

**HEATHFIELD AND WALDRON PARISH COUNCIL**  
**PLANNING AND HIGHWAYS COMMITTEE**  
**MONDAY 5 NOVEMBER 2018 AT 7.30 P.M. IN THE**  
**IAN PRICE ROOM, HEATHFIELD COMMUNITY CENTRE**

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

The Clerk was in attendance.

5 Members of the public were also present.

214/18      **APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Cllrs Fraser and Hart.

215/18      **DISCLOSURES OF INTEREST**

Cllr Kentish-Barnes disclosed a personal interest in respect of WD/2018/2215 as her brother lives nearby.

Cllr Coffey disclosed a personal interest in respect of WD/2018/2184 as he is working with the agent on a project outside of the parish.

216/18      **MINUTES**

The Minutes of the meeting held on Monday 8 October 2018, having been previously circulated, were approved and signed by the Chairman as a correct record.

217/18      **MATTERS ARISING**

There were none.

218/18      **PLANNING APPLICATIONS**

**WD/2018/2081/F**

MAGREED FARM, MAGREED LANE, BROAD OAK TN21 8TR. Proposed conversion of the former dairy into 2 no 2-bed holiday lets with associated amenity space including landscaping and a detached garage for two cars in replacement of existing agricultural shed

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

- a) The site is within the AONB
- b) poor access arrangements – the approach road is unsuitable by reason of its narrow width, poor alignment and lack of footways
- c) insufficient detail about increases in traffic arising from the proposed use
- d) There is insufficient disabled access and inadequate site management detail

- e) The close juxtaposition of tourism with adjacent large agricultural buildings is unsuitable
- f) There are also concerns about the presence and safe disposal of asbestos, that existing covenants state all buildings should be used for agricultural purposes only and the inter-relationship between this application and the previous one which is still extant
- g) Concern was also expressed about the lack of clarity regarding site ownership

**WD/2018/1843/F**

OAKFIELD, HOLBANS LANE, BROAD OAK, HEATHFIELD TN21 8XD.  
Extension to provide garage, extension of conservatory, internal alterations and siting of aviary

**OBSERVATIONS:** The Committee supported the application and considered the size and appearance to be in keeping in the locality. Use should be restricted to stated purposes only, ancillary to the dwelling and trees should be protected during construction works.

**WD/2018/1548/F**

THE OLD BAKERY, UPPER STATION ROAD, HEATHFIELD TN21 8DS.  
Rebuild of derelict building, including reinstatement of main roof, replacement front extension and parking changes, to form a two-bedroom bungalow. Details received to show the removal of parking. Plan dated 18/10/18

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

- a) Over-intensive, cramped form of town cramming
- b) Dangerous and inappropriate access
- c) Limited amenity space and abutting boundaries with issues of encroachment
- d) Adverse effect on neighbours, particularly with regard to any rights of access over the shared driveway and doubts that the applicant has rights to incorporate this into the garden area
- e) Concerns over drainage arrangements

**WD/2018/1042/F**

LAND REAR OF KELVEDON, MUTTON HALL HILL, HEATHFIELD.  
Proposed residential development of one single dwelling with a garage. Details received to show revised bungalow and parking and turning details. Plans dated 17/10/18

**OBSERVATIONS:** The proposed modifications do not address the Committee's objections to this cramped development which is considered to be out of keeping in the locality. There are also concerns about the exacerbation of drainage and flooding in the area by this additional dwelling. The access is unsuitable due to substandard visibility at the junction of the driveway and Mutton Hall Hill and doubt that the parking arrangements shown can actually be achieved.

**WD/2018/2172/F**

ROCK HILL HOUSE, BURWASH ROAD, BROAD OAK, HEATHFIELD TN21 8XG. Replacement outbuilding

**OBSERVATIONS:** The Committee supported the application providing use of the outbuilding is ancillary to the dwelling only and the office scheme satisfactorily integrates with the existing scheme.

**WD/2018/2202/F**

3 HIGH STREET, HEATHFIELD TN21 8LU. Part demolition of side addition and replacement with larger structure to form annex

**OBSERVATIONS:** The Committee supported the application and considered the size and appearance to be in keeping in the locality. Use should be ancillary to the dwelling only and there should be no new windows on the flank.

**WD/2018/2215/F**

GREAT PIGSTROOD BARN, STREET END LANE, BROAD OAK, HEATHFIELD TN21 8UB. Construction of a single storey extension providing additional residential accommodation at Great Pigstrood Barn

**OBSERVATIONS:** The Committee supported the application and considered the size and appearance to be in keeping in the locality. The new accommodation should be restricted to stated purposes only, ancillary to the dwelling.

**WD/2018/2184/F**

MILLCROFT, MILL ROAD, HEATHFIELD TN21 OXP. Ground floor extension and raise height of existing roof to create a first floor

**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/2018/2005/F**

BULLS EYE COTTAGE, BURWASH ROAD, HEATHFIELD TN21 8RA. Construction of a new 3 bedroom dwelling together with forming a new access for the existing dwelling

**OBSERVATIONS:** The Committee objected to the application which is outside the development boundary, within the AONB and in a countryside location. There are strong concerns about access onto a busy road, adjacent to a busy junction. Neighbours' views should be taken into account as they may be adversely affected.

219/18 **BREACH OF CONDITIONS WD/2016/2691/MRM – ERECTION OF 26 DWELLINGS AT DADS HILL**

The Committee were very concerned about the breach of conditions which resulted in the loss of hedging fronting the road and the danger to occupants by the close proximity of the road, particularly children. It was agreed that the letter from Cross-in-Hand Amenities Society to Wealden District Council should be wholeheartedly supported and endorsed and the permitted plans should be adhered to.

220/18 **ESCC LIAISON MEETING**

It was agreed to add agenda items regarding dirty road signs on Lewes Road, Cross-in-Hand, request to consider double yellow lines at the junction of Waldron Thorns/Ghyll Road, request for a structural survey of Ghyll Road bridge at the completion of the High Street roadworks, double yellow lines in Alexandra Road to enable access by emergency vehicles and the erection of “slow down” signs at Moat Lane, Waldron due to speeding traffic posing a risk to horses and pedestrians.

221/18 **MATTERS RAISED BY COUNCILLORS**

**Councillor Holmwood: A267 Little London Road – 30 mph**

The Committee decided to bring this matter back for consideration once a decision had been made about proposed development in the area.

**Councillor Leach – Erecting slow down signs in Moat Lane, Waldron**

As above, added to agenda for ESCC Liaison meeting.

222/18 **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.

223/18 **RISK MANAGEMENT**

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

224/18 **NEXT MEETING**

The next meeting will take place on Monday 19 November 2018 at 7.30 p.m. in the Ian Price Room, Heathfield Community Centre, Sheepsetting Lane, Heathfield.

**The Meeting closed at 8.49 pm.**

Signed:

Chairman

Dated: