

HEATHFIELD AND WALDRON PARISH COUNCIL
PLANNING AND HIGHWAYS COMMITTEE
MONDAY 17 SEPTEMBER 2018 AT 7.30 P.M. IN THE
IAN PRICE ROOM, HEATHFIELD COMMUNITY CENTRE

PRESENT: Cllrs Holmwood (Vice-Chairman, in the Chair), Hart, Leach, Rivers, and Thomas.

The Assistant Clerk was in attendance.

Approximately 24 members of the public were in attendance

PUBLIC SESSION

Members of the public raised concerns regarding planning application WD/2018/1649/F, St Aubyns.

185/18

APOLOGIES FOR ABSENCE

Apologies for absence had been received from Cllrs Coffey, Hatcher, Kentish-Barnes and Taylor, these were noted.

186/18

DISCLOSURES OF INTEREST

All Councillors declared a personal interest in WD/2018/1566/F, 60 Springwood Road as they know the applicant.

187/18

MINUTES

The Minutes of the meeting held on Monday 3 September 2018, having been previously circulated, were approved and signed by the Chairman as a correct record.

188/18

MATTERS ARISING

There were none.

189/18

PLANNING APPLICATIONS

WD/2018/1649/F

ST AUBYNS, LITTLE LONDON ROAD, HEATHFIELD TN21 OLT. Erection of 5 dwellings on garden land on south side of St Aubyns

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

- Not in keeping as it is inconsistent with other spacious plots on the western side of the A267, and would cause a loss of privacy to neighbours; generally it is overdevelopment of the site;

- The gardens of 2 of the houses are totally within the AONB, which is of no benefit to the wider community;
- It would cause an increase of traffic on a busy A road, which has a 40 mph limit (with little traffic enforcement) and carries a lot of heavy goods vehicles as it is on a recognised satnav route. Previous traffic surveys on this road were taken on a Sunday lunch time, this does not give a true picture of the volume of traffic. It was deemed unsuitable for further access points as long ago as 1985.
- There is no safe egress onto the road, and it is very close to several road junctions, especially New Pond Hill and Pages Hill, with a Doctors' surgery, garage and a church close by;
- There is no pavement on this western side of the road, which means that children could not make their own way to school etc. necessitating further road trips;
- Public transport is poor and there is no train station within walking distance so, again, commuters would need to use a car just to access the rail network;
- There is a general lack of infrastructure, with medical services approaching capacity and with shopping facilities a 20 minute walk away;
- It is outside the development boundary and would contribute towards turning the two settlements of Heathfield and Cross in Hand into one large urban development;
- Despite the TPO no 2018/0003 on trees to the front and side of this site, there will still be a loss of trees and damage to tree roots, which will be detrimental to wildlife and ecology in general;
- Units 4 and 5 are too close to the protected tree belt and their gardens would be in almost constant shade. This could lead to unreasonable requests to remove or prune the protected trees;
- There have been reports of serious concerns about the inadequacy of water drainage in the immediate vicinity, where we have been informed that nearby homes already experience blocked sewers. The main road also floods during periods of heavy rain;
- By positioning all of the dwellings in the front half of the plot, the proposed layout will be contrary to Policy HG8 which states that "*New housing developments must make the most effective use of the land*". Having limited green landscaping to the front and side of the dwellings, the site layout creates a claustrophobic and wholly unsuitable appearance for large dwellings in a rural location on the edge of the AONB;
- Although the new Wealden Plan is not yet adopted, there is concern about the extra vehicle journeys affecting the Ashdown Forest.

The applicant refers to the July 2018 NPPF document to support the application. However the following extracts from the guidelines within the NPPF document state:

- *Item 170 - Planning policies and decisions should contribute and enhance the natural and local environment.... There is no contribution to the area it will impact;*
- *Item 172 - Great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty, which*

have the highest status of protection in relation to these issues. The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration should include an assessment of any detrimental effect on the environment and landscape;

- *Item 180 - New developments should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation;*
- *Item 185 - Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, and it desires that a new development makes a positive contribution to local character and distinctiveness.*

WD/2018/1810/F

7 TOWER STREET, HEATHFIELD TN21 8PB. Ground and first floor additions to existing dwelling including replacement of roof with extended accommodation within

OBSERVATIONS: The Committee support the application and feel that the additions to the building are in keeping with the surrounding area and are an improvement on the current building

WD/2018/1825/F

PINEHURST COTTAGE, SWIFE LANE, BROAD OAK, HEATHFIELD TN21 8UR. Demolition of existing link; single storey extensions

OBSERVATIONS: The Committee support the application and advise that the extensions won't affect neighbours. It is a moderate sized extension and will be an improvement to the property. No objections have been received from neighbours.

WD/2018/1642/LB

TANNERS MANOR, FURNACE LANE, LIONS GREEN, WALDRON TN21 OPJ. Extension to Garden Pavilion

OBSERVATIONS: The Committee support the application and agree with the amendment that has been made.

WD/2018/1566/F

60 SPRINGWOOD ROAD, HEATHFIELD TN21 8JX. To demolish the existing conservatory and replace with a single storey brick built extension

OBSERVATIONS: The Committee support the application, they feel that it is an improvement to the property and in keeping with the surrounding area and that it has no impact on neighbours.

WD/2018/1832/F

23 LONGVIEW CLOSE, HEATHFIELD TN21 8BL. Single storey rear/side extension

OBSERVATIONS: The Committee support the application and feel that it is in keeping with the surrounding area. They request that neighbours be consulted.

WD/2018/1889/F

PINE VIEW, STREET END LANE, BROAD OAK, HEATHFIELD TN21 8SA. Two storey extension to the rear

OBSERVATIONS: The Committee support the application however they are disappointed that the extension isn't more sympathetic to the surrounding area. They request that neighbours be consulted.

WD/2018/1865/F

37 SPRINGWOOD ROAD, HEATHFIELD TN21 8JX. Alterations to dwelling including loft conversion with new rear dormer incorporating a Juliet Balcony

OBSERVATIONS: The Committee object to the application, they feel that it is not in keeping with the surrounding area and that the balcony is intrusive and will overlook other properties.

190/18 **MATTERS RAISED BY COUNCILLORS**

There were none.

191/18 **CRIME AND DISORDER ACT 1998 SECTION 17**

There were considered to be no crime and disorder implications in relation to matters discussed at the meeting.

192/18 **RISK MANAGEMENT**

There were considered to be no risk management implications in relation to matters discussed at the meeting.

193/18 **NEXT MEETING**

The next meeting will be an Extra-Ordinary meeting to take place on Monday 1st October 2018 at 7.30 p.m. in the Ian Price Room, Heathfield Community Centre, Sheepsetting Lane, Heathfield.

The Meeting closed at 8:30pm.

Signed:

Chairman

Dated: