

HEATHFIELD AND WALDRON PARISH COUNCIL
PLANNING AND HIGHWAYS COMMITTEE
MONDAY 19 NOVEMBER 2018 AT 7.30 P.M. IN THE
IAN PRICE ROOM, HEATHFIELD COMMUNITY CENTRE

PRESENT: Cllrs Coffey (Chairman), Fraser, Hart, Kentish-Barnes and Thomas.

The Clerk was in attendance.

District Cllr Bowdler and 24 Members of the public were also present.

WD/2018/2235/O

Two local residents spoke against the application, including non-compliance with planning policy and unsustainable location within the AONB.

WD/2018/1649/F

Two local residents spoke against the application, stating that previous objections were still valid, despite amendments to the plans.

225/18 **APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Cllrs Holmwood, Leach and Rivers.

226/18 **DISCLOSURES OF INTEREST**

Cllr Kentish-Barnes disclosed a personal interest in respect of WD/2018/2235 as an acquaintance of some of the neighbours who were objecting to the scheme.

227/18 **MINUTES**

The Minutes of the meeting held on Monday 5 November 2018, having been previously circulated, were approved and signed by the Chairman as a correct record.

228/18 **MATTERS ARISING**

There were none.

229/18 **PLANNING APPLICATIONS**

WD/2018/2235/O

CADENCE, BATTLE ROAD, PUNNETTS TOWN, HEATHFIELD TN21 9DR.
Outline planning application for the demolition of an existing dwelling and replacement with a new road access to provide for a residential development comprising 6 dwellings, one four bedroom detached house and five two bedroom houses, inclusive of parking and landscaping

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

- Contrary to Local Plan Policy regarding small units of housing and adjacent to Core Areas
- No exceptional circumstances proved for development within the AONB
- Inadequate ecological surveys
- Out of character in the locality
- Lack of infrastructure including schools and doctors
- Increase in traffic and exacerbation of traffic problems in the area
- Exacerbation of water run-off and flooding problems in the area
- Setting a precedent for other developments in an unsustainable area, not least on the site itself
- Potential further development on remainder of site
- Loss of hedges and loss of privacy for neighbours
- Lack of affordable housing
- No details of gas storage measures

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. Additional information submitted in respect of access to the site and trees and adjustment to proposed layout of dwellings within the site, amended drawings received 19 October 2018

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

- Despite minimal changes to the design, ESCC Highways still object
- Not in keeping in the locality and overdevelopment of the site, within the AONB
- Increased traffic on busy A road and inadequate traffic survey evidence provided in support
- Dangerous access with inadequate visibility close to several junctions
- Lack of pavement and no safe route for pedestrians resulting in increased traffic movements
- Unsustainable location with poor public transport
- Outside development boundary and would lead to merging of the settlements of Heathfield and Cross-in-hand
- Despite TPO's, loss of and damage to mature trees
- Units 4 and 5 are too close to protected trees, causing overshadowing and pressure for removal or pruning of trees
- Concern over adequacy of drainage due to known flooding in the area
- Location of dwellings is contrary to Policy HG8 which requires development to make the most effective use of the land
- Concern over adverse effect upon Ashdown Forest

In addition, the applicant refers to July 2018 NPPF document to support the application, however, it is not considered that the application complies with the policies within Items 170, 172, 180 or 185.

WD/2018/1843/F

OAKFIELD, HOLBANS LANE, BROAD OAK TN21 8XD. Erection of sheep shelter and feed and equipment store. Re-consultation in respect of amended design and position of proposed sheep shelter

OBSERVATIONS: The Committee supported the application and considered the size and appearance to be in keeping in the locality.

WD/2018/2270/F

THE CLOCK HOUSE, 61 HIGH STREET, HEATHFIELD TN21 8HU. Change of use from jewellers shop (A1) to a sun bed solarium (sui generis) with internal and external alterations and refurbishments

OBSERVATIONS: The Committee supported the application and considered the use to be suitable in the locality

WD/2018/2324/F

LANRICK, BACK LANE, CROSS IN HAND, HEATHFIELD TN21 OND. Extend existing residential unit to rear of garage block to provide first floor accommodation with raised eaves

OBSERVATIONS: The Committee objected to the application, which was tantamount to a new dwelling within the AONB and would set a precedent. It was considered that this proposal was worse in view of the increase in size.

WD/2018/2337/F

SIGGSWOOD, BRITTENDEN LANE, WALDRON TN21 ORG. Proposed detached garage with gym in roof space

OBSERVATIONS: The Committee supported the application provided use is restricted to stated purposes only, ancillary to the dwelling.

WD/2018/2323/F

LITTLE WAYSIDE, POOK REED CLOSE, HEATHFIELD TN21 OXP. Ground floor rear, side and front extension and associated roof alterations to include the provision of 3 bedrooms with en-suites within the roof

OBSERVATIONS: The Committee objected to the application which was considered to be unsuitable and out of character in the area by reason of over-development of the site, overbearing design and overlooking of neighbouring property.

230/18

MATTERS RAISED BY COUNCILLORS

There were none.

231/18

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.

232/18

RISK MANAGEMENT

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

233/18

NEXT MEETING

The next meeting will take place on Monday 3 December 2018 at 7.30 p.m. in the Ian Price Room, Heathfield Community Centre, Sheepsetting Lane, Heathfield.

The Meeting closed at 8.30 pm.

Signed:

Chairman

Dated: