



HEATHFIELD AND WALDRON PARISH COUNCIL

PLANNING AND HIGHWAYS COMMITTEE HELD ON **MONDAY 11 OCTOBER 2021 IN THE MAIN HALL, HEATHFIELD COMMUNITY CENTRE** **AT 6.30 PM**

Present: Cllrs Coffey (Chair), Baker, Dunstall, Hart, Leach, Mian, Snook and Whitehouse

District Councillors Mike Baker and Sue Stedman

East Sussex County Councillor Bob Bowdler

16 Members of the Public

The Assistant Clerk was present

21/264 PUBLIC QUESTIONS

A member of the public objected to planning application WD/2021/0006/F and emphasised the development is out of character in the locality and overdevelopment. They raised that previous concerns have not been addressed and it will have a detrimental impact in the AONB.

Another member of the public also objected to planning application WD/2021/0006/F on similar grounds. They highlighted the development would overlook properties. It is also out of character for the locality and there are traffic concerns with inadequate parking. There are also, serious concerns for water run-off which would cause further flooding to the area.

The applicant spoke in relation to their application WD/2021/2096/F and explained the development in general and reasons for replacing the existing building/car port. He emphasised they have tried to make the replacement as natural as possible and enhance their woodland surroundings.

A member of the public objected to planning application WD/2021/2109/F and asked the members to support his objections, on the grounds the development is out of character for the locality and the construction of 4 bedroom houses are not needed in Broad Oak.

A member of the public objected to planning application WD/2021/2008/RM. They accentuated it is out of character, unsustainable due to traffic and infrastructure concerns. This application has been consulted upon numerous times and each time the residents have expressed their objections and concerns and these have been ignored. The areas of concern have not been addressed and it would have a severe impact to neighbouring

properties and the AONB. They asked the members to join again in the objections to this development.

Another member of the public also objected to planning application WD/2021/2008/RM on similar grounds. They were also upset and concerned no notifications were erected to inform neighbours. Other sites close to the proximity of this application have been previously refused on the grounds of drainage and flooding. This should be considered and applied to this application. As previously stated there are many concerns with this application that need addressing.

Councillors asked questions

21/265 **APOLOGIES FOR ABSENCE**

Apologies have been received from Cllrs Deacon, Leney, Puttick and Rivers

These were noted

21/266 **DISCLOSURE OF INTERESTS IN MATTERS ON THE AGENDA**

All members disclosed an interest on application WD/2021/2057/F as this is the Parish Council application for CCTV to be installed. The Assistant Clerk gave a dispensation allowing members to comment and make a decision.

Cllr Coffey declared a personal interest in TM/2021/0294/TPO as this is opposite his property.

21/267 **MINUTES**

The Minutes of the meeting held on Monday 21st September 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.

21/268 **ACTION POINTS FROM PREVIOUS MINUTES**

The Assistant Clerk informed members the letters approved at the last meeting have been sent and she is awaiting responses.

A response regarding higher kerbs or planters outside cycle revival was received and this have been forwarded to East Sussex Highways. Another option of a concrete bin was suggested. This item will be on the next agenda for further discussion.

All other items are included on this agenda

21/269 **PLANNING APPLICATIONS**

WD/2021/0006/F

LAND ADJACENT TO 1 SEAVIEW COTTAGES, FIRGROVE ROAD, CROSS IN HAND, TN21 0SX Demolition of garage and erection of 2 no. semi-detached houses, associated car parking, landscaping and gardens

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

- 1. It is in an unsustainable location, outside of any development boundary, without a direct pedestrian access to local services. It is on the steep hill of Firgrove Road where services are not within walking distance, as such there will be a reliance on cars. NPPF paras 11 and 11d are relevant. "The presumption in favour of sustainable development requires permission unless there is clear reason for refusal". It is considered that the unsustainable location is a clear reason for refusal.*
- 2. The application is outside any development boundary, and in the AONB and NPPF para 172 states that 'great weight should be given to the conservation and enhancement of the landscape and scenic beauty in the AONB'. It is considered that this application does not enhance or conserve the landscape and gives clear reasons for refusal.*
- 3. It is located within the High Weald AONB and fails to observe the provisions of its Design Guide in terms of the open frontage and car parking arrangements, as set out under references DG 4.24; DG 6.30/31; and DG 8/36. It is also out of character with the street scene, incorporating 3 storeys with dormer windows in the roof line, and being higher than the neighbouring cottages.*
- 4. No 1 Seaview Cottages would lose its off road parking, neither is there any off-road visitors parking for the 3 resultant properties, in accordance with adopted standards, resulting in increased congestion and potential hazards on the adjoining carriageway.*
- 5. The proposed application building, in view of its height and massing, would be imposing in the street scene, overlooking and overpowering 'Little Meadow', a bungalow set down opposite the site.*
- 6. The proximity to the SW boundary hedge will have a detrimental impact on this rural hedge and associated tree roots. The loss of this hedge would adversely impact wildlife and have an adverse visual impact in this rural locality.*
- 7. Concerns were raised about not retaining the rural hedge line on the south east boundary, as this would have an adverse visual impact in this fringe rural locality.*
- 8. The submitted proposals, comprising 4 bedroom houses, on this constrained site, would be overdevelopment; such dwellings are not needed in this area.*
- 9. Further concerns were also raised over the potential impact of surface water runoff and drainage arrangements. The expanse of non-permeable tarmac, to accommodate parking provision for 4 cars at the new development, and the necessity for No. 1 Seaview Cottages to have similar arrangements for 2 cars, coupled with drainage from the roofs, will exacerbate surface water run-off. This has the potential to negatively impact upon properties on the opposite side of the road which are at a lower level.*

WD/2021/2096/F

WET WOOD, POTTENS MILL LANE, BROAD OAK, HEATHFIELD, TN21 8UA - Erection of a 2 story extension to rear of existing house, enlargement of existing porch/lobby area. Erection of a new carport/storage out building. Minor changes to landscaping

OBSERVATIONS: *The committee members supported this application and considered the size and appearance to be in character with the locality, subject to an appropriate condition to replace the trees that are being removed and to enhance wildlife in that area. Members are pleased to note the materials used are to match the existing.*

WD/2021/2109/F

LAND ADJACENT TO MEADOW COTTAGE, STREET END LANE, BROAD OAK, HEATHFIELD, TN21 8TS - Construction of 2 no. 4-bedroom houses and 2 no. semi-detached 3-bedroom cottages including new highways access, garage, shared driveway and associated works.

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

- 1. Outside the development boundary - The development would not conserve or enhance the landscape, as referred to in the NPPF.*
- 2. The design and appearance is not in character with the locality and would cause suburbanisation of the area. It is also intrusive to the street scene. The scale and size of the development is disproportionate and is in contrast with the surrounding properties.*
- 3. The development is within the AONB – It would have a great impact in the AONB and conflicts with the statutory duty under the Countryside Rights of Way Act. (CROW Act)*
- 4. Environmental and pollution concerns – The development would cause significant impact to the landscape, ancient woodland and wildlife. It would damage habitats, and there would be a loss of grassland and destruction to pasture lands as well as hedgerows and verges. The development would cause noise, light and air pollution which in turn would have a negative impact. There is no mitigation in the application in regards to the environmental impact.*
- 5. Access, Traffic and Parking – there would be increased traffic to an already congested area. The access and creation of parking would alter the appearance resulting in a domestic suburban style. This would not enhance or conserve the rural setting or AONB. There would also be insufficient parking for the area which would impact on neighbours.*
- 6. Surface water and drainage concerns - the application does not address thoroughly the current issue in regard to flooding and further development would have a substantial impact.*
- 7. Housing need – The submitted proposals, comprising 3 and 4 bedroom houses, would be overdevelopment; such dwellings are not needed in this area. There is no evidence to show a need for 4 bedroom houses.*
- 8. Infrastructure – The area at present cannot cope with the current amount of residents. This development would cause a further increase and in turn a further impact on local residents.*

WD/2021/2008/RM

CADENCE, BATTLE ROAD, PUNNETTS TOWN, HEATHFIELD, TN21 9DR. reserves matters pursuant to outline application WD/2020/0844/O (Outline application with all matters reserved aside from the means of access for residential development comprising 4 NO. Bungalows with vehicular access from B2096 Battle Road and associated landscaping, infrastructure and earthworks, together with demolition of existing dwelling)

OBSERVATIONS: *The members of the committee continue to object to this planning application on the grounds that:*

1. *The application would adversely affect the AONB;*
2. *It set a precedent for further development,*
3. *It is outside the approved development boundary.*
4. *It is also a piecemeal approach to development of the overall site.*
5. *There is insufficient infrastructure and amenities in the locality.*
6. *There is lack of satisfactory turning provision for service vehicles such as emergency and refuse vehicles,*
7. *There is also insufficient drainage, and there are concerns regarding unacceptable surface water runoff.*
8. *The application lacks sufficient information and detail for a Reserved Matters application.*
9. *It also fails to meet Objective S3 of the High Weald AONB Management Plan 2019/24.*

WD/2021/2153/F

1 FIRGROVE COTTAGES, FIRGROVE ROAD, CROSS IN HAND, TN21 0QN - Single storey rear addition

OBSERVATIONS: *The committee members supported the application and considered the size and appearance to be in character with the locality, and for neighbours to be consulted.*

To Note – Members would ask the works are carried out in line with neighbours and within the party wall act.

WD/2021/1892/FA

DALTOP HOUSE, LEWES ROAD, CROSS IN HAND, HEATHFIELD, TN21 0TA - Minor material amendment to application WD/2021/0518/FR (retrospective application for rear extension, infill side extension, new dormers, porch and internal alterations) involving variation of condition 2 in order to add two cupolas to the roof

OBSERVATIONS: *The committee members supported the application and considered the size and appearance to be in character with the locality. Members are disappointed with the retrospective nature of the application.*

WD/2021/0668/F

ST OLIVES HOUSE, ST OLIVES CLOSE, CROSS IN HAND, TN21 0QE - Demolish existing dilapidated garage and replace with single storey carriage house and workshop with attached log store

OBSERVATIONS: *The committee members supported this application and considered the size and appearance to be in character with the locality, subject to the carriage house to be used for the purpose stated and in conjunction to the main dwelling and also subject to retention of boundary screening and care taken with works so as not to damage the hedges and trees on the boundary to safeguard them. Also, neighbours to be consulted.*

WD/2021/2057/LDE

73 HIGH STREET, HEATHFIELD, TN21 8HU - Antenna on the front of the building already and now wish to add antenna on the back of the building to receive radio signals from CCTV which will then feed to Uckfield town council equipment and then onto Lewes Police Station

OBSERVATIONS: *The committee members supported this application*

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 roof lights with dormer windows to match existing; the inclusion of solar panels to the south facing slopes of the existing roof.

OBSERVATIONS: *The committee members supported this application and considered the size and appearance to be in character with the locality; and neighbours to be consulted.*

21/270 **TO CONSIDER PLANNING APPLICATIONS AFTER THE AGENDA WAS PUBLISHED**

WD/2021/2247/F

FOXHOLE FARM, FOXHOLE LANE, BROAD OAK, HEATHFIELD, TN21 8UY – Demolition of the existing dwelling and the erection of one replacement dwelling on the same footprint.

OBSERVATIONS: *The committee members supported this application subject to the condition that the anti-reflective glass should be incorporated in all the north elevation windows. Also, mitigation and restoration to the impact of construction works on the site, not least in terms of landscaping and habitat.*

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: *This application will be discussed on the 1st November 2021 at the next Planning and Highways meeting.*

21/271 **PLANNING APPLICATION APPROVED: PARISH COUNCIL COMMENTS ARE IN *ITALICS***

WD/2021/1549/F - LIONS LODGE, LITTLE LONDON ROAD, HEATHFIELD, TN21 0LU - Single storey side extension to a domestic detached dwelling – *Approve/Support*

WD/2021/0115/FR - CRABAPPLE HOUSE, CHAPEL LANE, CHAPEL CROSS, HEATHFIELD, TN21 9BH - Retrospective application for 12m x 8m timber framed agricultural barn/livestock field shelter for the purpose of livestock housing, agricultural machinery storage and maintenance, storage for livestock feed and bedding, storage and housing for bee hives, for maintenance of established orchard and general agricultural and horticultural purposes – ***Approve/Object***

WD/2021/1420/F - BETHANY HAVEN, MUTTON HALL LANE, HEATHFIELD, TN21 8NR - Removal of inappropriate and poor quality shrubs and tree and the installation of a flag pole to the main garden area of the property – ***Approve/Object***

WD/2021/1252/F - PROSPECT FARM, BIG KNOWLE HILL, BROAD OAK, HEATHFIELD, TN21 8UT. Installation of GF210 biomass boiler and drying kiln for firewood including installation of concrete pad and hardstanding- ***Approve/Support***

WD/2021/1434/F - CARPENTERS, CHURCH STREET, OLD HEATHFIELD, HEATHFIELD, TN21 9AH - Replacement and enlargement of existing garage – ***Approve/Support***

WD/2021/1634/F - GARWOODS, WARREN LANE, CROSS IN HAND, HEATHFIELD, TN21 0TF. Extend existing conservatory and change roof from felt roof to pitched slate roof. ***Approve/Support***

WD/2021/1336/F - TANNERS MANOR, FURNACE LANE, LIONS GREEN, HEATHFIELD, TN21 0PJ. Retention of tree house for a period of three years (previously approved under WD/2018/0131/FR). ***Approve/Support***

WD/2021/1270/FA - ELECTRICITY SUBSTATION 201M FROM CHATSWORTH AND 10M FROM UNNAMED ROAD, BURWASH ROAD, BROAD OAK, HEATHFIELD, TN21 8UG - Minor material amendment to WD/2018/1731/F (the installation of a new hardstanding area, manned 33kv switch house, two 132/33kv grid transformers, a new car park, a new access road and a perimeter palisade fence to match existing fence) involving removal of conditions 4 & 5 and variation of condition 6 to enable minor changes to the size, design and layout of the 33kv switch house, parking, turning, lighting and fencing. ***Approve/Support***

WD/2021/1837/F - THE ROCKS, ROCKS LANE, WALDRON, TN21 0SB - Replacement roof and frames of existing conservatory with double glazing – ***Approve/Support***

These planning decisions were noted

21/272 PLANNING APPLICATIONS WITHDRAWN

WD/2021/0788/LB - LIONS GREEN HOUSE, FURNACE LANE, LIONS GREEN, HEATHFIELD, TN21 0PJ - Rear garden room extension with side porch and conversion of first floor storage space above garage to a home study

This planning decision were noted

21/273 Planning appeal - BELMONT HOUSE, BURWASH ROAD, BROAD OAK, HEATHFIELD, TN21 8XG. Two storey extension to existing garage and garage annexe. APP/C1435/D/21/3276246

APP/C1435/W/20/3264403- Land adjacent to Whitethorn, Back Lane, Waldron, Heathfield TN21 0NH

These planning appeals were noted

21/274 Tree Works
TM/2021/0294/TPO- CHERWELL LODGE, CHERWELL ROAD, HEATHFIELD, TN21 8JF- Fell six scots pine and oak tree within tree preservation order (HEATHFIELD/WALDRON) NO. 12, 1998

TM/2021/0290/TCA- HEATHFIELD PARK CRICKET CLUB, CRICKET PAVILLION, SCHOOL HILL, OLD HEATHFIELD, TN21 9AE. Fell four ashes trees subject to regulations, designated Old Heathfield conservation area JANUARY 1979/MARCH 2017

Members asked for further information and the reasons the tree work that is being carried out on both applications. The Assistant clerk will email members with the information once it been received.

Cllr Coffey did not participate in the discussions and left the meeting.

21/275 PARISH PANEL PLANNING/CLUSTER MEETING
The committee members discussed the letter that had been circulated. Whilst the members supported the idea in principle, they did not agree with Heathfield & Waldron Parish Council being named or being a part of the letter. Members considered that the current approach of working with Wealden District Council to be more appropriate.

21/276 ESCC SELF-URBAN GRASS CUTTING
The committee members approved to continue to cut the verges twice a year as in option 1. This proposal will be taken to Full Council.

21/277 ENQUIRY RESPONSE REGARDING RESTRICTED ACCESS OF THE BYWAY AT CADE STREET
This was noted by members

- 21/278 **SANDY CROSS STREETLIGHT CURRENT BULB TO BE CHANGED TO LED**
The Assistant Clerk informed members a quote had not been received for the works involved. This will be placed on the next Planning and Highways meeting for discussions.
- 21/279 **TO CONSIDER AND APPROVE RISK LIST AND TERMS OF REFERENCE**
Members approved the risk list
The committee members' discussed the terms of reference and recommended some amendments. This will be altered and brought to the next meeting for approval.
- 21/280 **CRIME & DISORDER ACT 1998 SECTION 17**
CCTV was considered
- 21/281 **RISK MANAGEMENT: -**
To consider effects (if any) arising from items on the Agenda- These were considered.
A member suggested an item to be placed on the agenda at each meeting relating to climate and environmental issues. The assistant clerk will raise this with the clerk and report back at the next meeting
- 21/282 The meeting closed at 20.45pm. The next Planning and Highways Meeting will be held on Monday 1st November 2021 at Heathfield Community Centre at 6.30 pm

The next meeting was noted by members