

HEATHFIELD AND WALDRON PARISH COUNCIL
PLANNING AND HIGHWAYS COMMITTEE
MONDAY 25 SEPTEMBER 2017 AT 7.30 P.M. IN THE
IAN PRICE ROOM, HEATHFIELD COMMUNITY CENTRE

PRESENT: Cllrs Coffey (Chairman), Hart, Holmwood, Kentish-Barnes, Leach, Rivers and Thomas

The Clerk was in attendance

28 members of the public were also present

The Chairman explained that the order of proceedings on the agenda would be changed and standing orders suspended to accommodate public speaking.

WD/2017/1833/F

4 members of the public spoke against the application.

The meeting commenced at 7.53 p.m.

244/17

APOLOGIES FOR ABSENCE

Apologies for absence had been received from Cllrs Hatcher and Taylor.

245/17

DISCLOSURES OF INTEREST

Cllr Thomas	Stop Vines Corner	Personal	Abstaining from commenting as previously given his support to the campaign
Cllr Hart	WD/2017/1893/AN	Personal	Runs his business from adjacent premises
Cllr Coffey	WD/2017/1833 WD/2017/1905 WD/2017/2037	Personal	Acquaintance of the agents
Cllr Coffey	Land at Marklye Lane	personal	Has walked on land now proposed as ACV
Cllr Holmwood	Land at Marklye Lane	personal	Responded to a survey on Facebook

246/17

PLANNING APPLICATIONS

WD/2017/1833/F

ST AUBYNs, LITTLE LONDON ROAD, HEATHFIELD, TN21 0LT.
Demolition of house and garage and redevelopment of site to provide nine dwellings.

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

- a) Impact on the AONB
- b) Out of character in the locality, over-development of the site and over-bearing design
- c) Lack of available infrastructure
- d) Loss of or damage to trees, particularly those in close proximity to site boundaries
- e) Increased risk of flooding in the area due to removal of trees
- f) Poor design and adverse impact upon neighbours and the ridge
- g) Inadequate highway access with poor visibility and no provision for pedestrians
- h) Adverse impact on area generally, including proximity to stud farm and excessive height of the proposed dwellings
- i) Unsustainable location
- j) Inaccurate drawings
- k) Loss of bat habitat

The Meeting closed at 8.11 to enable the applicant to speak on the following application.

The Meeting re-opened at 8.13 p.m.

WD/2017/2043/F

FINCHAM, NEW POND HILL, CROSS-IN-HAND, HEATHFIELD, TN21 0LX. Proposed 1st floor bedroom extension over existing single storey flat roof and two storey extension to the rear of the property to extend the proposed kitchen.

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 Meeting closed at 8.14 to enable members of the public to speak on the following item.

247/17

STOP VINES CORNER

Members of the Stop Vines Corner campaign group spoke to the Committee regarding their application to have Land at Marklye Lane (known as top of the world) designated as an Asset of Community Value.

The Agent, of Parker Dann, spoke against the proposed application on behalf of the landowner and stated that the land would only be sold at development value.

The Meeting re-opened at 8.31 p.m.

Following discussion about the implications of the proposed designation as an Asset of Community Value, it was **RESOLVED** that the Stop Vines Corner group be supported in their application.

248/17

PLANNING APPLICATIONS

WD/2017/0695/F

HEDGEROW COTTAGE, STREET END LANE, BROAD OAK, HEATHFIELD, TN21 8TS. Replace existing glass and polycarbonate roof conservatory with cedar (or similar) cladded walls with double glazed windows and bi-folding doors to the North East wall.

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/2017/1924/F

GLENWOOD, HAILSHAM ROAD, HEATHFIELD, TN21 8AS. 2 storey side extension.

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

WD/2017/1905/F

THE CHAPEL, STREET END LANE, BROAD OAK, HEATHFIELD, TN21 8RY. Conversion of outbuildings to provide additional accommodation, demolition of barn, construction of triple garage and proposed vehicular access.

OBSERVATIONS: The Committee objected to the proposed application as there was insufficient information provided and the proposals were tantamount to two dwellings. The access was considered dangerous and the garage oversized.

WD/2017/2037/F

SWIFE HOUSE, SWIFE LANE, BROAD OAK, HEATHFIELD, TN21 8UR. Proposed replacement greenhouse and replacement shed.

OBSERVATIONS: The Committee supported the application and considered the size and appearance to be in character in the locality. Use should be in connection with the dwelling house and the existing structures should be removed.

WD/2017/1893/AN

33A HIGH STREET, HEATHFIELD, TN21 9HU. Addition of plain white acrylic lettering onto an outside wall to promote business.

OBSERVATIONS: The Committee objected to the application, which was considered to be out of character in the locality and the positioning of the sign irrelevant. The design was considered to be unsympathetic and would set a precedent in the area. Whilst supporting local business, the Committee considered that advertising needed to be appropriate.

WD/2017/1903/FA

GHYLLWOOD, LITTLE LONDON, HEATHFIELD, TN21 0BB. Minor material amendment to application WD/2014/0248/F (alterations and extensions, alter porch, new fireplace and chimney, extension to existing garage to form car port).

OBSERVATIONS: The Committee raised no objections to minor modifications which were considered to be in character with the dwelling and in the spirit of the previous approval.

WD/2017/1599/F

4 GHYLL ROAD, HEATHFIELD, TN21 0AQ. Proposed first floor extension to provide additional bedroom and toilet facilities.

OBSERVATIONS: The Committee supported the application and considered the size and appearance to be in keeping in the locality. There should be no new flank windows and the extension should tie in with neighbouring boundary. Neighbours' views should be taken into account as they may be adversely affected.

249/17

ESCC LIAISON MEETING

The next meeting would take place on 18 October 2017 and items for the agenda included the timing of implementation of the parking review, condition of the carriageway at the Tilsmore Road/Mill Road junction and raised manholes on the A265 Heathfield to Broad Oak section.

250/17

PARISH PLANNING PANEL

The Chairman confirmed that Wealden District Council were looking into the provision of SANGS to mitigate the effects of the nitrogen deposition on Ashdown Forest. There was no date yet for the publication of the Local Plan and major applications were still not being processed.

251/17

TREE WORKS AND FOOTPATH MATTERS

There were no updates regarding tree works or footpath matters.

252/17 **NEXT MEETING**

The next meeting would take place on Monday 9 October 2017 at 7.30 p.m. in the Ian Price Room, Heathfield Community Centre, Sheepsetting Lane, Heathfield.

253/17 **MATTERS RAISED BY COUNCILLORS**

There were none.

254/17 **CRIME AND DISORDER ACT 1998 SECTION 17**

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

255/17 **RISK MANAGEMENT**

- a) There were considered to be no risk management implications in relation to matters discussed at the meeting
- b) The revised risk list for the Committee was duly approved.

The Meeting closed at 8.59 p.m.

Signed:

Chairman

Dated: