



HEATHFIELD AND WALDRON PARISH COUNCIL
PLANNING AND HIGHWAYS COMMITTEE HELD ON
MONDAY 10TH JANUARY 2022 IN THE MAIN HALL,
HEATHFIELD COMMUNITY CENTRE AT 6:30PM

Present: Cllrs Coffey (Chair), Baker, Hobson, Leney and Whitehouse

Also present: Cllrs Guyton-Day and M Baker (WDC), 6 members of the public and the Clerk.

22/03 Cllr Hobson declared a personal interest in item 22/06 WD/2021/2613/F.

22/01 Public questions

2 members of the public spoke against planning application WD/2021/2613/F Little Coldharbour Farm and raised various concerns.

22/02 Apologies for absence

Apologies had been received from Councillors Deacon, Dunstall, Hart, Mian, Puttick, Rivers and Snook, these were noted.

22/03 Disclosure of interests in matters on the agenda

No further disclosures were declared.

22/04 To receive and sign the Minutes of the meeting held on Monday 13th December 2021.

The minutes were approved as a true copy and were signed by the Chair of the meeting.

22/05 Action points from previous minutes:

The Clerk advised the following updates:

ESCC Highways are liaising with their development team regarding the condition of Mill Road;

The street light column in Sandy Cross Lane has been replaced, they will send us photos of the old one to see if it can be sold on;

Bin outside Cycle Revival – we are having to apply for a further licence;

We have been copied in on further correspondence regarding Little London industrial site.

22/06 Planning applications received since the last meeting:

WD/2021/2613/F LITTLE COLDHARBOUR FARM, COLDHARBOUR LANE, PUNNETTS TOWN, TN21 9DN - Conversion and minor alteration of 2 no. former

agricultural buildings to create residential dwellings, to include a change of use of land to residential curtilage and associated parking.

Observations: The Committee do not support the application for the following reasons:

- Inadequate details provided relating to foul and surface water drainage;
- Poor access and bad visibility northwards which would lead to highway safety problems;
- Light pollution and adverse impact on the AONB;
- Change of use being considered in an AONB;
- Inadequate information provided regarding safeguarding and landscaping under the Wildlife and Countryside Act;
- Applicants have failed to show that they have looked at other uses for the building (Policy DC8 of the Local Plan);
- Applicants have not shown that the buildings can be satisfactorily converted in terms of construction detail (Policy DC8 of the Local Plan).

If WDC is minded to grant permission for this application the Committee ask that permitted development rights be removed for the site.

Cllr Hobson did not join in the discussion or voting for the above application.

WD/2021/2605/F HEMLIR, BATTLE ROAD, PUNNETTS TOWN, HEATHFIELD, TN21 9DR - Replacement of existing garage with new enlarged garage and annexe. Amended plans received Date stamped 09/12/2021.

OBSERVATIONS: The Committee support the application. They feel that the size and appearance is in character with the existing dwelling. They request that a condition be added that the use of the annexe be ancillary to the existing dwelling and that neighbours be consulted. The Committee welcomed the improvements to the design.

WD/2021/2923/F 14 UPLANDS PARK, BROAD OAK, HEATHFIELD, TN21 8SJ - Proposed extensions and alterations including rear dormer and raising of garage roof

OBSERVATIONS: The Committee support the application, they feel that the size and appearance is in character with the existing dwelling and note that screening has been included. They request that neighbours be consulted. They would like to highlight that it would be advantageous for the roof if it had some sort of pitch on it and also if the patio doors were glazed in order to limit light pollution.

WD/2021/2865/F FLEETWOOD, CHAPEL LANE, CHAPEL CROSS, HEATHFIELD, TN21 9BH - Erection of Agricultural Storage Barn

OBSERVATIONS: The Committee support the application and feel that a condition should be added that the barn should be used for the purposes stated in the application. Also that permission should be given subject to the tree planting shown in the application and that any further landscaping and tree planting should be implemented as required. The application should be subject to the Nature Space Consultees' recommendations.

WD/2021/2916/F THE LAURELS, SANDY CROSS LANE, HEATHFIELD, TN21 8BJ - Construction of an external staircase to access a room over the garage and provision of a car port with associated landscape alterations

OBSERVATIONS: The Committee support the application subject to a condition being added that the room over the garage be used in conjunction with the operation of the house and be ancillary to the house. The Committee are concerned that the external staircase could potentially allow for third party access. The application needs to comply with the requirements of the Wildlife and Countryside Act and associated planning policies.

Cllr Hobson left the meeting

WD/2021/2918/F GARDEN COTTAGE, TOTTINGWORTH PARK, BROAD OAK, HEATHFIELD, TN21 8XJ -Construction of greenhouse in the garden of the cottage

OBSERVATIONS: The Committee support the application as the size and appearance is in character with the surrounding area. The Committee feel strongly that permission should not include the land to the east, including the garden store/shed, as part of the residential curtilage.

WD/2021/2755/F EYRESTOCK, HANGING BIRCH LANE, WALDRON, TN21 0PA - Re-building of original chicken shed no.2, that was converted to workshop in 1960's and has collapsed, to provide workshop and storage areas, including new foul drain to connect to existing foul main

OBSERVATIONS: The Committee support the application and considers the size and appearance to be in keeping in the locality. However, use should be restricted to stated purposes only, ancillary to the dwelling and all aspects of the development should be in accordance with the submitted plans.

WD/2021/2779/F CADE STREET NURSERY, CADE STREET, HEATHFIELD, TN21 9BU. Storage building to replace existing substandard buildings.

OBSERVATIONS: The Committee support the application subject to the buildings being used in connection with the existing nursery as stated and that all of the existing buildings as shown to be removed to WDC's satisfaction.

WD/2021/2087F DOWER HOUSE FARM, POSSINGWORTH LANE, WALDRON, TN22 5HJ. Widening of private Lane to improve vehicle access and highway safety.

OBSERVATIONS: The Committee support the application and welcome the submissions which are in character and in the interest of the public. They ask that the trees being removed be surveyed and that suitable compensatory planting be undertaken for the loss of trees and for the potential enhancement with further trees.

The Committee welcomes the comprehensive nature of the submissions and the background materials.

WD/2021/3033/LDP ASHLEA, THE HIGH STREET, CROSS IN HAND, TN21 0SR
Proposed loft conversion with 2 dormer windows both sides of the property.

OBSERVATIONS: No response made as no consultees

WD/2021/7063/AD DUNLY WOOD, MAYFIELD ROAD, CROSS IN HAND, HEATHFIELD, TN21 0UE. Store for drying room

OBSERVATIONS: No response made as no consultees

22/07 Planning applications after the agenda was published:

WD/2021/2967/F LITTLE LONDON FARM, SPINNEY LANE, LITTLE LONDON TN21 0NU. Demolition of side extension. Erection of two-storey extension to form family annexe accommodation.

OBSERVATIONS: The Committee support the application as they feel that the size and appearance is in character with the existing building. They feel that there should be a condition that the fenestration windows in the east elevation should be non-reflective glass and that materials should match existing. They also request that there should be a condition that the use be tied on an ancillary basis to the house.

WD/2021/3006/F RAVEN COTTAGE, BACK LANE, CROSS IN HAND, TN21 0QG. Proposed garage

OBSERVATIONS: The Committee object to the application as the proposed location of the garage is not in character. They do not agree with the height of the building, that there is inadequate screening, the proximity of the building to the road frontage and also feel that the size is out of character in the street scene.

22/08 Planning application approved: Parish Council Comments are in *Italics*

WD/2021/1879/LBR - CROSS FARM, ROCKS LANE, WALDRON, TN21 0RA – Part retrospective application for repair works to the farmhouse's east elevation – **Approve/Support**

WD/2021/2479/FA - 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 – **Approve/Object**

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 – **Approve/Support**

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 and office for the dwelling. Rebuilding of granary for use as a plant room, storage and workshop. **Approve/Support**

22/09 Planning applications refused:

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 Little Dormans, Mill Road, Heathfield, TN21 0XD – **Refuse/Support**

WD/2021/0734/F- LAND ADJOINING MILL LANE, LEWES ROAD, CROSS IN HAND, HEATHFIELD, TN21 0TA - Erection of 1no. Detached three-bedroom bungalow with associated access, car parking and landscaping – **Refuse/Object**

22/10 Planning application withdrawn

WD/2021/1762/MAJ – SNATCHELLS FARM, CROSS IN HAND ROAD, HEATHFIELD, TN21 0LS – Construction of 34 No. Residential dwellings with associated access, parking, landscaping, public amenity space and associated highways works.

The Committee noted the withdrawal of the application.

22/07 To consider Planning Applications after the agenda was published:

The following applications are being considered at Planning Committee South on the 12 January 2022

WD/2018/1083/MAO 14-30 HIGH STREET, HEATHFIELD, TN21 8LS.

Redevelopment of existing shops and flats to provide 12 shops and up to 10 flats together with parking.

WD/2021/1720/F 2 BAY VIEW, OLD HEATHFIELD ROAD, CADE STREET, HEATHFIELD, TN21 9BN. Erection of additional front dormer to match existing dormer.

22/11 Planning Appeals

Town and Country Planning Act 1990 – Appeal under Section 174 – Little Marklye, Marklye Lane, Heathfield – Without planning permission, the importation of materials to form an elevated bank (“the Bank”) and the erection on the elevated bank of a fence in excess of 2 metres in height from the original ground level (“the Fence)

WD/2019/2211/F – Star Lodge, Burnt Oak Lane, Waldron TN21 0NN.

Proposal: Proposed re-siting of dwelling approved under WD/2017/0104 and the retention of existing outbuilding. Planning Inspectorate Ref: APP/C1435/W/21/3282829

The Committee noted the appeals

22/12 Tree Works

TM/2021/0354/TPO – RISINGHOLME COURT, HIGH STREET, HEATHFIELD TN21 8GB. Prune one Thuja tree within tree preservation order (HEATHFIELD) NO 38, 2004

Provisional TPO 2021/0013 – Land south west of Ghyll Road, Heathfield

The Committee noted the TPOs.

21/13 **Parish Panel Planning/ Cluster meeting** – To update members

The Chair advised he had attended a meeting today. It has been agreed to set up a campaigning group which will be separate to the cluster group.

The draft Local Plan may be put back till May and they are awaiting information on the SHELAA (Strategic Housing and Economic Land Availability).

They will be meeting with senior WDC planners in 3 weeks’ time.

21/14 **Asset of Community Value Removal ACV16018 Cross in Hand Inn**

The Council have received notification from WDC that as the Inn was registered five years ago it will, in line with the Localism Act 2011, be removed from the list. The Committee agreed to reapply for the Inn to be registered as an Asset of Community Value. **Asst Clerk**

22/15 **To consider items for the SLR meeting to be held by zoom on Monday 24 January 2022 at 10.30 am**

The following items will be added to the agenda:

- High street bus stop
- Blocked drains in part Station Road and Park Road
- Drainage at Holbrook Lane
- Pothole around a manhole between the church and pub in Waldron and 1 near the war memorial
- Parking near All Saints and St Richard's Primary School
- Pothole repairs
- Tower Street erosion of centre of road

22/16 **Environment** – to identify agenda items where the environment has been considered by the Council/Committee in their deliberations and decision making

The Committee considered the environment when reviewing all planning applications.

22/17 **Crime & Disorder Act 1998 Section 17** – to consider effects (if any) arising from items on the Agenda.

The Committee considered the Act.

22/18 **Risk Management:** - to consider effects (if any) arising from items on the Agenda.

Highways access and the Wildlife and Countryside Act were considered

22/19 **The next Planning and Highways Meeting will be held on Monday 31st January 2022 at Heathfield Community Centre at 6.30 pm**

The meeting closed at 8:26pm