



HEATHFIELD AND WALDRON PARISH COUNCIL
PLANNING AND HIGHWAYS COMMITTEE HELD ON
MONDAY 13th JUNE 2022 IN THE MAIN HALL, HEATHFIELD COMMUNITY CENTRE AT
6:30PM

Present: Cllrs Coffey (Chair), Dunstall, Leney, Mian, Snook, Thomas and Whitehouse.

1 member of the public was in attendance along with Mr Lench and Mr Bewsey who attended for their presentation

The Assistant Clerk was in attendance.

Cllr Mian entered at 18.34pm

A presentation was given by Mr Lench and Mr Bewsey regarding a proposed planning development at Parklands on Burwash Road. Before the meeting a document was circulated which gave an outline of their plans for this area. They gave a brief presentation and explained certain areas of the application. They asked members for any questions.

Councillors asked questions on the following items:

- Pre-application advice from WDC;
- Highway and access;
- Heritage and environmental considerations and advice,
- Materials and design of the houses as well as reusable energy sources.
- Clarification on the affordable housing element and to determine whether this would be as a fixed provision onsite.
- Drainage, and especially foul drainage, not least in the vicinity of the Heathfield Park SSSI.
- Relationship of the development with the currently proposed scheme to the frontage of the site.

22/157 **Public questions**

None

22/158 **Apologies for Absence**

Apologies had been received from Cllrs Baker, Benton and Puttick

These were noted

22/159 **Disclosure of Interests in matters on the Agenda**
Cllr Coffey declared a personal interest in WD/2022/0811/F as he is working with the agent on a development outside the Parish.

Cllr Coffey declared a personal interest in WD/2022/0925/F as he is working with the agent on a development outside the Parish.

Cllr Coffey declared a personal interest in WD/2022/0972/F as he is working with the agent on a development outside the Parish.

22/160 **Minutes**

The minutes from the meeting on 23rd May 2022 were approved and signed by the Chair

22/161 **Action points from previous minutes**

The Assistant Clerk informed members that the Asset of Community Value has been approved for the Cross in Hand Inn

The Assistant Clerk reported she has liaised with the Licencing Officer who is revisiting the bin position site outside Cycle Revival. The Assistant Clerk is waiting for a response and will report back at the next Planning and Highways meeting.

22/162 **To consider Planning Applications received since the last meeting**

WD/2022/0811/F

8 BIRCH WAY, HEATHFIELD, TN21 8TR. Loft conversion

OBSERVATIONS: *The committee members supported this application and considered that the proposed conversion would not be overpowering or overlook the adjacent properties. Members would ask for materials to match the existing dwelling.*

WD/2022/0872/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 the neighbour's property and within the terms of the Party Wall Act.

WD/2022/0819/F

LIONS GREEN HOUSE, FURNACE LANE, LIONS GREEN, WALDRON, TN21 0PJ - Rear garden room extension and side porch.

OBSERVATIONS: *The committee members supported the application and considered the size and appearance to be in character with the locality. They noted the reduction in scale from the previous scheme.*

WD/2022/1313/LB

LIONS GREEN HOUSE, FURNACE LANE, LIONS GREEN, WALDRON, TN21 0PJ - Rear garden room extension and side porch

OBSERVATIONS: *The committee members supported the application and considered the size and appearance to be in character with the locality. They noted the reduction in scale from the previous scheme.*

WD/2022/0865/FA

MAGREED FARM, MAGREED LANE, BROAD OAK, HEATHFIELD, TN21 8TR - Variation of condition 8 of application number WD/2020/0401/F (replacement of existing residential mobile home with bungalow)

OBSERVATIONS: *The committee members objected to this application on the grounds that the application appears to be an application to amend a pre-determined approved plan. Members questioned the validity of this approach as a method of achieving a revised sitting for the approved dwelling, which therefore casts doubt on the validity of the application itself. Members feel that a new planning application should be submitted to pursue such an amendment.*

WD/2022/0544/F

HIGH MEADOW, CROSS IN HAND, HEATHFIELD, TN21 0SR - Front and rear extensions, insertion of dormers

OBSERVATIONS: *The committee members supported this application and considered the size and appearance in keeping with the locality, subject to no additional windows other than those approved, and the retention of existing screening wherever possible.*

WD/2022/0972/F

WELL COTTAGE, NEW POND HILL, CROSS IN HAND, HEATHFIELD, TN21 0LY - Proposed extensions to main house to consist new utility room, larger living

room, internal alterations along with replacement garage and outbuildings and entrance gates

OBSERVATIONS: *The committee members supported this application and considered the size and appearance in keeping with the locality subject to permitted development rights in relation to new windows to be removed. Also for the trees and hedge boundary screening to be safeguarded during construction on the borders.*

WD/2022/0919/F

KELLS, POSSINGWORTH CLOSE, CROSS IN HAND, HEATHFIELD, TN21 0TL - Formation of walled courtyard adjacent to existing garage and workshop. new front porch

OBSERVATIONS: *The committee members supported this application and considered the size and appearance in keeping with the locality.*

WD/2022/0925/F

45 BROAD VIEW, BROAD OAK, HEATHFIELD, TN21 8SB - Proposed side and rear single storey extension and internal alterations

OBSERVATIONS: *The committee members supported this application and considered the size and appearance in keeping with the locality, subject to removal of permitted development rights for new windows in the flank elevations. Also for neighbours to be consulted.*

WD/2022/0932/F

7 BIRCH WAY, HEATHFIELD, TN21 8BB - Proposed annex extension

OBSERVATIONS: *The committee members supported this application and feel it is in keeping with the general vernacular of the area, and appears to be a genuine annex. Members asked for the annex to be used in connection with the existing dwelling. Also, no flank windows in the side elevations.*

WD/2022/0949/F

LITTLE LONDON FARM, SPINNEY LANE, WALDRON, HEATHFIELD, TN21 0NU - Demolition of side extension. erection of two-storey extension to form annexe accommodation for family (resubmission of WD/2021/2967/F)

OBSERVATIONS: *The committee members supported this application as they feel that the size and appearance is in character with the existing building and that*

materials should match existing. They also requested that there should be a condition that the use be tied on an ancillary basis to the house. Also, no new windows in the east elevation.

WD/2022/0671/F

13 SWAINES WAY, HEATHFIELD, TN21 0AL - First floor extension with raised ridge and rear dormer

OBSERVATIONS: *The committee members supported this application.*

Cllrs Coffey and Whitehouse abstained

WD/2021/0299/F

20 BROAD VIEW, BROAD OAK, HEATHFIELD, TN21 8SB - OUTDOOR GARDEN ROOM/ANNEXE FOR THE USE OF A HOME OFFICE/GYM AND GUEST ROOM. *Amended Plans*

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

- *The proximity to the boundaries, including the hedge on the western boundary, as well as the impact on the street scene and character of the area.*
- *The garden room is excessive in scale, and has a precedent for a potential residential use.*
- *The building has an obtrusive appearance in the streetscape, detrimental to local visual and residential amenities.*
- *The way it has been constructed does not reflect the submitted plans*
- *No indication on the plans as to what the purpose of the building will be used for.*
- *The building was constructed in disregard of the Parish Council's objections to the proposed development, in respect of which members have strong concerns that the structure was erected without consent.*

22/163 **To consider Planning Applications after the agenda was published**
None

22/164 **Planning applications approved: Parish Council Comments are in *Italics***

WD/2022/0311/F - HEATH BARN, STREET END LANE, BROAD OAK, HEATHFIELD, TN21 8TU - Change of use to residential including the erection of a summerhouse and garden store/home office - **Approve/Objected**

WD/2022/0508/F - WYANDELL, HAILSHAM ROAD, HEATHFIELD, TN21 8AS
Proposed single storey rear extension and internal alterations – **Approve/Support**

WD/2021/2850/F - HEATHERLEA, NEWICK LANE, HEATHFIELD, TN21 8PT
Demolition and rebuilding of existing dwelling to design approved under
WD/2017/2957/F and WD/2019/0609/FA – **Approve/Support**

WD/2022/0693/F – SPIRE COTTAGE, BURWASH ROAD, BROAD OAK, TN21
8TD - Single storey addition – **Approve/Support**

WD/2022/0496/F – 2 UPLANDS PARK, BROAD OAK, HEATHFIELD, TN21 8SJ
2 storey integrated side extension to the property approx. 4m wide.
Approve/Support

These planning decisions were noted by members

22/165 **Planning applications requiring prior approval required**

WD/2022/7012/ADP PROPOSED STEEL-FRAMED BARN. LITTLE HOP
GARDEN FARM, BURWASH ROAD, BROAD OAK, HEATHFIELD TN21 8XG
PRIOR APPROVAL REQUIRED to this application on 27 May 2022.

This planning application was noted by members

22/166 **Tree Preservation Orders**

Heathfield & Waldron Ward: Heathfield North TM/2022/0108/TPO

<https://planning.wealden.gov.uk/plandisp.aspx?recno=158088>

Works as per schedule within tree preservation order (Heathfield and Waldron) No
81/2, 1990 Windsor Business Centre, Crown Drive, Burwash Road, Heathfield,
TN21 8FP

This was noted by members

22/167 **Parish Planning Panel/ Cluster meeting** – *Cllr Coffey attended a Parish Focus Meeting where questions were formulated for Wednesday's Parish Cluster meeting. (15th June) An update of this meeting will be given at the next Planning and Highways Committee meeting.*

22/168 **High Weald Management Survey Plan to be completed by 30 June** – *Cllr Whitehouse and Dunstall discussed the proposed responses to the survey. Members approved the responses which the Assistant Clerk will submit. Members wanted to thank Cllrs Whitehouse and Dunstall for their work on this.*

22/169 **Town and Country Planning Act 1990** Appeal by Leach Projects Ltd (the Appellant) Land adjoining Mill Lane, Lewes Road, Cross In Hand, Heathfield, TN21 OTA proposal: Erection of 1no. detached three-bedroom bungalow with associated access, car parking and landscaping. Planning Inspectorate Ref: APP/C1435/W/22/3292454 – Response to Planning Inspectorate by **28 June**

This was noted by members

- 22/170 **Items to be considered at the SLR meeting on Monday 4 July 2022.** *Members discussed some areas to be included and will email the Assistant Clerk with details. The deadline for items is the 17th June 2022.*
- 22/171 **Traffic report at Mutton Hall Hill –** *Members discussed the circulated report. Cllr Mian informed members he had just had a meeting with the Police at a safety briefing and reported the issues with the area in question to them. They agreed to look at the area and report back any findings to Cllr Mian. He will report the findings at the next Planning and Highways Meeting to see if any further actions can be taken.*
- 22/172 **Street Lighting-** *Members discussed the new street lights and the lights being constantly on overnight. This is affecting many areas and residents, as well as not being environmentally friendly when an Energy Crisis has been declared. The Assistant Clerk will write to Mr Ware to ask for the reasons behind the changes to the timing of lights and what can be done to reduce the time the street lights are on.*
- 22/173 **Possingworth Park Cross-in-Hand-** *Members discussed the recent correspondence and agreed for the Assistant Clerk to write a letter to the Forestry Commission to confirm if permission has been granted for the tree removal and if not for them to take action. Wealden District Council to be copied in regarding any powers they have and any action which may be taken.*
- 22/174 **Street Naming & Numbering SNN1496- Development at Heatherlea, Newick Lane, Heathfield** *The committee members noted the Street Name and also were in approval.*
- 22/175 **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 in all of the planning applications and other matters*
- 22/176 **Crime & Disorder Act 1998 Section 17 –** *to consider effects (if any) arising from items on the Agenda.
These were considered*
- 22/177 **Risk Management:** *-To consider effects (if any) arising from items on the Agenda
These were considered*
- 22/178 **The meeting closed at 8.36pm. The next Planning and Highways Meeting will be held on Monday 4 July 2022 in the Main Hall, Heathfield Community Centre at 6.30 pm**