

HEATHFIELD AND WALDRON PARISH COUNCIL
PLANNING & HIGHWAYS COMMITTEE
MONDAY 11 SEPTEMBER 2017 AT 7.30 PM IN THE
IAN PRICE ROOM, HEATHFIELD COMMUNITY CENTRE

PRESENT: Cllr Coffey (in the Chair), Cllr Hart, Cllr Holmwood, Cllr Rivers, Cllr Taylor and Cllr Thomas.

The Assistant Clerk was in attendance.

38 members of the public attended the meeting.

The Chair confirmed the process the meeting would follow.

2 members of the public spoke against planning application WD/2017/1927/F, 3 Oxford Terrace and gave their reasons for objecting to the application. Councillors asked them questions.

230/17 **APOLOGIES FOR ABSENCE**

Apologies had been received from Cllrs Kentish Barnes, Leach and Hatcher these were noted.

231/17 **DISCLOSURES OF INTEREST IN MATTERS ON THE AGENDA**

Cllr Thomas	Stop Vines Corner		Unable to comment as already given support as a District Councillor
Cllr Rivers	WD/2017/1927/F	Personal	Lives near the property
Cllr Coffey	WD/2017/1809/F	Personal	Knows the architect and has worked with him on other projects outside the area.
	WD/2017/1927/F	Personal	Customer of neighbour. Knows the consultant and has worked with her on other projects outside the area. Cllr. Holmwood has agreed to chair the meeting for this item.

232/17 **MINUTES**

RESOLVED: that the Minutes of the meeting held on Tuesday 29 August 2017, having been previously circulated, be confirmed and signed by the Chairman as a correct record.

233/17 **MATTERS ARISING**

There were none.

Cllr Coffey left the meeting during the following item which was chaired by Cllr. Holmwood.

234/17 **PLANNING APPLICATION**

WD/2017/1927/E

3 OXFORD TERRACE, HAILSHAM ROAD, HEATHFIELD TN21 8AA. Change of use from retail unit Class A1 to Class A5 plus associated alterations

OBSERVATIONS: The Committee very strongly object to the application for the following reasons:

Lack of on-street parking in Hailsham Road and the impact the application will have on this road and on Harley Lane;

Impact on neighbours due to the noise and general environment pollution;

Disturbance to residential neighbours due to the opening times;

There are already a sufficient number of food outlets in the town, including one a few minutes' walk from this site;

There is already a large volume of traffic that uses Hailsham Road, this situation will be exacerbated with further parked cars and delivery vehicles.

The Chair suspended standing orders in order to reinstate the public session.

Stop Vines Corner Group – presentation re Asset of Community Value or Local Green Open Space and TPOs and Hedgerow Retention Notices. The Chair confirmed that the Committee would be discussing this item at the next meeting.

The Secretary of the Stop Vines Corner Group gave a presentation on their application to WDC for the field known as 'The Top of the World' at the top of Marklye Lane, to be registered as an Asset of Community Value. Councillors then asked her questions.

She then gave a presentation on their application to WDC for Tree Preservation Orders and for retention notices on the long run of historic hedges and the wooded ghyll.

It was questioned whether designation of an Open Green Space can be done through the Local Plan rather than through a Neighbourhood Plan, the *Assistant Clerk will investigate.* **Assistant Clerk**

A member of the public gave a presentation on application WD/2017/1809/F Spring Meadow.

A member of the public raised his objections to application WD/2017/1945/MFA Land to the north of the Old Dairy and requested that the application be referred to WDC planning committee rather than the decision being delegated to an officer.

235/17 **STOP VINES CORNER**

The Chair confirmed that documentation regarding the application for the Asset of Community Value had been received from WDC and that it was due to be discussed at the next Committee meeting.

236/17 **PLANNING APPLICATIONS**

WD/2017/1809/F

SPRING MEADOW, SPINNEY LANE, WALDRON TN21 ONU.

Demolition of an existing pair of semi-detached houses and outbuildings and construction of a new detached dwelling, garage, stable and gatehouse annexe.

OBSERVATIONS: The Committee support the application as they feel that the size and appearance of the development is in character with the surrounding area and that the buildings will be a considerable improvement. All existing buildings should be removed prior to occupation and measures should be put in place for any protected species. As many trees and hedgerows as possible should also be safeguarded.

The Committee noted that no letters of objection had been received to the application.

WD/2017/1945/MFA

LAND TO THE NORTH OF THE OLD DAIRY, BURWASH ROAD, HEATHFIELD TN21 8QY. Removal of condition 12 of WD/2015/2425/MAO (construction of 10 no. three bedroom houses (Plots 1-10) on Brownfield land to the north of the old dairy and with shared access from Burwash Road and exit/access from Newick Lane).

OBSERVATIONS: The Committee object to the application as they consider that affordable housing should be provided. They ask that the viability for the housing be looked into closely by the District Council as well as the proposed floor space as to if it exceeds 1000m² and as it is in an AONB. They request that the District Council look closely at all legal and policy arguments.

The Chair suspended standing orders and reinstated the public session in order for the applicant to speak about application WD/2017/1772/F Stoneywood Cottage and for Councillors to ask questions.

WD/2017/1772/F

STONEWOOD COTTAGE, GREENWOODS LANE, PUNNETTS TOWN TN21 9HU. Demolition of outbuilding and erection of a building for use as annexed accommodation and change of use of land

OBSERVATIONS: The Committee support the application however they feel that there should be a condition to tie it in with the existing use of the dwelling and as an annexe and not to have a separate use. The design is welcomed. The Committee feel that existing development rights should not be removed and that there should be a condition requiring the removal of the outbuilding.

WD/2017/1614/LDP

APPLEBROOK FARM, BROAD OAK, HEATHFIELD TN21 8XE.
Construction of replacement Cattle Barn off existing Hay Barn

OBSERVATIONS: The Committee support the application, they feel that the size and appearance is in keeping with the locality. The surface of the track needs to be as quoted in the application.

WD/2017/1725/F

LAND AT CADE STREET, HEATHFIELD TN21 9BT. Proposed hard surfaced access track and hardstanding

OBSERVATIONS: The Committee support the application subject to the track being as laid out in the application.

WD/2017/1795/F

LITTLE PADDOCK, BURWASH ROAD, BROAD OAK,
HEATHFIELD TN21 8XG. Demolition of existing 2 storey double garage and replacement with 3-bay single storey garage

OBSERVATIONS: The Committee support the application as they feel that the size and appearance is in character with the surrounding area. They feel that there should be a condition requiring the removal of the existing building prior to first use of the new garage. The use should be tied to the purpose as stated in the application.

WD/2017/1850/LDP

BELLE VUE, CROSS IN HAND, HEATHFIELD TN21 OSR. Proposed single storey rear extension and infill between garage and existing dwelling

OBSERVATIONS: application noted, no comments made.

WD/2017/1848/F

THE OLD PRINTWORKS, STREATFIELD ROAD, HEATHFIELD TN21 8LA. Conversion of vacant commercial space into 2 no 2 bedroom mews houses and the retention of adjoining commercial space with the alteration of existing building elevations.

OBSERVATIONS: The Committee support the provision of small residential units however they request that the District Council ensure that there is sufficient parking for the development.

WD/2017/1958/F

OLD HOLBANS COTTAGE, BURWASH ROAD, BROAD OAK, HEATHFIELD TN21 8XD. Single storey rear extension. New drive.

OBSERVATIONS: The Committee support the application as they feel that the design and appearance is in character with the surrounding area. They request that the access drive is subject to the use of suitable materials.

WD/2017/1949/F

1 GORSE COTTAGES, A267, CROSS IN HAND, TN21 OSL. Removal of existing conservatory and construction of single storey rear garden room extension

OBSERVATIONS: The Committee support the application and feel that the design and appearance is in character. They request that neighbours be consulted.

237/17 **WD/2017/1927/F – 3 OXFORD TERRACE – LETTER FROM SWAN AND DALE SOLICITORS**

Considered at item 234/17

238/17 **TREE WORKS**

There were none to report.

239/17 **FOOTPATH MATTERS**

There were no footpath matters to report.

240/17 **DATE, TIME AND PLACE OF NEXT MEETING**

The next meeting will be held on Monday 25 September 2017 at 7.30 pm in the Ian Price Room at the Heathfield Community Centre, Sheepsetting Lane, Heathfield.

241/17 **MATTERS RAISED BY COUNCILLORS HAVING BEEN PREVIOUSLY NOTIFIED (OR ITEMS OF INTEREST ONLY)**

Councillor Holmwood – WDC allowing the affordable housing section 12 being cut from the Beehive and Old Diary site – already considered, a further discussion was held on this item.

242/17 **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.

243/17 **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 9:27p.m.

Signed:

Chairman

Dated: