



**HEATHFIELD AND WALDRON PARISH COUNCIL**  
**PLANNING AND HIGHWAYS COMMITTEE MEETING HELD ON MONDAY 7 JUNE 2021**  
**AT 6.30 PM**  
**Meeting held in the Main Hall, Heathfield Community Centre, Sheepsetting Lane,**  
**Heathfield**

*This is a draft copy of the minutes to be confirmed at the next meeting on 21 June 2021*

Present: Cllrs Coffey, (Chair) Baker, Dunstall, Hart, Hobson, Leney, Snook and Whitehouse.  
Also, present was District Councillor Mike Baker

4 Members of the Public

The Assistant Clerk was present

**21/128 PUBLIC QUESTIONS**

*A member of the public spoke in relation to planning application WD/2021/1017/F and alerted members to the lack of provision for parking and that this application would cause an adverse effect on roads in the surrounding area.*

*The applicants for planning application WD/2021/0924/F asked members if they had any questions relating to their application.*

*Cllr Coffey asks questions relating to the screening which was discussed and answered.*

**21/129 APOLOGIES FOR ABSENCE**

*Apologies were received from Councillors Deacon, Leach, Mian, Puttick and Rivers.*

*These were noted*

**21/130 DISCLOSURE OF INTERESTS IN MATTERS ON THE AGENDA**

*Cllr Baker has a personal interest in planning application WD/2021/0774/F as he knows the applicant.*

*Cllr Leney has a personal interest in planning application WD/2021/0774/F as he knows the applicant.*

*Cllr Coffey has a personal interest in planning application WD/2021/0774/F as he knows the applicant.*

*Cllr Coffey has a personal interest in planning application WD/2021/1207/OH as the overhead site goes past a site outside the parish he is currently working on.*

*Cllr Coffey has a personal interest in TPO TM/2021/0183/TPO as this is tree is on his property.*

21/131 **MINUTES**

*The Minutes of the meeting held on Thursday 6<sup>th</sup> May 2021 having been previously circulated, were then approved. They were signed by the Chairman as a correct record, visibly shown to members.*

21/132 **ACTION POINTS FROM PREVIOUS MINUTES**

*The Assistant Clerk informed members that no response has been received regarding the Marklye Wood letter, from Wealden District Council; this will be chased.*

*The remaining items are covered under agenda items are on the agenda.*

21/133 **PLANNING APPLICATIONS**

**WD/2021/0924/F**

NORWOOD, SWIFE LANE, BROAD OAK, HEATHFIELD, TN21 8UR - The demolition of an existing porch and the erection of a 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 the materials used to match the existing dwelling and for the boundary screening to be retained.*

**WD/2021/1017/F**

1 SEAVIEW COTTAGE, FIRGROVE ROAD, CROSS IN HAND, TN21 0SX - Refurbishment of existing house including removal of existing single-storey additions and building of new rear additions.

**OBSERVATIONS:** *The committee members supported this application subject to provision of appropriate parking and ensuring that the two story element to the rear is integrated with the similar approved extension to Seaview Cottage no.2, as and when it is constructed, to ensure satisfactory construction and in relation to the party wall act. Members considered the design to be in character with the locality and an improvement.*

**WD/2021/0836/F**

2 ROSE TERRACE, NORTH STREET, WALDRON, TN21 0QR - New dormer to existing second floor bedroom.

**OBSERVATIONS:** *The committee members supported this application and considered it in keeping with the area and feel it would enhance the street scene, subject to the external materials to match the existing and the new window to also match the existing.*

*Members would ask that full Building Regulations approval is obtained.*

**WD/2021/1028/F**

WOODBINE FARM, BACK LANE, CROSS IN HAND, TN21 0QA - New 3 bay free standing garage

**OBSERVATIONS:** *The committee members supported this application subject to the garage being used for the purpose stated. Members would, however, require clarification on the claimed residential curtilage as it is not sufficiently clear that it is on residential land.*

**WD/2021/1207/OH**

TINKERS LANE, HADLOW DOWN

Overhead line refurbishment project, which is necessary to resolve a localised voltage complaint. The proposal is to refurbish the overhead line to aerial bundled conductor (ABC)

**OBSERVATIONS:** *The committee members welcomed the proposal as it is needed in the area.*

**WD/2021/0774/F**

LAUREL COTTAGE, STREET END LANE, BROAD OAK, HEATHFIELD, TN21 8TS Demolition of existing dwelling and erection of no.2 dwellings, access, landscaping and associated infrastructure.

**OBSERVATIONS:** *The committee members continue to object to this application on the same grounds as the previous objections:*

- 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 they objected to previously approved by Wealden District Council, notwithstanding the dismissal appeal, and are now having to comment on an application reverting to the previous unacceptable scale, height and design, and now incorporating large detached garages.*

**WD/2021/0994/F**

BARTRAM'S GARDEN CENTRE, BURWASH COMMON, BROAD OAK, HEATHFIELD TN21 8XG. Proposed 5g upgrade to existing equipment.

**OBSERVATIONS:** *The committee members are happy to support this application.*

**WD/2021/1008/FA**

THE OLD FARM, FIRGROVE ROAD, CROSS IN HAND, TN21 0QL - Minor material amendment to WD/2020/0360/F (proposed residential annexe) in order to vary conditions 4 and 5 in order to change the rear roof slope to a gable end incorporating a window, and to add a window to the rear elevation. Increase in floor area of the extension and insertion of roof lights into the side pitches of the new roof

**OBSERVATIONS:** *The committee members support this application and agree that the size and appearance are in character with the locality; this would also be on the basis that the annexe is solely used as ancillary accommodation in connection with the main dwelling and not to be used a separate dwelling. Furthermore, the kitchen to be kept integral and access thereto retained, and boundary trees and hedges to be safeguarded.*

*Members are disappointed with the retrospective nature of the application, and also the lack of clarity of the plans, as they are difficult to understand and to properly identify the amendments.*

**WD/2021/0923/F**

WOODHILL, LEWES ROAD, CROSS IN HAND, HEATHFIELD, TN21 0TP - Removal of existing conservatory and erection of new orangery to same general location.

**OBSERVATIONS:** *The committee members supported this application and considered the size and appearance in keeping with the locality, subject to the facing brickwork to match the existing and existing screening to be retained.*

**WD/2021/0874/F**

SAREMO, HALLEY ROAD, BROAD OAK, HEATHFIELD, TN21 8TG - Proposed loft conversion with rear and side dormers. Pitched roof porch and rear extension

**OBSERVATIONS:** *The committee members support this application and consider the design and scale acceptable, subject to obscure glazing to the proposed ensuite, and materials to match the existing dwelling. In addition, the rear extension to remain one storey.*

**WD/2020/2421/O**

LAND ADJACENT TO HEADREST, STREET END LANE, BROAD OAK, HEATHFIELD, TN21 8TU. Erection of a single new dwelling.

**OBSERVATIONS:** *The committee members object to the proposed dwelling which would be sited in a countryside location within the AONB, was unsustainable and outside of any development boundary. It would also unacceptably tend to extend existing loose-knit ribbon development into the countryside.*

**WD/2021/0907/F**

GLENACRE, SANDY CROSS LANE, HEATHFEILD, TN21 8QH. Proposed replacement and enlarged single storey extension to create a utility/boot room space plus construction of a garden summerhouse.

**OBSERVATIONS:** *The committee members support this application and they consider the extension will have a minimal impact on the property, subject to materials used for the extension to be matching with the existing dwelling. The shed to be used for the purpose stated and screening to be retained.*

Cllr Baker abstained

**WD/2021/0787/F**

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.

**OBSERVATIONS:** *The committee members object to this application on the grounds that the design and scale of the garden room and porch extension is out of character in relation to the property and in context of the area. Members would like to see a design more in keeping with a Grade ii listed building.*

**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

**OBSERVATIONS:** *The committee members object to this application on the grounds that the design and scale of the garden room and porch extension is out of character in relation to the property and in context of the area. Members would like to see a design more in keeping with a Grade ii listed building.*

**WD/2021/1076/O**

LAND TO REAR OF SPRING COTTAGE, MAYFIELD FLAT, CROSS IN HAND, TN21 0TU. Outline application for the cessation of use of land for storage and distribution of plant, equipment and materials in connection with a contracting business and ancillary maintenance of plant and equipment, and demolition of all associated buildings. Construction of a single dwelling and associated landscaping.

**OBSERVATIONS:** *The committee members object to this application on the grounds that the proposed development does not conserve and enhance the landscape and scenic beauty of the AONB as required by para 172 of the NPPF. It would also be an unacceptable and intrusive form of development in this deeper woodland location.*

**WD/2021/1141/F**

WHITE COTTAGE, OLD GHYLL ROAD, HEATHFIELD, TN21 8BP - Erection of a single storey storage lean-to extension at side of house.

**OBSERVATIONS:** *The committee members supported this application and considered the size and appearance in keeping with the locality, subject to no flank windows as this would cause overlooking to the neighbouring properties.*

21/134 **TO CONSIDER PLANNING APPLICATIONS AFTER THE AGENDA WAS PUBLISHED**

*None*

21/135 **PLANNING APPLICATION APPROVED: PARISH COUNCIL COMMENTS ARE IN *ITALICS***

**WD/2021/0372/F** - GREENACRES, WARREN LANE, CROSS IN HAND, HEATHFIELD, TN21 0TB. Cover first floor render with clay tile hanging on north, south west elevations. **Approve Support**

**WD/2020/1481/F** - LITTLE BIGKNOWLE FARM, BIGKNOWLE HILL, BROAD OAK, HEATHFIELD, TN21 8UU. Demolition of portal framed farm buildings, retention and conversion of curtilage listed Sussex barn to one dwelling, including replacement single storey addition and garage, plus associated external works including sewage treatment plant. **Approve Support**

**WD/2020/2431/F** - DOWER HOUSE FARM, POSSINGWORTH LANE, WALDRON, TN22 5HJ - Light Industrial/Office Unit - *Retrospective Approve Objected*

**WD/2021/0309/F** - 3 WALDERNE GARDENS, CROSS IN HAND, HEATHFIELD, TN21 0FW – Small garden greenhouse – **Approve Support**

**WD/2021/0078/F** - LITTLE TOTTINGWORTH FARM, HALLEY ROAD, BROAD OAK, HEATHFIELD, TN21 8TH - Slurry lagoon, wildlife wetland and extension to existing sand school - **Approve Support**

***These were noted***

21/136 **PLANNING APPLICATIONS WITHDRAWN**

**WD/2021/0381/FR** - Retrospective application for a new close boarded fence on boundary line Homestalls, Battle Road, Punnetts Town, TN21 9DR

**WD/2021/0133/F** Land at Pook Reed, Pook Reed Lane, Heathfield, TN21 0AU - vehicle equipment store and staff changing room

**WD/2021/0576/F** - 1 FERN COTTAGE, MUTTON HALL LANE, HEATHFIELD, TN21 8NT - Proposed loft conversion - rear dormer under permitted development and new dormer to front elevation

**WD/2020/0984/F** - SILVER HAVEN, BRITTENDEN LANE, WALDRON, TN21 0RL Roof extension to create new first floor over existing footprint and removal of existing conservatory

***These were noted***

21/137 **PLANNING APPLICATIONS REFUSED**

**WD/2019/0226/FR** -THE DINGLEWOOD, BRITTENDEN LANE, WALDRON, TN21 0RN. Part retrospective application for installation of replacement swimming pool. **REFUSE Object**

**This refusal was noted**

21/138 **Tree Works**

Notification from WDC that a TPO order made on 26 October 2020 – Part of Brownings Wood, Dower House Farm, Possingworth Lane, Blackboys, East Sussex

**TM/2021/0183/TPO** – 8 CHERWELL ROAD, HEATHFIELD TN21 8JT - Crown reduction of one goat willow tree by 3m within tree preservation order Heathfield/Waldron No 38, 2004

**These tree works were noted**

21/139 **BOLLARDS OUTSIDE CYCLE REVIVAL**

*The Assistant Clerk informed members that ESCC have only just responded with an apology to the effect that they had had a technical error with the application, causing a delay in response. This has now been resolved and they will be responding soon. The Assistant Clerk will chase a response.*

21/140 **TO CONSIDER SPEED MARKINGS IN MUTTON HALL HILL – REQUEST FROM RESIDENT**

*The committee members agreed for the Assistant Clerk to ask Wealden District Council for ‘slow down’ signs at the bottom of Mutton Hall Hill. A Councillor has agreed to install them.*

21/141 **WILDFLOWER VERGES**

*The Assistant Clerk informed members, disappointingly, that ESCC have not approved the trial areas. This is being looked into further to hopefully implement an area this year and will be reported back at the next Planning and Highways meeting.*

21/142 **TERMS OF REFERENCE - TO AGREE TO ADOPT AMENDMENTS**

*This has been moved to the next Planning and Highways meeting.*

21/143 **STREETLIGHTS**

*The committee members agreed to invite Mr Ware from ESCC to the next Planning and Highways meeting to ask further questions rather than form a working party.*

21/144 **TO AGREE ITEMS FOR THE SLR MEETING ON THE 1<sup>ST</sup> JULY AT 10.30AM (THIS WILL BE HELD VIRTUALLY BY ZOOM)**

*The committee members will email the Assistant Clerk with items for the SLR by the 15<sup>th</sup> June.*

21/145 **TO UPDATE MEMBERS ON PARISH CLUSTER MEETING**



*The Chair gave a brief update of the Planning Cluster Meeting*

21/146 **CRIME & DISORDER ACT 1998 SECTION 17 – TO CONSIDER EFFECTS (IF ANY) ARISING FROM ITEMS ON THE AGENDA.**  
*These were considered*

21/147 **RISK MANAGEMENT: -**

TO CONSIDER EFFECTS (IF ANY) ARISING FROM ITEMS ON THE  
AGENDA

*These were considered*

21/148 **THE NEXT PLANNING AND HIGHWAYS COMMITTEE MEETING WILL BE ON THE 21<sup>ST</sup> JUNE AT 6.30PM AT PUNNETTS TOWN VILLAGE HALL.**

Meeting Closed at 20.45pm