATTERS ARISING**

There were none.

213/17 **PLANNING APPLICATIONS**

WD/2017/1669/F

NORTHLEIGH, NORTH STREET, PUNNETTS TOWN, HEATHFIELD TN21 9DU. Proposed garage conversion and extension to form ancillary accommodation.

OBSERVATIONS: The Committee supported the application providing the accommodation was used as an annexe, ancillary to the dwelling and for no other purpose. There should be care during construction in respect of the common boundary with regard to existing hedgerow and no additional windows should be allowed on that side. It was considered that the application would not impact upon Ashdown Forest as the family already live in the main house.

WD/2016/3063/MAO

OLD COMMON, LITTLE LONDON ROAD, HEATHFIELD TN21 OLT. Outline application for the demolition of the existing dwelling and erection of 42 no. houses and maisonettes including associated external works

OBSERVATIONS: The Council objected most strongly to the application for the following reasons:

- a) Inadequate infrastructure in the locality such as schools, medical facilities etc
- b) Inadequate and dangerous access with poor visibility onto a busy A road, in close proximity to multiple junctions. There are serious concerns about pedestrian safety from the site
- c) Would increase traffic in the area and have an adverse impact on the Ashdown Forest
- d) The site is mostly in the AoNB and outside the development boundary and would set a precedent in the area
- e) Inadequate parking provision with no available overspill parking areas
- f) The development would seriously impact on dark skies and would adversely impact local residents because of increased noise
- g) There are serious concerns about the adequacy of surface water drainage arrangements
- h) The plans show at least one access into Darches Wood which has not been authorised
- i) The design shows parking areas close to site boundaries which would adversely impact on neighbours and the development in general would impact upon neighbours, particularly Pittwood.

WD/2017/7023/AD

LAND AT SPRINGBANK COTTAGE, NORTH STREET, WALDRON TN21 OQP. Creation of culvert over stream and upgrading of section of access track.

OBSERVATIONS: The Committee supported the proposals.

WD/2017/1416/F

LITTLE THEOBALD, THEOBALDS GREEN, HEATHFIELD TN21 8BT.
Retrospective application for change of use of an ancillary residential outbuilding and stationing of two shepherd huts and toilet block to create 2 no. one bedroom holiday letting accommodation units.

OBSERVATIONS: The Committee objected to the application and considered the proposals to be inappropriate, particularly the shepherd's huts, which were out of character in the locality. There were concerns about the access track and the retrospective nature of the application. It was considered that it would adversely impact on the Ashdown Forest and that the shepherd's huts should be removed.

WD/2017/1532/F

SPIRE COTTAGE, BURWASH ROAD, BROAD OAK, HEATHFIELD TN21 8TD. Replace a roof window with a dormer window. Alterations to upgrade a store to a hobby room.

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

WD/2017/1676/F

OAK TREE COTTAGE, CHURCH STREET, OLD HEATHFIELD TN21 9AL.
Proposed single-storey side extension

OBSERVATIONS: The Committee supported the application and considered the size and appearance to be in character in the locality. Archaeological considerations should be addressed to the satisfaction of the County Archaeologist. Neighbours views should be taken into account as they may be adversely affected.

WD/2017/1560/F

KANES, HARLEY LANE, HEATHFIELD TN21 8AQ. Proposed first floor extension over existing garage to form two bedrooms and a bathroom

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

screening should be retained and there should be no further windows in the flank wall.

WD/2017/1542/LDE

WHITETHORN, BACK LANE, WALDRON. Equestrian Building.

OBSERVATIONS: The Committee noted the information.

WD/2017/1662/F

TRESANTON HOUSE, TILSMORE ROAD, HEATHFIELD TN21 OXT. Two-storey side extension, part two-storey rear extension, part single-storey rear extension and garage replacement

OBSERVATIONS: The Committee supported the application and considered the size and appearance to be in keeping in the locality. Neighbours' views should be taken into account as they may be adversely affected. The boundary screening should be retained and there should be no further windows in the flank wall.

WD/2017/1872/PO1

ASHDOWN HOUSE, HIGH STREET, CROSS IN HAND, HEATHFIELD TN21 OSR. Proposed change of use of a building from office use (Class B1(a) to two dwelling houses (Class C3)

OBSERVATIONS: The Committee raised no objections to the proposals but neighbours' views should be taken into account as they may be adversely affected.

214/17 **TREE WORKS**

There were none to report.

215/17 **FOOTPATH MATTERS**

There were no footpath matters to report.

216/17 **DATE, TIME AND PLACE OF NEXT MEETING**

The next meeting will be held on Tuesday 29 August 2017 at 7.30 pm in the Ian Price Room at the Heathfield Community Centre, Sheepsetting Lane, Heathfield.

217/17 **MATTERS RAISED BY COUNCILLORS**

In respect of a query which had been raised previously, the Committee noted that replacement hedges at the Dads Hill site would be replanted where possible.

218/17 **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.

219/17 **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 8.48 p.m.

Signed:

Chairman

Dated: