



HEATHFIELD AND WALDRON PARISH COUNCIL
PLANNING AND HIGHWAYS COMMITTEE MEETING HELD ON
TUESDAY 2nd APRIL 2024, IN THE MAIN HALL OF HEATHFIELD COMMUNITY CENTRE
AT 6.30pm

Present: Cllrs Coffey (Chair), Collins, Draper, Dunstall, Leney, Stemp, Thomas and Whitehouse.

Also in attendance was Wealden District Councillor Collins

The Assistant Clerk was in attendance

No members of the public were present

24/80 **Public questions-** To **resolve** to close the meeting to enable questions from the Public to be taken, (no more than 15 minutes in total and a maximum of 3 minutes per person)
None

24/81 **Apologies for Absence**
*Apologies had been received from Councillor Mian
These were noted*

24/82 **Disclosure of Interests in matters on the Agenda**
Cllr Collins as a member of both the Heathfield & Waldron Parish Council and Wealden District Council recused himself from discussion of, and voting on, any and all applications before the Parish Council this evening from within the boundary of the Horam & Punnetts Town District Council ward, for which he is a member.

Cllr Stemp declared a personal interest in WD/2024/0335/F as she used to know the owners of the property.

Cllr Leney declared a personal interest in WD/2024/0242/LB as he knows the applicant.

Cllr Coffey declared a personal interest in WD/2024/0242/LB as he knows the applicant.

24/83 **To receive and sign the Minutes of the meeting held on Monday 11th March 2024 (previously circulated)**
The minutes of the meeting held on the 11th March 2024 were approved and signed by the Chairman of the Committee.

24/84 **Action points from previous minutes**

The response circulated by the Assistant Clerk regarding the previously raised flooding concerns has been noted. Additionally, arrangements are underway for a meeting with the Highway Steward to address blocked gullies and damaged highways on the A267.

24/85 To consider Planning Applications received since the last meeting (list attached)

WD/2024/0340/FR

REDWOOD, BURWASH ROAD, HEATHFIELD, TN21 8QX. Retrospective application for construction of outbuilding and use as a massage therapy room by the occupier of Redwood. Ancillary use at other times.

Observations: *The committee supports the retrospective application for the building, provided that it adheres to the conditions and intended use outlined in the application. They also agreed that the applicants should abide by the specified timings and other provisions as detailed in the Design and Access statement, including one customer at a time. Additionally, the proposed use shall be limited solely to the shed subject of this application, and that the use of the shed be limited to the business activities specifically referred to in the application and for no other use falling under Class E(e) of the Town and Country Planning (Use Classes) Order 2020, as amended. The committee also emphasised that it is important to note that the outbuilding serves as an ancillary structure to the main dwelling*

WD/2024/0242/LB

GLOVERS, FIRGROVE ROAD, CROSS IN HAND, TN21 0QL. 1 The installation of a wood burning stove in the old kitchen, new work from home office. 2 The replacement and enlargement of the window on the north- east elevation, to match the dimensions of an original window.

Observations: *The committee members supported the application. The applicant is reminded of the importance of ensuring that the stove complies with all relevant legislation and regulations at all times. They also wish to encourage the applicant to carefully consider the potential negative environmental impact associated with the use of the wood burning stove.*

Cllr Whitehouse abstained.

WD/2024/0169/F

GARWOODS, WARREN LANE, CROSS IN HAND, HEATHFIELD, TN21 0TF. Add porch to rear entrance.

Observations: *The committee members supported the application and welcomed the use of the materials as they are in keeping with the existing dwelling.*

WD/2024/0326/F

NEW STONEY ACRE, GREENWOODS LANE, PUNNETTS TOWN, TN21 9HU. Demolition of existing single storey dwelling including attached domestic workshop and garage and construction of a new two storey dwelling above a new domestic garage and workshop.

Observations: *The committee members objected to this application on the following grounds:*

1. *The very modest size of the existing residential accommodation with Lawful Use does not justify the creation of the substantial new dwelling proposed.*
2. *The excessive glazing on the north elevation of the proposed dwelling conflicts with the policy provisions guidelines outlined in paragraph 191(c) of the National Planning Policy Framework (NPPF), and Policy NE10 of the Draft (Consultation) Wealden Local Plan 2024.*
3. *The design is not in accordance with the High Weald Design Guide Policy DG7.*
4. *The proposed design is out of keeping with the surrounding area in the High Weald AONB.*
5. *The development is likely to result in permanent and unacceptable landscape alterations.*
6. *Concerns raised regarding negative impacts on biodiversity and the environment.*
7. *Concerns raised regarding the inappropriate and unjustified location of the proposed new dwelling in the countryside.*
8. *There are indications of commercial activities being conducted on the premises, despite the applicant's assertion to the contrary.*

Cllr Collins abstained.

WD/2024/0545/FR

HADRIANS, NORTH STREET, WALDRON, TN21 0QR. Conversion of garage to private gym including replacement of a flat roof with a pitched roof

Observations: *The committee support the application and assume the nature of this application fully takes into account the two previous recent applications WD/2023/0461/F and WD/2024/0098/NMA.*

24/86 To consider Planning Applications after the Agenda was published

WD/2024/0335/F

MORRENSFIELD, LITTLE LONDON ROAD, CROSS IN HAND, HEATHFIELD, TN21 0LU. Proposed office/studio above existing garage.

Observations: *The committee supports this application and consider the size and appearance are in keeping with the surrounding area. However, any approval should be subject to the condition that the office/studio is used in connection with and ancillary to the main residential dwelling. Additionally, members appreciate that the materials proposed are in keeping.*

WD/2024/0475/LDP

52 BROAD VIEW, BROAD OAK, HEATHFIELD, TN21 8SB. Construction of enlarged rear dormer window.

Observations: *The committee members supported this application. However; they raised concerns regarding the accuracy and consistency between the first-floor plan and the elevations provided. There was noted inconsistency between the two, prompting questions about the accuracy of the documentation.*

24/87

Planning applications approved: Parish Council Comments are in *Italics*. Please note any decisions that vary from the parish council comments are attached.

WD/2023/3134/F - OWLSBURY, CHAPEL LANE, CHAPEL CROSS, HEATHFIELD, TN21 9BH. Proposed extension to dwelling. Approve/*Support*

WD/2024/0189/LBA- BROWNDOWN COTTAGE, CADE STREET, OLD HEATHFIELD TN21 9BT. Variation of condition of WD/2011/1977/LBE. (Extension of time of WD/2008/2617/LB- Rear extension, partial demolition of and associated alterations to existing dwelling) to enable a change of roof materials for the proposed extension from natural slate to handmade clay tiles. Approve/*Support*

WD/2024/3064/FA- BROWNDOWN COTTAGE, CADE STREET, OLD HEATHFIELD TN21 9BT. Variation of condition of WD/2011/1977/LBE. (Extension of time of WD/2008/2617/LB- Rear extension, partial demolition of and associated alterations to existing dwelling) to enable a change of roof materials for the proposed extension from natural slate to handmade clay tiles. Approve/*Support*

WD/2023/2860/F- BEACON DOWN VINEYARD, BROWNS LANE, CROSS IN HAND, HEATHFIELD, TN21 0QJ. Demolition of the agricultural building (with consent for use within class R of the GPDO) and the construction of a farm shop/café, together with associated parking and landscaping. Approve/*Object*

WD/2023/2331/FR- 71A, B & C HIGH STREET, HEATHFIELD, TN21 8HU. Retrospective application for change of use from taxi office to beauty salon/podiatry service (sui generis) Approve/*Support*

These were noted by members

24/88

Planning application refused

WD/2023/2652/F - BROAD OAK HOUSE, BURWASH ROAD, BROAD OAK, HEATHFIELD, TN21 8TE. Demolition of a detached garage, a conservatory, a single storey extension and construction of a single storey extension and garage. Refuse/*Object*

WD/2023/3026/F- LAND AT BARLEY MOW LANE, PUNNETTS TOWN, TN21 9DJ. Erection of colt bungalow and dependant works. Refuse/*Support*

These were noted by members

24/89

Planning application Issue

WD/2024/0140/LDE - OLD BARKLYE, SWIFE LANE, BROAD OAK, HEATHFIELD, TN21 8UR Commencement of development for WD/2020/2182/F. Issue/*Members noted the application but had no comments*

This was noted by members

- 24/90 **Planning appeals**
APP/C1435/W/23/3334968- LAND SOUTH-EAST OF QUARRY WOOD, B2102 LEWES ROAD (ACCESSED OFF FIR GROVE ROAD), CROSS IN HAND, HEATHFIELD, TN21 0TA. Outline application for the erection of 3 no. dwellings.
- This was noted by members**
- 24/91 **Tree Works**
- TM/2024/0057/TCA**
MARECOTTES, THE STREET, WALDRON, EAST SUSSEX, TN21 0QU.
Remove one fir tree and one fir and bay hedge subject to regulations designated Waldron conservation area, March 1995/March2017
- This was noted by members**
- 24/92 **Parish Cluster/focus meetings**
Councillors Coffey and Dunstall had previously circulated a report, which was subsequently discussed and noted by the members.
- 24/93 **Streetlights**
The Assistant Clerk informed members that she has received three formal quotes and contracts for works related to streetlights. One contract has been signed with amendments, as certain areas raised questions or were unrelated to the Parish Council; however, the quote matched the previously received estimate. Additionally, one of the quotes for Mill Road was slightly higher than the estimate of £139.07. Members approved this increase. The formal quotes and contracts will be signed accordingly. Two more quotes are still outstanding, and it is hoped they will be received soon
- 24/94 **Consultation link** [An accelerated planning system - GOV.UK \(www.gov.uk\)](https://www.gov.uk)
The committee members noted this consultation. If members would like to comment on these consultations, they should complete them in a personal capacity.
- 24/95 **Environment** – to identify agenda items where the environment has been considered by the Council/Committee in their deliberations and decision making
The Committee considered the environment in all of the planning applications and other matters.
- 24/96 **Crime & Disorder Act 1998 Section 17** – to consider effects (if any) arising from items on the Agenda.
Streetlights were considered
- 24/97 **Risk Management:** -To consider effects (if any) arising from items on the Agenda
Streetlights were considered

24/98

The next Planning and Highways Meeting will be held on **Monday 22nd April 2024 at 6.30 pm** in the Main Hall, Heathfield Community Centre, Sheepsetting Lane.

The meeting closed at 20.40pm

Draft