



HEATHFIELD AND WALDRON PARISH COUNCIL

PLANNING AND HIGHWAYS COMMITTEE HELD ON

MONDAY 1 NOVEMBER 2021 IN THE MAIN HALL, HEATHFIELD COMMUNITY CENTRE

AT 6.30 PM

Present: Cllrs Coffey (Chair), Baker, Dunstall, Leney, Mian, Puttick and Whitehouse

District Councillors Mike Baker and Tom Guyton-Day

16 Members of the Public

The Assistant Clerk was present

21/283 Public questions

A member of the public spoke in objection to planning application WD/2021/2011/MAO. Videos and photos were shown for members to visually see the impact rain water run off was having upon the area, which in turn has caused numerous flooding of properties close to the area proposed for development. He emphasised additional dwellings would not only impact this further but also the Greenfield agriculture landscape and the AONB. The development would result in major development in the High Weald AONB that would cause significant harm to the natural beauty, character, appearance and surviving historic landscape of the High Weald AONB. No exceptional circumstances have been demonstrated nor any wider public benefits identified that would outweigh this harm. In line with Para 172 and footnote 6 of the NPPF the NPPF directs refusal.

Another member of the public also objected to planning application WD/2021/2011/MAO and agreed with the previous objections. They also highlighted further reasons for refusal such as the unsustainable location and insufficient infrastructure. They have great concerns over flooding and sewage as they are a neighbouring property and have been flooded five times in one month recently during summer. Further development would exacerbate these issues.

Another member of the public also objected to planning application WD/2021/2011/MAO and agreed with all the previous objections. They also highlighted flooding and sewage concerns. They have also been affected by this in recent months. As well as increased traffic concerns, pedestrian safety, noise and light pollution and loss of agricultural greenspace.

Another member of the public also objected to planning application WD/2021/2011/MAO and agreed with all the previous objections. They drew attention to the encroachment the development would have on the AONB. The access is unsafe and in an unsustainable location. Also, they highlighted the Environment Agency's report. This refers to flooding and sewage concerns that are at current capacity and are struggling to cope with the current rate; further development would cause this to be overrun.

Another member of the public also objected to planning application WD/2021/2011/MAO and agreed with all the previous objections. They stressed the development would have a detrimental effect to the area.

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Another member of the public also objected to planning application WD/2021/2011/MAO and agreed with all the previous objections. They had serious concerns over flooding and sewage issues. The development would destroy this AONB and Greenfield site.

A member of the public spoke in objection to planning application WD/2021/2479/FA. They objected on the grounds the government inspector rejected this application previously and the amendments do not provide enough information and they should be required to clarify.

The applicant spoke in relation to WD/2021/2438/F and explained the reason behind the application. They wanted to emphasis they were mindful to create this in a heritage and landscape scheme. They aim to enhance and repair the Roundhouse and keep the important heritage aspect of the property.

Councillors asked questions

21/284 **Apologies for Absence**

Apologies have been received from Councillors Deacon, Hart, Hobson, Leach, Rivers and Snook

These were noted

21/285 **Disclosure of Interests in matters on the Agenda**

Cllr Leney declared a personal interest in agenda item 21/293 as his lives opposite the application site.

Cllr Coffey declared a personal interest in WD/2021/2249/F as he is working with the architect on a development outside the Parish.

Cllr Coffey declared a personal interest in WD/2021/2479/F as he knows the applicant through the Heathfield Partnership.

Cllr Coffey declared a personal interest in agenda item 21/296 as this is opposite his property.

21/286 **Minutes**

The Minutes of the meeting held on Monday 11th October 2021 having been previously circulated, were then approved. They were signed by the Cllr Coffey as chair of the meeting as a correct record and visibly shown to members.

21/287 **Action points from previous minutes**

The Assistant Clerk informed members no response has been received in regards to the letter sent to Wealden District Council regarding Little London.

The Assistant Clerk informed members she has spoken to the cricket club regarding the bollards. Due to the cost and the fact that the bollards were not originally on the cricket club land, but rather East Sussex Highways land they will not replace them or renew the licence. They will continue to upkeep the verge.

Streetlight works have been completed in New Pond Hill

21/288 **Planning Applications**

WD/2021/2011/MAO

LAND SOUTH-EAST OF QUARRY WOOD, B2102 LEWES ROAD (ACCESSED OFF FIRGROVE ROAD), CROSS IN HAND, HEATHFIELD, TN21 0TA - Outline application for the erection of up to 12 dwellings.

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

1. The application does not demonstrate any overriding public benefits when assessed against the protection policies of the AONB, as set out in the NPPF Para 172, and with Para 177 or the High Weald AONB Management Plan & Statement of Significance. The proposed development would cause severe harm to this protected landscape in a remote location, and set an unacceptable precedent in the locality. There are various infractions of policies associated with this proposed development.

2. The proposal would lead to the loss of historic landscape and a Greenfield site. This would have a detrimental effect on the habitats and feeding grounds of the wildlife of this area, not least in spring or autumn when wildlife habitats are more prevalent. The proposal will have severe negative environmental consequences, including impact to loss of grazing land and pastures. It would also have an adverse character change on this prominent site within the High Weald landscape.

3. *The submitted proposals are considered overdevelopment and the 4 bedded houses with back gardens adjacent to the road are out of character in the locality, and not the smaller unit housing units needed. There is not a housing demand for this area, and the settlement capacity has already been more than reached with the Dad's Hill development.*

4. *Sustainability- It is in an unsustainable location with a reliance on cars because of:*

- *Lack of proximity of regular bus service, shops and amenities*
- *Walking/cycling up a narrow, fast country road with a long hill, no pavement or streetlights is unrealistic, and journeys will be made by car.*
- *There is a safety issue as they are not useable for wheelchairs or pushchairs.*

5. *Traffic/highways and access – The proposed development would have an adverse impact upon local conditions of highway safety, in view of:*

- *Narrow roads with parked cars and difficult junctions make it difficult to accommodate increases in traffic movements in an unsustainable area,*
- *Increase in traffic on a narrow lane and with parking problems that already exist.*

6. *Adverse Effect on Neighbouring properties, through noise and light pollution, increased traffic issues and further increase in flooding and drainage issues.*

7. *Flood Risks- The proposals would exacerbate existing surface water/drainage and sewage problems, not least flooding, that already exist, with drains and foul water overflowing onto Firgrove Road and Browns Lane. The current drainage system does not have the capacity to cope with existing and would cause a severe impact on neighbouring properties and safety for road users due to overflow of the water on the roads. This should not fall on neighbouring properties. There is also no information to explain how financially the SUDS on site will be implemented, nor outfall within the ESCC road drainage ditch.*

8. *Lack of clarity- The plans do not give enough detailed information to address or clarify how the areas of concern are to be dealt with, or the reason for the need for the proposed housing in an ANOB, wherein the site is contained entirely in the High Weald AONB and sits in a landscape designated as “Highly Sensitive to Change” in Wealden District Councils Landscape Sensitivity Analysis 2014.*

LAUREL COTTAGE, STREET END LANE, BROAD OAK, HEATHFIELD, TN21 8TS - Minor material amendment to WD/2020/0259/f (demolition of existing dwelling and erection of no. 2 dwellings, access, landscaping and associated infrastructure) involving the variation of condition 12 in order to provide an additional bedroom

OBSERVATIONS: *The committee members continue to object to this application on the same grounds as the previous objections as stated below. Members would also like to highlight that the plans are not clear and they have inadequate information to make an informed decision.*

a) Out of keeping in the locality and within the AONB

b) Amendments proposed have not improved the development, but rather have exacerbated it by reverting to the scale of development previously refused on appeal, and furthermore now incorporates large detached garages. The dwellings proposed are still considered too large and out of character for the area.

c) Loss of trees and vegetation and loss of existing dwelling which has historic character

d) Would cause overlooking and of obtrusive appearance – the roofline is high and out of character in the street scene and in a fringe countryside location.

e) Unsuitable access onto Magreed Lane – a narrow lane, and close to the junction with Street End Lane.

f) Visibility splay would adversely affect the character of the area and encroach onto land belonging to Garden Cottage, including removal of banking.

g) The appearance is considered uniform and suburban, and the high pitched roof is taller than the adjacent dwellings and out of character with the street scene.

h) Access onto Magreed Lane would have even further implications for surface water which would have an impact on the surrounding areas as well as further drainage issues.

Members would also like to note that this latest proposal not only does not resolve the objections on the previous applications, but they are very disappointed to see an application effectively submitted again for 4 bedroomed houses that they objected to previously, a decision supported by Wealden District Council, and on appeal, and are now obliged to comment on an application reverting to the previous unacceptable scale, height and design, including 4 bedroomed houses including large detached garages.

The Council are very concerned, moreover, at the method for seeking to achieve this increase, via an application for a minor material amendment, which should not have been accepted as such by Wealden District Council.

WD/2021/2438/F

THE ROUNDHOUSE, LEWES ROAD, CROSS IN HAND, HEATHFIELD, TN21 0TA. Demolition of barn and erection of a detached three bedroom dwelling. Renovation of the round house to function as a design studio office for the dwelling. Rebuilding of granary for use as a plant room, storage and workshop.

OBSERVATIONS: *The committee members supported this application and considered the size and appearance to be in character with the locality, subject to a condition that anti-reflective glass should be incorporated in all windows. Conditions also, to remove permitted development rights so as to prevent external lighting, to minimise the impact of light emissions and to protect wildlife and for future protection of the landscape. Furthermore, for a 'Considerate Contractor' scheme to be implemented to protect ongoing business operations, residential properties' amenities, and highway safety during construction. Members would also like drainage concerns satisfactorily addressed, including overflow, by installing a treatment plant and measures to ensure no overflow or runoff falls into the lake. Also, the proposed garden area, and adjustment agricultural area are kept as natural as possible in terms of landscaping.*

Cllr Whitehouse objected to this application

21/293

Planning Appeal

APP/C1435/X/21/3282119 – Land at Beacon Down Vineyard, Brown's Lane, Cross in Hand, Heathfield

This appeal was noted

Town and Country Planning Act 1990 – Appeal under Section 195 – Land at Beacon Down Vineyard, Brown's Lane, Cross in Hand, Heathfield. Use of land and buildings for agricultural purposes to include for the growing of grapes and producing/storing of wine on site from grapes grown on the site only together with the sale of the wine produced on site from the site grown grapes from the site directly.

The committee members agreed if conditions were to be agreed this would permit an increase in traffic, which would be unsatisfactory due to road access and it would impact local residents due to noise and access and associated concerns this would cause.

WD/2021/2371/F

ROSEMARY COTTAGE, BURWASH ROAD, BROAD OAK, HEATHFIELD, TN21 8UE -Construction of annexe ancillary to the main dwelling and replacement garage.

OBSERVATIONS: *The committee members object to this application on the grounds it is out of character for the locality and would have an adverse impact on the adjoining neighbour and the AONB. Also, it is tantamount to the formation of a dwelling.*

WD/2021/2489/F

LONG REACH, FIRGROVE ROAD, CROSS IN HAND, TN21 0SU - Single story flat roof rear extension with lantern light over the new lounge area. Rear flat roof extension behind the garage. Bi-fold doors to rear elevations.

OBSERVATIONS: *The committee members object to this application on the grounds the design and appearance are out of character and the proposal overlooks the adjoining property Coburgh, which would cause a loss of privacy. The application is lacking in any proposal to manage light pollution.*

WD/2021/2249/F

46 MULBERRY WAY, HEATHFIELD, TN21 8YN - Remove existing conservatory and replace with a single storey rear extension

OBSERVATIONS: *The committee members supported the application and considered the size and appearance to be in character with the locality, subject to the boundary screening to be retained and for neighbours to be consulted. Members are pleased to note the materials are to match the existing.*

WD/2021/2521/FA

HOPE FARM, CADE STREET, HEATHFIELD, TN21 9DA - Removal of condition 3 of WD/1983/2434/O (new bungalow to replace existing farmhouse). To allow the use of a residential dwelling.

OBSERVATIONS: *The committee members supported this application.*

WD/2021/2282/F

ROSE LODGE, SPRINGHALL LANE, BROAD OAK, HEATHFIELD, TN21 8XA. Conversion of part of existing garage and first floor extension to form an annex.

OBSERVATIONS: *The committee members supported this application and considered the size and appearance to be in character with the locality, subject to neighbours being consulted and for the retention of existing parking. Furthermore,*

the garage and annex are to be used in connection with and ancillary to the existing dwelling.

WD/2021/2121/F

LITTLE DORMANS, MILL ROAD, HEATHFIELD, TN21 0XD - New dormer to rear elevation and raising of existing rear gable to create a loft conversion

OBSERVATIONS: *The committee members supported this application.*

WD/2021/2240/F

MAREMMA LODGE, MAGREED LANE, BROAD OAK, HEATHFIELD, TN21 8TR - Single storey rear extension, replacement garden room, new porch and interior/exterior alterations to the existing dwelling. Attached annexe and new carport and garage building.

OBSERVATIONS: *The committee members object to this application on the grounds the design and appearance are out of character in the AONB and excessive in scale. Members also request clarification on the size of the domestic curtilage which appears excessive.*

WD/2021/7053/AD No Consultees

DOWER HOUSE FARM, POSSINGWORTH LANE, WALDRON, TN22 5HJ. Three polytunnels for growing soft fruit, vegetables and cut flowers.

This application was noted

WD/2021/2427/LDP – No Consultees

11 UPLANDS PARK, BROAD OAK, HEATHFIELD TN21 8SJ. Removal of existing conservatory and install new with floor level to match existing dwelling

This application was noted

Members agreed to continue the meeting and exceed the 2 1/2 hours.

21/289 **To consider Planning Applications after the agenda was published**

WD/2021/2540/F

CHEDUBA, HAILSHAM ROAD, HEATHFIELD, TN21 8ES - PROPOSED SINGLE-STOREY SIDE EXTENSION

OBSERVATIONS: *The committee members supported this application and considered the size and appearance to be in character with the locality, subject to no windows on the north flank elevation, neighbours to be consulted and for the retention of existing parking.*

WD/2021/2605/F

HEMLIR, BATTLE ROAD, PUNNETTS TOWN, HEATHFIELD, TN21 9DR - Replacement of existing garage with new enlarged garage and annexe.

OBSERVATIONS: *The committee members object to this application on the grounds the design and appearance are out of character and the proposal is excessive in scale and overdevelopment. Also, it is tantamount to the formation of a new dwelling*

WD/2021/7019/ADP

TOWN AND COUNTRY PLANNING ACT 1990 – THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (AS AMENDED) Land to the West of Street End Lane, Broad Oak, Heathfield – agricultural building for the use for hay/fodder machinery

OBSERVATIONS: *The committee members have no objection to the application and consider the design and appearance are in character, subject to the use to be for the purposes stated.*

21/290 **Planning application approved: Parish Council Comments are in *Italics***

WD/2021/0787/F - LIONS GREEN HOUSE, FURNACE LANE, LIONS GREEN, HEATHFIELD, TN21 0PJ - Conversion of first floor roof space in garage to a home study/storage room – **Approve/Object**

WD/2021/1758/F - 1 WHEEL COTTAGES, NORTH STREET, WALDRON, TN21 0QS - Replacement rear porch – **Approve/Support**

WD/2021/2016/F SINGLE STOREY SIDE & REAR EXTENSIONS. SEPTEMBER COTTAGE, FOXHUNT GREEN, WALDRON, TN21 0RY – **Approve/Support**

WD/2021/2164/F - BERWYN, MUTTON HALL HILL, HEATHFIELD, TN21 8NH
Garage conversion including replacement of flat roof with pitched roof. Porch extension on north elevation – **Approve/Support**

WD/2021/1818/F HOLLYHOCKS, MARKLYE LANE, HEATHFIELD, TN21 8QA
- Single storey side extension, new window to stairs and removal of chimney – **Approve/Support**

WD/2020/2008/F LAND LOCATED TO THE NORTH OF EASTLEA, NORTH STREET, PUNNETTS TOWN, TN21 9DT. Change of use of a holiday let to an unrestricted dwelling house and creation of associated curtilage building.
Approve/Object

WD/2021/2108/F - CLAYTONS, BACK LANE, CROSS IN HAND, HEATHFIELD, TN21 0QD - Removal of conservatory and construction of rear extension and access steps - **Approve/Support**

WD/2021/1202/F - 1 CAMBRIDGE FARM, CAMBRIDGE LANE, WALDRON, TN21 0PB - Erection of a single-storey timber garden shed – **Approve/Support**

WD/2020/1646/F - LITTLE DUDSLAND, CROSS IN HAND, HEATHFIELD, TN21 OTA. Removal of conservatory and construction of single storey extension to house swimming/exercise pool – **Approve/Support**

WD/2021/2280/F - HEATHER BRAE, FIRWOOD RISE, HEATHFIELD, TN21 8NP
Ground floor rear extension with extended roof over, including the formation of a dormer window; the replacement of two rooflights with dormer windows to match existing; the inclusion of solar panels to the south facing slopes of the existing roof – **Approve/Support**

WD/2021/0046/LB - FOXHUNT MANOR, FOXHUNT GREEN, WALDRON, TN21 0RX - Conversion of two buildings into two holiday lets and minor internal and external alterations to main house including creation of ancillary guest suite – **Approve/Support**

These applications decisions were noted

21/291 **Planning applications withdrawn**

WD/2016/1878/FR - BOILER HOUSE, HEATHFIELD PARK, SCHOOL HILL, OLD HEATHFIELD, TN21 8RL - The proposed retention of the existing accommodation for the essential requirements of a rural worker to live permanently at, or near, their place of work in the countryside
This application withdrawal was noted

21/292 **Planning applications refused**

WD/2020/0736/F LITTLE BYERS, A267, LITTLE LONDON, TN21 0AY. Two semi-detached dwellings **Refused/Objected**

This application refusal was noted

- 21/294 **Gatwick consultation**
Members' approved the recent response which was previously circulated and the Assistant Clerk will submit the response on behalf of the Committee.
- 21/295 **To consider Terms of Reference**
The committee members' discussed the terms of reference and recommended some amendments. This will be altered and brought to the next meeting for approval
- 21/296 **Tree Works**
The Assistant Clerk informed members the agreed comments were submitted to Wealden District Council. Once the decision notice has been received members will be informed.
- 21/297 **WDC – Enforcement Notice – Land at Little Marklye, Marklye Lane, Heathfield**
This was noted by members
- 21/298 **Parish Panel Planning/ Cluster meeting**
The previous circulated reported was noted by members and the Chairman updated on the latest position.
- 21/299 **SLR Terms of Reference.**
The next SLR meeting on the Monday 24 January 2022 at 10.30 am to be held by Zoom, was noted.
- 21/300 **Sandy Cross streetlight current bulb to be changed to LED and note other works.**
The Assistant Clerk informed members of a quote of £350 + Vat for the cost of the works which was received prior to the meeting. Members agreed to obtain further general support from affected residents before final agreement. This will be brought back to the next Planning and Highways meeting for discussion.
- 21/301 **Correspondence regarding planning application.**
Further information on this is still outstanding. This will be brought back to the next Planning and Highways meeting for discussion
- 21/302 **To consider and approve applications for licences for bins/planters or kerbs**
Members approved to apply for a licence at a cost of £60.14 to install and purchase a concrete bin for the corner of Hailsham Road.
- 21/303 **Crime & Disorder Act 1998 Section 17 – to consider effects (if any) arising from items on the Agenda.**

These were considered
- 21/304 **Risk Management: -**
To consider effects (if any) arising from items on the Agenda

These were considered

21/305 The meeting closed at 21.22pm. The next Planning and Highways Meeting will be held on Monday 22nd November 2021 at Heathfield Community Centre at 6.30 pm.

The next meeting was noted by members