

# **HEATHFIELD AND WALDRON PARISH COUNCIL**

## **HIGHWAYS, PLANNING & STREET LIGHTING COMMITTEE**

**MONDAY 6 JULY AT 7.30 P.M.**

**At Heathfield Community Centre**

**PRESENT:** Mrs Archer, Mr Baker, Mr Chambers, Mrs Clark, Mr Hart, Mrs Holmwood, Mrs Kentish-Barnes, Mr Kerby and Mr Newnham (Chairman).

The Clerk was in attendance.

8 members of the public were also present.

### **WD/2009/0720/MAJ**

Mr and Mrs Stallard expressed their concerns about the revised plans, which appeared very similar to the original ones. Mrs Stallard also spoke on behalf of the owner of Oaklands, which would be dwarfed by the development. The property would also be very over-looked. Generally, the loss of trees and boundary hedges was considered unacceptable, together with the iron railings to the frontage. The footway problems had not been resolved.

The owner of Tolleys stated that the revised plans showed the eastern block had increased in height, which would have an even worse effect upon their property.

Mr Mostyn stated that there would be a significant impact upon the local area because of the loss of lovely trees and hedgerow.

### **WD/2009/1194/F**

A nearby resident spoke about the detrimental effect the development would have upon the area and stated that the access shown as part of the application site was, in fact, an adopted right of way.

**The meeting commenced at 7.41 p.m.**

#### 09/182 **APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Mrs Gander, Mrs Oakes and Dr Rayner.

#### 09/183 **MINUTES**

**RESOLVED:** That the Minutes of the meeting held on Monday 22 June 2009, having been previously circulated, be confirmed and signed by the Chairman as a correct record.

09/184 **DISCLOSURES OF INTEREST IN MATTERS ON THE AGENDA**

Mr Chambers disclosed a personal interest in respect of WD/2009/1327/F as an acquaintance of the applicant.

Mr Hart disclosed a personal interest in respect of WD/2009/1194/F as an acquaintance of the applicant.

09/185 **MATTERS ARISING**

The Chairman reported that County Councillor Dowling was meeting with the residents of Back Lane, Cross-in-Hand to talk about the traffic problems.

09/186 **WDC – TOWN POLICE CLAUSES ACT 1847 – SECTION 21 – TEMPORARY ROAD CLOSURE – MONDAY 31 AUGUST 2009 BETWEEN 0500 AND 1700 FOR LE MARCHÉ**

The Committee noted that a Temporary Road Closure Order had been issued in respect of Le Marché 2009.

09/187 **ESCC – STREET LIGHTING – REPLACEMENT COLUMN 4 BURWASH ROAD, HEATHFIELD**

A letter from ESCC regarding this column had been copied to Members and it was noted that the column needed to be replaced. It was **RESOLVED** that this work be approved at a cost of £1,214.21 plus VAT.

09/188 **WDC – TREE WORKS**

The Committee noted information regarding proposed tree works at 56 Lime Way, 8 Meadow Way, rear of 16 Magnolia Close and 9 Sycamore Close, Heathfield.

09/189 **ESCC PROPOSED SPEED LIMITS - A267 LITTLE LONDON AND PAGES HILL, HEATHFIELD**

The Committee supported proposals to introduce 40 mph to a section of Little London Road together with a 30 mph limit in Pages Hill, Heathfield.

09/190 **A265/A267 JUNCTION**

An email update regarding the junction improvements had been copied to Members of the Committee for information.

09/191 **PLANNING APPLICATIONS**

**WD/2009//0720/MAJ**

SILVERDEN, SOUTHDOWN, ALBION HOUSE AND NICHE HOUSE, MUTTON HALL HILL, HEATHFIELD TN21 8NB. Erection of 40 (29 x 1 bed, 11 x 2 bed) sheltered apartments (category II), House manager's accommodation, Communal facilities, car parking and landscaping.

*Amended Plans – Amendments to Scheme as Per Agents letter dated 15 June 2009.*

**OBSERVATIONS:** The Committee objected most strongly to the application and noted with disappointment that none of the concerns raised to the original plan appear to have been addressed.

The objections are as follows:

- 1) Size and appearance out of character in the locality
- 2) Significant and unacceptable adverse effect upon neighbours by reason of over-shadowing and over-looking – although the boundary has been moved away from Oaklands by 1.2m, the effect upon this property remains significant and the increased height of the eastern block worsens the effect upon Tolleys.
- 3) Negative visual impact and loss of trees and hedgerows – particularly at the front of the site, which has been urbanised by railings
- 4) Inadequate parking provision – it is not accepted that residents, who may be only 55 years of age, are less likely to be car owners. The lack of public transport in the town needs to be taken into account and there is already parking on Mutton Hall Hill by residents of the flats opposite, which causes general traffic congestion along this busy route. It was considered that provision should be in excess of one space per flat.
- 5) There was still no provision for affordable housing and no reference to a commuted sum.
- 6) The disposal of surface and foul water remained a concern and no account appears to have been taken of the Parish Council's previous comments in this regard.
- 7) The concerns regarding lack of infrastructure had not been addressed, including Doctors, public transport and lack of suitable footpath into the town centre.

In addition, Members queried whether demand had been proven for this type of development in the town and it was noted that a much smaller application in respect of Niche House had previously been refused.

**WD/2009/1194/F**

HILL HOUSE FARM, MAGREED LANE, BROAD OAK TN21 8TR.  
Alterations and additions.

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

- 1) The size and appearance are not in character (excessive size)

- 2) Loss of mature trees
- 3) Additional traffic along narrow access road
- 4) Adverse visual impact
- 5) Unsuitable within AONB
- 6) Would set a precedent

**WD/2009/1292/A**

49 HIGH STREET, HEATHFIELD TN21 8HU. Installation of projection sign and new street level wording to front window.

**OBSERVATIONS:** The Committee supported the application and considered the size and appearance to be in character.

**WD/2009/1293/F**

SUNNYSIDE AND CLAR INNIS, MARKLYE LANE, HEATHFIELD TN21 8QA. Proposed single garage for Sunnyside at the side and proposed single garage for Clar Innis at front forward of the house. Increase length of existing lowered kerb.

**OBSERVATIONS:** The Committee supported the application and considered the size and appearance to be in character.

Neighbours' views should be sought as they may be adversely affected.

**WD/2009/1295/F**

BURNT HOUSE BYRE, NETTLESWORTH LANE, OLD HEATHFIELD. Conversion of former cattle byre to a two bedroom detached residential property including small side extension. New detached garage and change of use from builders storage to residential.

**OBSERVATIONS:** My Committee supported the application, the size and appearance of which was considered to be in character.

It was considered that it would represent a visual improvement to a now derelict building believed to have been in residential use at one time.

It was considered that neighbours may be adversely affected.

**WD/2009/1327/F**

BARNS OAK, FIRGROVE ROAD, WALDRON TN21 ORE. Demolish existing timber/glazed conservatory, build new hardwood framed, double glazed garden room with pitched roof.

**OBSERVATIONS:** The Committee supported the application and considered the size and appearance to be in character and with a positive visual impact.

**WD/2009/1329/O**

POSSINGWORTH PARK, CROSS IN HAND TN21. Erection of dwelling house and garage, formation of vehicular access, associated landscaping and formation/upgrading of boundary fencing.

**OBSERVATIONS:** The Committee objected to this application, which was outside the Development Boundary, would be unsuitable in the area and would set a precedent for development outside any village area.

**WD/2009/0816/FR**

HOLBANS FARM COTTAGE, HOLBANS LANE, BROAD OAK.  
Wooden field shelter.

**OBSERVATIONS:** The Committee supported the application and considered the size and appearance to be in character and use suitable in the area.

**WD/2009/1144/F**

25 GREY TIMBERS, TOWER STREET, OLD HEATHFIELD TN21 8PB.  
Enlarge existing loft conversion. New single storey side extension, conservatory and new roof to existing garage.

**OBSERVATIONS:** The Committee supported the application and considered the size and appearance to be in character.

Neighbours' views should be sought as they may be adversely affected.

**WD/2009/1416/F**

BRAMBLES, MARSHLANDS LANE, HEATHFIELD TN21 8EY.  
Proposed single storey rear extension and conversion of garage for habitable purposes.

**OBSERVATIONS:** The Committee supported the application and considered the size and appearance to be in character.

Neighbours' views should be sought as they may be adversely affected.

09/192 **MATTERS RAISED BY COUNCILLORS HAVING BEEN PREVIOUSLY NOTIFIED**

None received

09/193 **CRIME AND DISORDER ACT SECTION 17 TO CONSIDER EFFECTS (IF ANY) ARISING FROM ITEMS ON THE AGENDA**

There were none.

09/194 **RISK ASSESSMENT IMPLICATIONS OF MATTERS ON THE AGENDA**

There were none.

The Meeting closed at 9.08 p.m.

Signed:

Chairman

Dated: