



**HEATHFIELD AND WALDRON PARISH COUNCIL**  
**PLANNING AND HIGHWAYS COMMITTEE HELD ON**  
**MONDAY 15 AUGUST 2022 AT PUNNETTS TOWN VILLAGE HALL AT 6:30PM**

Present: Cllrs Coffey (Chair), Benton, Dunstall, Leney, Mian, Snook, Thomas and Whitehouse. Also in attendance was Wealden District Councillor M Baker

19 members of the public were present.

The Assistant Clerk was in attendance.

**22/235 Public questions**

*A member of the public spoke in regards to planning application WD/2022/1430/F and explained how important the site was for large articulated lorries for refuelling. The current site allows access where other stations are too small. The proposed changes to the site would cause the large lorries using the site to block access, to the entrance of the coffee shop, and block part of the main access and exits points when entering and leaving, due to the proposed layout. They are not against the development in principle, but the layout and plans need further consideration for users, especially articulated lorries as the proposed scheme presents numerous safety and traffic concerns.*

*Another member of the public also spoke in relation to planning application WD/2022/1430/F and emphasised it is a very busy site and well used. Car volumes are likely to increase on this already busy junction.*

*Members asked questions*

*The applicant spoke in relation the planning application WD/2022/0658/F and explained the reasons for the development in that the business is expanding and units such as these are in demand. They have designed the development to be unobtrusive and considered the AONB in terms of the landscaping design; (they also own several acres to the north). The access will remain unchanged but the parking will be improved and electric charging facilities will be available. They also believed the units would bring jobs and prosperity to the area.*

*Members asked questions*

*A member of the public spoke in objection to planning application WD/2022/1833/F and explained this is basically as per a previous application with amendments that has been refused by Wealden Planning Department, with amendments. The reasons for their objections are primarily that it is within the AONB, and the*

*amendments are not sufficient to address the previous concerns raised. The previous objections and concerns are still valid and have not been addressed, such as a negative impact on the area, and the fact that the size and appearance are out of character for the locality. It is in an unsustainable area with inadequate infrastructure. It is unaffordable housing that is not in demand. Also, there are drainage and surface water concerns. Finally, this development is on an ancient invaluable agricultural land and should not be developed on but protected.*

22/236 **Apologies for Absence**

*Apologies had been received from Cllr Puttick*

*These were noted*

22/237 **Disclosure of Interests in matters on the Agenda**

*Cllr Leney declared a personal interest in WD/2022/0658/F as he knows the applicant.*

*Cllr Dunstall declared a personal interest in WD/2022/1920/F as he has worked with the applicant outside the parish.*

22/238 **Minutes**

*The minutes from the meeting on 10<sup>th</sup> August 2022 were approved and signed by the Chair*

22/239 **Action points from previous minutes**

*There were none.*

22/240 **Planning Applications**

**WD/2022/1430/F**

ISENHURST SERVICE STATION, MAYFIELD ROAD, CROSS IN HAND, HEATHFIELD, TN21 0UE - Coffee shop with drive thru facility and associated works

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

- It would increase vehicle movements, as evidenced by the applicants' own Transport Report, at an already congested junction with a significant accident record.*
- The coffee shop is not necessary as there are already such facilities in the garage on site.*
- It would take business away from the Heathfield High Street, resulting in a negative impact on residents and businesses.*
- The proposed development would impede access by commercial vehicles and satisfactory manoeuvring within the site, prejudicial to acceptable operations and highway safety.*
- Negative impact upon the locality within the High Weald AONB due to increased light pollution and increased lighting*

- *Unacceptable changes to the access point which is not justified and would cause hazards for access and manoeuvring around the site by large lorries, especially articulated, thereby prejudicial to high safety. In reality, it would render the overall site effectively inaccessible to such vehicles, a wholly unacceptable situation given that the nearest compatible facilities are at Clackett Lane services on the M25.*
- *In this context, considerable difficulty in refuelling for large tankers, and in particular articulated vehicles.*
- *The proposed changes to the access will create significant highway safety concerns, not least the likely immediate conflict with the priority access to the coffee shop, especially for larger vehicles, leading to inevitable backing-up and highly prejudicial to highway safety.*
- *The increase in traffic would also exacerbate traffic movements from the already difficult exit point from the site, again creating conditions prejudicial to highway safety at this difficult junction, and in the context of accident safety records.*
- *Unjustified loss of countryside and habitats in the AONB.*
- *Lack of clarification as to the position regarding the originally proposed electric charging points.*
- *Adverse impact upon newt habitats which are a European species, as the site lies within a classified Newt Red Zone. The creditability of the application is also questioned as this has not been referred to.*
- *Finally, the proposals are considered unacceptable in the context of the general inadequacy of the submissions and associated documents as evidenced above and elsewhere.*

**WD/2022/0658/F**

SWIFE BUSINESS PARK, BURWASH ROAD, BROAD OAK, HEATHFIELD, TN21 8UP - 4 no. single-storey light industrial units (class e(g)) and 22 no. storage containers (class b8) within the industrial curtilage of Swife Business Park, and the change of use of a single-storey agricultural barn to light industrial use.

**OBSERVATIONS:** *The committee members supported the application and believe it will enhance the local area subject to*

- *parking provided as shown,*
- *landscaping to be as shown in the development plan and for this to be maintained.*
- *The use of the units to be within Class B1.*
- *Surface and drainage water to be carried out as stated, and*
- *The removal of permitted development rights on the units.*

*Members welcomed the employment opportunities afforded by the development.*

Cllr Leney abstained

**WD/2022/1833/F**

LAND ADJACENT TO MEADOW COTTAGE, STREET END LANE,  
HEATHFIELD, BROAD OAK, TN21 8TS - Construction of 4 no. new dwellings with  
new road access and associated works.

**OBSERVATIONS:** *The committee members continue to 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 still, 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.*
- 9. The comparison with the Silver Birches site, which is referred to in the design and access statement does not apply in this case as it is very clear that this site is visible from the North, and therefore does not meet the criteria as stated.*
- 10. The lack of garage vehicular parking will lead to potential for even further development at the site, exacerbating again the potential impact upon the street scene and landscape.*

**WD/2022/1135/MAJ**

LAND AT PARKLANDS, BURWASH ROAD, HEATHFIELD, TN21 8QX - Erection of 11 no. residential dwellings with associated access, internal roads, parking, landscaping, and public amenity space.

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

- 1. The development would not conserve or enhance the area, and there are no exceptional circumstances as to justify the development as referred to in the NPPF.*
- 2. It is a major application within the High Weald AONB and therefore unacceptable in this location, failing to conform to the High Weald Design Guide, or the relevant NPPF policies, as also referenced in the Monkhill Court of Appeal decision.*
- 3. Unjustified loss of countryside*
- 4. Acknowledged harm to the adjacent Grade II listed asset as set out in the applicants' own submitted Design and Access Statement.*
- 5. Concerns over flooding and surface water drainage as confirmed by the Local Lead Flood Authority.*
- 6. Concerns over foul water drainage risk as this needs to be pumped, it is environmentally negative and secondary pump failure would potentially cause significant impact to the local watercourses.*
- 7. Highways concerns as expressed by ESCC Highways in terms of lack of a safety audit and inadequate cycling facilities.*
- 8. Increase in light pollution in an undeveloped countryside area.*
- 9. Development in an unsustainable location, likely to require the use of cars to access facilities*
- 10. Pressure on local facilities and infrastructure.*

**WD/2022/1519/MAO**

14-30 HIGH STREET, HEATHFIELD, TN21 8LS - Redevelopment of new parade with up to 12 no. shops, 10 no. maisonettes and associated parking

**OBSERVATIONS:** *The Committee continues to object to the application for the following reasons:*

- Overdevelopment and excessive height of the building and the potential impact upon neighbouring properties and the locality;*
- Unsatisfactory access arrangements onto a busy road and the dangerously close proximity to the entrance to Risingholme;*
- It is considered that the provision of the servicing area including loading/unloading and collection of both residential and commercial waste continues to be insufficient;*
- Concern over risk of subsidence due to known springs in the area;*
- Impact of construction upon neighbouring properties and the visual impact for them;*
- The concerns of ESCC Highways Department are endorsed and have not been fully addressed;*

- Concern continued to be expressed over insufficient parking allocation for residents, businesses and visitors, including shoppers;
- Not in character due to the excessive height and depth of the building;
- Not sympathetic to the surrounding buildings.
- Inadequate consideration of surface water as there is the potential risk of flooding, particularly to properties on the south side of the High Street.
- Loss of local business including Post Office

*The Committee is not against a development on the site per se, however they feel that the current proposal is inappropriate for the aforementioned reasons. If the developers removed the top floor of the proposal and had a more sympathetic design it would be more in keeping with the area.*

*The Committee are particularly disappointed that certain areas have not been addressed or listened to and have even worsened, particularly the frontage of the development. Again, it is not considered the latest revisions have addressed any of the previous concerns.*

#### **WD/2021/1436/F**

LITTLE GROVE COTTAGE, THE STREET, WALDRON, TN21 0RB - Two-storey side extension providing annexe accommodation at ground floor level and additional bedroom at first floor level, and repositioning of existing detached single garage.

**OBSERVATIONS:** *The committee members supported the application and considered the size and appearance to be in character with the locality. Members asked for the annex to be used in connection with the existing dwelling.*

*Note: Members highlighted the substantial glazing to the rear which raised concerns over light pollution, and ask for the applicant to consider some mitigation.*

#### **WD/2022/1920/F**

WET WOOD, POTTEN MILL LANE, BROAD OAK, HEATHFIELD TN21 8UA. Erection of a two-storey extension to rear of existing house. Enlargement of existing porch/lobby area. Alteration to balcony and erection of a storage building.

**OBSERVATIONS:** *The Committee object to the application for the following reasons. The design and appearance and in particular the 2-storey extension, is not in keeping with the local area. It is also overdevelopment and excessive in scale and glazing which would have a negative impact upon the ancient woodland and the AONB. The excessive glazing raises light pollution concerns.*

**22/241 To consider Planning Applications after the agenda was published**

*There were none.*

**Cllr Leney left the meeting at 20.39pm**

22/242 **Planning applications approved: Parish Council Comments are in *Italics***

**WD/2022/1083/F** - PADDOCK HOUSE, PLOT 4, THE BIRCHES, STREET END LANE, BROAD OAK, HEATHFIELD, TN21 8TS - Construction of new garage and extension to existing utility room – **Approve/Support**

**WD/2022/1521/FR** - TELEPHONE EXCHANGE. TELEPHONE EXCHANGE, STATION ROAD, HEATHFIELD, TN21 8LD - Retrospective application for the provision of a 6m storage container within the yard area to the side of the telephone exchange. – **Approve/Support**

**WD/2022/1355/F** - MEADOWBANK, NEW POND HILL, CROSS IN HAND, HEATHFIELD, TN21 0LX - First floor extension to provide en-suite shower room – **Approve/Support**

**WD/2021/2919/F** - GARDEN COTTAGE, TOTTINGWORTH PARK, BROAD OAK, HEATHFIELD, TN21 8XJ - Construction of a workshop for garden equipment, storage, maintenance and repair – **Approve/Support**

**These planning decisions were noted by members**

22/243 **Planning application refused: Parish Council Comments are in *Italics***  
*None*

22/244 **Planning application withdrawn**

**WD/2022/1366/F** – HERON HOUSE, ALEXANDRA ROAD, HEATHFIELD, TN21 8EH - Single storey extension to front of existing property

**This planning decision was noted by members**

22/245 **Tree Works**  
<https://planing.wealden.gov.uk/plandisp.aspx?recno=157915>  
TM/2022/0098/TPO – 24 Stonegate Way, Heathfield TN21 8NQ – Fell 2 Holly trees and work to one oak tree within tree preservation order (Heathfield/Waldrone) No. 42 1991

**This was noted by members**

22/246 **Parish Planning Panel/ Cluster meeting**  
*The Chair gave a brief update of the forthcoming Parish Cluster Meeting with Wealden District Council.*

22/247 **Traffic report at Mutton Hall Hill**  
*No further updates*

**Cllr Leney reentered the meeting at 20.42pm**

- 22/248 **Possingworth Park Cross-in-Hand**  
*Cllr Leney discussed the response received from the Forestry Commission. Members agreed for the Assistant Clerk and Cllr Leney to respond on behalf of the committee.*
- 22/249 **Correspondence from Burwash Parish Council**  
*Members noted the correspondence and agreed to write to our East Sussex County Councillor for support. Members agreed for the Assistant Clerk and Cllr Leney to respond on behalf of the committee.*
- 22/250 **Fingerpost survey**  
*Members discussed the previously circulated report and agreed for quotes to be obtained for the work required. This is to be discussed at the next Planning and Highways Committee meeting.*
- 22/251 **Street Lighting**  
*No further updates*
- 22/252 **SLR minutes**  
*These were noted by members*
- 22/253 **Installation of bollards at Hailsham Road**  
*Cllr Coffey and Leney gave a brief update and members agreed to the next stage. Cllrs Leney and Coffey will meet with the highway steward to confirm number, height and position of bollards. Also, for costings of the whole project to be obtained. This is to be discussed at the next Planning and Highways Committee meeting.*
- 22/254 **NALC Short Term Holiday Lets Policy Consultation Briefing**  
*Members agreed for Cllrs Leney and Whitehouse to respond on behalf of the committee.*
- 22/255 **Wildflower Verges**  
*The committee members noted the report and thanked Cllrs Benton and Dunstall for their work on this.*
- 22/256 **Enforcement**  
**Enforcement Notice** - Land at Dunly Wood, Mayfield Road, Cross-in-Hand, Heathfield, East Sussex shown edged red on the attached plan.  
**This was noted by members**  
  
**39 Swaines Way-** *Wealden District Council are investigating this matter further and there is no further action at the moment for the Parish Council.*
- 22/257 **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*



- 22/258 **Crime & Disorder Act 1998 Section 17** – to consider effects (if any) arising from items on the Agenda.  
*These were considered*
- 22/259 **Risk Management:** -To consider effects (if any) arising from items on the Agenda  
*These were considered*
- 22/260 **The next Planning and Highways Meeting will be held on Monday 5 September 2022 in the Main Hall, Heathfield Community Centre at 6.30 pm.**  
*This was noted by members*

**Meeting Closed at 21:17pm**