

HEATHFIELD AND WALDRON PARISH COUNCIL
PLANNING AND HIGHWAYS COMMITTEE
MONDAY 3 DECEMBER 2018 AT 7.30 P.M. IN THE
IAN PRICE ROOM, HEATHFIELD COMMUNITY CENTRE

PRESENT: Cllrs Coffey (Chairman), Fraser, Holmwood, Leach, Rivers and Thomas.

Administrative Officer was in attendance.

6 Members of the public were also present.

WD/2018/2334/F

A local resident spoke against the above application stating that the applicant had two previous applications still pending and had concerns regarding access to the site and the effect on the environment.

WD/2018/2238/F

A local resident spoke against the above application as it appeared to be an identical to an application that was submitted earlier this year which had been refused by WDC.

The meeting started at 19.45 pm

234/18

APOLOGIES FOR ABSENCE

Apologies for absence had been received from Cllrs Hart, Hatcher, Kentish-Barnes and Taylor.

235/18

DISCLOSURES OF INTEREST

There were none.

236/18

MINUTES

The Minutes of the meeting held on Monday 19 November 2018, having been previously circulated, were approved and signed by the Chairman as a correct record.

237/18

MATTERS ARISING

There were none.

PLANNING APPLICATIONS**WD/2018/2307/F**

23 HIGHCROFT CRESCENT, HEATHFIELD TN21 8HE. Proposed front porch and garage extension

OBSERVATIONS: The Committee objected to this application as it was considered to be a cramped form of development and would have an adverse impact on neighbours. It would also be out of character in the street scene, and could set an adverse precedent. There was considered to be a potential impact on visibility with parked cars and concern was raised regarding drainage on neighbouring properties. The Committee felt that the plans were not an improvement on the previously refused application.

WD/2018/2344/F

MAYNARDS, FRARY WALK, MAYNARDS GREEN, HORAM TN21 ODH. Proposed attached garage and alterations

OBSERVATIONS: The Committee supported the application and considered the garage design acceptable and asked that it be used for the purposes stated. It was asked that the boundary would not be encroached.

WD/2018/1378/F

DALTOP HOUSE, LEWES ROAD, CROSS IN HAND, HEATHFIELD TN21 OTA. Alterations and ground and first floor additions

OBSERVATIONS: The Committee supported the application and considered the application to be an improvement over the previous one.

WD/2018/2238/F

TIMBERS, NEW POND HILL, CROSS IN HAND, HEATHFIELD TN21 OLX. Demolition of stables and outbuildings. Erection of three-bedroom bungalow

OBSERVATIONS: The Committee objected strongly to the application which was considered to be unsuitable in the area and would have an adverse effect on neighbours because of increased activity, noise and lights. The new dwelling was considered to be creeping urbanisation and would have an impact on the ANOB and was outside of the development boundary. It would also constitute an unsustainable form of development, well divorced from any settlement, and there is no windfall allowance for residential development for Cross in Hand in the Draft Submission Wealden Plan. It was also noted that it could set a precedent of small parcels of land being developed behind houses.

WD/2018/2334/F

MAGREED FARM, MAGREED LANE, BROAD OAK TN21 8TR. Proposed replacement of existing residential mobile home

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

- Lack of any justification made for the proposed substantial increase in the size of a mobile home in this location
- Adverse impact on the ANOB
- The proposal in terms of the scale proposed would be tantamount to the formation of a new dwelling
- There appeared to be only one entrance/exit in the mobile home, and that would constitute an unacceptable form of layout.
- Concerns raised regarding drainage and water supply
- The lack of any method statement regarding the satisfactory delivery and installation of the proposed mobile home in this cramped location and via a narrow, winding lane
- General highway concerns raised in terms of access and siting of mobile home.
- Potential development precedent that could be set.
- Total overdevelopment of the site.

The Council is also advised of concerns regarding:

- The contravention by the proposal of existing covenants on the land.
- The apparent lack of any caravan site licence.

WD/2018/2409/F

RUBY COTTAGE, HIGH STREET, CROSS IN HAND TN21 OSR. Rear addition in the form of single storey ground floor extension with a flat roof and both side and rear access. Extension to provide additional living space, ground floor wc and utility space.

OBSERVATIONS: The Committee supported the application and considered that the size and appearance to be in character. It was asked that the extension be tied in fully and satisfactorily with the extension to the rear of the neighbouring property, and that neighbours be consulted. It was noted that on the plans there were 2 small flank windows and it was asked that these be obscured glazed.

WD/2018/2477/F

ROSE COTTAGES, NEW POND HILL, CROSS IN HAND, HEATHFIELD TN21 OLY. Demolition of conservatory and construction of a single storey rear addition

OBSERVATIONS: The Committee supported the application and considered the size and appearance to be in character with neighbouring properties. It was asked that the new building be tied in fully and satisfactorily with the extension to the rear of the neighbouring property. There was some concern regarding

possible drainage issues with the flat roof of the new building and it was asked that neighbours be consulted.

WD/2018/2192/FR

BARN COTTAGE, SHEEPWASH LANE, BLACKBOYS TN22 4HA.
Retrospective application for change of use from C3 tourist let to C3 residential

OBSERVATIONS: The Committee objected to the submitted proposals on the grounds that insufficient justification had been made for the change of use of this tourist let to full residential use in this unsustainable location within the High Weald ANOB. Concerns were also raised at the retrospective nature of the application.

239/18 **VERBAL REPORT ON FINDINGS OF THE PARISH PLANNING PANEL HELD ON MONDAY 3 DECEMBER 2018**

The Chairman reported that Mr Chris Bending had been appointed the Head of Planning and Environmental Services for Wealden, and at present Wealden were going through Local Plan submissions. It was expected that the public hearing for the Local Plan would be heard in May/June 2019. The Chairman also outlined changes in the Revised NPPF 2018.

240/18 **VERBAL REPORT OF THE ESCC LIAISON MEETING HELD ON MONDAY 26 NOVEMBER 2018**

It was reported that work to Heathfield High Street had been completed a day earlier than expected and that work to Ghyll Road was scheduled to start on 3 December 2018.

241/18 **MATTERS RAISED BY COUNCILLORS**

There were none.

Cllr Thomas left the meeting at 8.24 pm

242/18 **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.

243/18 **RISK MANAGEMENT**

There were considered to be no risk management implications in relation to matters discussed at the meeting and the Risk List was duly approved.

244/18 **NEXT MEETING**

The next meeting will take place on Monday 17 December 2018 at 7.30 p.m. in the Ian Price Room, Heathfield Community Centre, Sheepsetting Lane, Heathfield.

The Meeting closed at 8.29 pm.

Signed:

Chairman

Dated: