



**HEATHFIELD AND WALDRON PARISH COUNCIL**

**PLANNING AND HIGHWAYS COMMITTEE HELD ON**  
**MONDAY 22 NOVEMBER 2021 IN THE MAIN HALL, HEATHFIELD COMMUNITY**  
**CENTRE AT 6.30 PM**

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

District Councillor Mike Baker

4 Members of the Public

The Assistant Clerk was present

21/306 **PUBLIC QUESTIONS**

*The applicant spoke in relation to WD/2021/2730/F and explained to members they had held discussions with Wealden planning officers, and had altered and reduced their plans in line with their recommendations.*

*A member of the public spoke in support of planning application WD/2021/2522/F and asked members to do the same as it helps support a local business.*

*The applicant spoke in relation to WD/2021/2522/F and explained the reasons behind the changes to their application. After discussions with Wealden planning officers they had reduced the proposed curtilage and moved a proposed barn. An extension had been carried out to an existing building. They emphasised that this would be a sustainable house and would support and keep a local rural business.*

21/307 **APOLOGIES FOR ABSENCE**

*Apologies have been received from Councillors Deacon and Puttick and District Councillor Tom Guyton-Day.*

*These were noted*

21/308 **DISCLOSURE OF INTERESTS IN MATTERS ON THE AGENDA**

*Cllr Leney declared a personal interest in planning application WD/2021/2730/F as he knows the applicant.*

*Cllr Coffey declared a personal interest in WD/2021/2623/F as he is working with the architect on a development outside the Parish.*

*Cllr Coffey declared a personal interest in WD/2021/2612/F as he is working with the architect on a development outside the Parish.*

*Cllr Coffey declared a personal interest in agenda item 21/321 as he knows the nearby residents involved.*

21/309 **MINUTES**

*The Minutes of the meeting held on Monday 1<sup>st</sup> November 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.*

21/310 **COUNCILLOR RESIGNATION**

*Members noted the resignation of Cllr Leach.*

*The Chair and members would like to note and thank Cllr Leach for all her time and devotion to the council and colleagues, even though she has been suffering from ill health. Members wish her well and she will be greatly missed.*

*Members will vote at the next meeting for a Vice Chair, please email nominations to the Assistant Clerk.*

21/311 **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. District Councillor Tom Guyton-Day is also helping in obtaining a response.*

*The bins licence is still being completed*

*Members noted a letter from a resident in regards to the Bollards outside the cricket club on East Sussex County Council land. Members previously agreed the Parish Council would not fund these to be installed, and this has also been the decision from the cricket club due to cost. The Assistant Clerk will respond to the member of the public asking them to write to ESCC as a resident to see if they will possibly reinstall them, and ascertain whether they can get support from the local community in this regard.*

21/312 **PLANNING APPLICATIONS**

**WD/2021/2730/F**

OAKSIDE, WHITEHOUSE LANE, WALDRON, TN21 0NG - extension and alterations to existing dwelling.

**OBSERVATIONS:** *The committee members supported this application and considered the size and appearance to be in character with the locality subject to enhancement of the existing frontage hedgerow. Members acknowledge the changes to the application made following discussions with Wealden Planning Department and their previous objections, and welcomed the improvements and alterations in the design.*

**WD/2021/2522/FR**

LAND TO THE NORTH OF UPPER GREENWOODS LANE, PUNNETTS TOWN, HEATHFIELD, TN21 9HT - Retrospective application for change of use of land and building from agriculture to woodworking and storage for arboriculture/landscaping business, with associated extension to existing building. Proposed erection of dwelling.

**OBSERVATIONS:** *The committee members supported this application, subject to the following conditions:*

- 1. The sustainable structure to be constructed as stated and submitted.*
- 2. Drainage and foul water provisions must be carried out satisfactorily due to the nature and topography of the site.*
- 3. The business and outbuildings to be tied to the main dwelling.*
- 4. The site is retained as per the submitted revised red line area, and boundary screening maintained.*

*Members welcomed the sustainable design and agreed that this application would enable and preserve a rural business.*

**WD/2021/2566/FR**

SCOTSFORD BARN, STREET END LANE, BROAD OAK, HEATHFIELD, TN21 8UB - Part retrospective application for a new dwelling

**OBSERVATIONS:** *The committee members supported this application and considered the modifications to be in character with the locality. Members welcomed the reductions in the windows and roof lights as compared with previous scheme, and would request the roof lights to be conservation roof lights. Members hope this is the last amendment to the application and are disappointed with the part -retrospective nature of this application.*

**WD/2021/2491/F**

THE THATCH, WARREN LANE, HEATHFIELD, TN21 0TB - Change of use. Existing residential annexe to holiday let

**OBSERVATIONS:** *The committee members supported this application, subject to the holiday let being tied to the main dwelling and used for the purpose of holiday let only, and subject to the Council's standard conditions and rules for holiday let use.*

**WD/2021/2623/F**

17 SWAINES WAY, HEATHFIELD, TN21 0AL - Proposed contemporary style front dormer along with internal alterations to form 2 new bedrooms

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

- 1. The proposed design would be out of character for this locality.*
- 2. The design is very prominent and bulky in the context of the existing dwelling*
- 3. The proposal would create excessive bulk and massing in the street scene.*

**WD/2021/2460/FR**

WOODSIDE FARM, SWIFE LANE, BROAD OAK, HEATHFIELD, TN21 8XA - Retrospective consent for provision of fodder store/animal welfare unit on existing agricultural site (revised scheme WD/2016/0650/f).

**OBSERVATIONS:** *The committee members objected to this application as there is no agricultural justification for the building due to very limited onsite animals. The previous scheme was refused and members cannot see any changes overcome the objections to the decision. Members also expressed disappointed with the retrospective nature of the application.*

**WD/2021/2444/F**

8 BAY TREE CLOSE, HEATHFIELD, TN21 8YG - To erect a 2 metres close board fence adjacent to the highway and new gate

**OBSERVATIONS:** *The committee members objected to this application as the fencing would cause inadequate visibility and be physically intrusive to the area. Also, members ask for clarification on the ownership of the curtilage.*

- 1. It is out of character with the open plan and sylvan nature of the locality, as the original open plan nature of the estate was indeed to be.*
- 2. The design and positioning of the proposed fencing is very prominent and out of character in the street scene in terms of scale and massing.*
- 3. The height and positioning of the proposed fence would impede existing vehicle sight lines and would thereby create conditions prejudicial to traffic safety on this tight corner.*

*(Members also queried statements regarding land ownership by the applicants, not least on the grassed northern frontage).*

**WD/2021/2612/F**

SUNDOWNER, CADE STREET, HEATHFIELD, TN21 9BU - Alterations to existing roof, new dormer, single storey porch and entrance extension and associated internal alterations

**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 that the materials are to match the existing.*

**WD/2021/2581/F**

14-18 HIGH STREET, HEATHFIELD, TN21 8LS - Residential development at existing first floor and proposed new second floor level to create three 2 bedroom and one 1 bedroom flats.

**OBSERVATIONS:** *The committee members supported the application subject to the materials to match the existing, and the use of the layout as submitted in the application. Members are pleased to note the provision of the small unit flats.*

**WD/2021/1798/FR**

E.W. BURROW NURSERY LTD, HERRING LANE, CROSS IN HAND, HEATHFIELD, TN21 0UG - Retrospective application for the re-terracing of nursery area used for container grown trees. Proposed drainage ditch and construction of access surfaces

**OBSERVATIONS:** *The committee members supported the application subject to the provisions suggested. Members were disappointed with the retrospective nature of the application.*

**WD/2021/2607/F**

5 BIRCH TERRACE, HEATHFIELD, TN21 0PA - single storey front 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 either flank elevation, and neighbours to be consulted.*

**WD/2021/2600/LDP – No consultees**

CHERRY TREE, GHYLL ROAD, HEATHFIELD, TN21 0AG - Erect attached garage to the side of the existing bungalow

**OBSERVATIONS:** *This application was noted by members*

21/313 **TO CONSIDER PLANNING APPLICATIONS AFTER THE AGENDA WAS PUBLISHED**

**WD/2021/2682/F**

THE OLD PRESS AND PART OF THE OLD PRINTWORKS, STREATFIELD ROAD, HEATHFIELD, TN21 8LA - Conversion of existing office space to 2no. Two bedroom flats with external alterations.

**OBSERVATIONS:** *The committee members supported this application*

21/314 **PLANNING APPLICATION APPROVED: PARISH COUNCIL COMMENTS ARE IN ITALICS**

**WD/2021/0045** - 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**

**WD/2021/0602/F** - THE CHAPEL, STREET END LANE, BROAD OAK, HEATHFIELD, TN21 8RY - Erection of a pitched roof supported by oak posts to cover a patio and change of use of land to residential – **Approve/Support**

**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 – **Approve/Support**

**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 – **Approve/Support**

**WD/2021/2051/F** - LAND AT REAR OF SPAR SHOP, RAINBOW PARADE, BURWASH ROAD, BROAD OAK, HEATHFIELD, TN21 8SX. Construction of a new four bay garage with associated parking and turning – **Approve/Support**

**These applications decisions were noted**

21/315 **PLANNING APPLICATIONS REFUSED**

**WD/2021/1724/LB** - CHURCH GATES, CHURCH STREET, OLD HEATHFIELD, TN21 9AH - Installation of wood burning stove with associated external flue. **Refuse/Support**

**WD/2021/1610/F** 13 SWAINES WAY, HEATHFIELD, TN21 0AL - Proposed construction of a first floor extension and removal of the conservatory roof creating a flat roof – **Refuse/Object**

**These applications decisions were noted**

- 21/316 **TREE WORKS** – *The Assistant Clerk updated members to the effect that the agreed comments were submitted to Wealden District Council and have been included on the public file of the application. A decision notice has not been received to date. The Assistant Clerk will inform members when a decision has been made.*
- 21/317 **MILL ROAD AND HOLDENHURST DEVELOPMENT**  
*The members discussed the correspondence received and agreed to write a letter approaching Wealden District Council and ask them if the conditions linked to the development have been adhered to. Also, to write to ESCC and ask them if they are happy with the conditions of the road and if they think they are acceptable. Members agreed to supply photos for evidence. Members also agreed to include Abbeyfield in the correspondence.*
- 21/318 **PARISH PANEL PLANNING/ CLUSTER MEETING**  
*Cllr Coffey gave a brief update of the cluster group meetings and explained the adaptations of the letter previously circulated. Members agreed to support the letter and for the letter to be circulated to all members of the Council for their information.*
- 21/319 **TERMS OF REFERENCE**  
*Members approved the terms of reference.*
- Cllr Rivers reported to members that he recently attended a training course where the appointment of the Chair of the Committees was discussed. They recommended that when a Chair of a committee is appointed the Chair of the Council should attend at this meeting.*
- 21/320 **CORRESPONDENCE REGARDING PLANNING APPLICATION**  
*Members discussed a letter received and agree they are aware of the statement from the applicant relating to the alleged contamination on site. Members agreed to ask Wealden District Council if they could or intend to consult the parish council as these issues which raise various concerns. Members also asked to be consulted on any resubmissions.*
- 21/321 **SANDY CROSS STREETLIGHT CURRENT BULB TO BE CHANGED TO LED**  
*Members approve the costing of £350.00+Vat to change the bulb LED.*
- 21/322 **EAST SUSSEX, SOUTH DOWNS & BRIGHTON & HOVE WASTE & MINERALS LOCAL PLAN SOUNDNESS & LEGAL COMPLIANCE REPRESENTATIONS**  
*Cllr Whitehouse had thoroughly examined the document and gave a brief outline of his findings. Members agreed with the proposed response.*
- 21/323 **VENUE FOR PLANNING AND HIGHWAYS MEETINGS FOR 15/08/2022, 17/10/2022, 19/12/2022**  
*Members agreed for the Assistant Clerk to find alternative venues.*
- 21/324 **ENVIRONMENT** – to identify agenda items where the environment has been considered by the Council/Committee in their deliberations and decision making

*These were considered*

21/325 **CRIME & DISORDER ACT 1998 SECTION 17** – to consider effects (if any) arising from items on the Agenda.

*These were considered*

21/326 **RISK MANAGEMENT:** -

To consider effects (if any) arising from items on the Agenda - *These were considered*

21/32 The meeting closed at 8.48pm. The next Planning and Highways Meeting will be held on Monday 13<sup>th</sup> December 2021 at Heathfield Community Centre at 6.30 pm