



HEATHFIELD AND WALDRON PARISH COUNCIL
PLANNING AND HIGHWAYS COMMITTEE HELD ON
MONDAY 25th APRIL 2022 IN THE MAIN HALL, HEATHFIELD COMMUNITY CENTRE AT
6:30PM

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

3 members of the public

The Assistant Clerk was present

22/105 **PUBLIC QUESTIONS**

A member of the public objected to planning application WD/2021/2836/FR. The member of the public owns the land and explained this planning application was submitted without his consent. The tenant has been issued with two notices to quit and a 'Section 25' Notice. The member of the public explained the tenant had been allowed to live at the site as they had agreed to help restore the woodland due to their expertise. Instead, the tenant has caused considerable damage and disturbance and this application would only enable their continued destruction of the area. The woodland is also within the AONB. .

A member of the public reported they recently had a meeting with the MP, Huw Merriman and referred to two main areas of discussion. The 5 year land supply and food security. They gave a brief outline of their discussion and hoped to work together with the MP in these areas.

22/106 **APOLOGIES FOR ABSENCE**

Apologies had been received from Councillors Baker, Deacon, and Mian.

These were noted

22/107 **DISCLOSURE OF INTERESTS IN MATTERS ON THE AGENDA**

Cllr Coffey declared a personal interest in WD/2022/0581/F as he knows the applicant.

Cllr Leney declared a personal interest in WD/2021/2836/FR as he is a neighbour to the site.

Cllr Coffey declared a personal interest in WD/2022/7020/AD as he knows the applicant

Cllr Puttick declared a personal interest in WD/2022/7020/AD as he knows the applicant

22/108 **MINUTES**

The minutes from the meeting on 28th March 2022 were approved and signed by the Chair

22/109 **ACTION POINTS FROM PREVIOUS MINUTES**

The Assistant Clerk reported there is no further update regarding Mill Road and Little London Garages industrial estate.

A response was received from ESCC regarding the traffic survey at Mutton Hall Hill. This will be placed on the next agenda for discussion.

The position of the bin at Cycle Revival is being further investigated and hopefully will be installed once the final position has been agreed.

22/110 **PLANNING APPLICATIONS**

WD/2021/2836/FR

DUNLY WOOD, MAYFIELD ROAD, CROSS IN HAND, HEATHFIELD TN21 0UE - Retrospective application for change of use of the existing forestry/agricultural building and yard area to a 'sui generis' mixed use of forestry, agriculture and contractors yard, including mezzanine floor for office use and change of use of former mobile office building to parts store. Proposed creation of an impermeable machinery and equipment wash down area with drainage to a waste water treatment plant.

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

- 1. The application represents a complete and unacceptable change from (or extension to) agriculture related activity to commercial/industrial use.*
- 2. Adverse impact upon the environment.*
- 3. Unacceptable development in the AONB.*
- 4. Adverse impact on local residents and the local environment.*
- 5. Access to and from the A265 creates additional safety risks for other road users at a part of the road which is hazardous and is outside the speed limit area, especially considering the increasing volume of activity that might develop at the site and the size of vehicles which will be entering and egressing the site. The consent for the use of the access in 2017 was approved on the basis for forestry use only.*
- 6. Environmental pollution caused by consequential industrial run-off water into agricultural/recreational land.*
- 7. Adverse impact upon the Ancient Woodland.*
- 8. Members have concerns over the current nature of the operations as they reflect previously stated concerns.*

Note:

- 1. Members are concerned about the retrospective nature of the application and the lack of consultation with the local community'.*

2. Members requested that enforcement action to be taken to ensure the use of the building(s) and land revert to the approved forestry use.

WD/2021/3080/F – Delegated comments sent to WDC

TELEPHONE BOOSTER STATION - LOCATED WEST OF NETTLESWORTH LANE AND NORTH OF MILL WOOD, TN21 9AP - The change of use and extension of a redundant telephone booster station to form a one-bedroom holiday let.

OBSERVATIONS: *The Council objects to the proposed development on the grounds that it is considered that the proposed conversion, even with the modest extension proposed, would be unrealistically small, and would bring pressure for a larger development going forward.*

The relatively remote location in woodland would also, in the view of the Council, introduce an inappropriate residential dwelling and curtilage in this woodland site, prejudicial to the natural environment and the surrounding landscape in the AONB, both in terms of creating a residential curtilage, as well as attendant noise, activity and lighting.

Members agreed to include the following addition in their response:

Note: Any works to be carried out on the site should comply with the provisions of the Wildlife & Country Act 1991.

WD/2022/0508/F

WYANDELL, HAILSHAM ROAD, HEATHFIELD, TN21 8AS - Proposed single storey rear extension and internal alterations

OBSERVATIONS: *: The committee members supported this application and considered the size and appearance in keeping with the locality, subject to no windows to the end elevations to prevent overlooking of neighbours; in addition, implementation of the development to ensure satisfactory construction so as to safeguard the neighbouring property in relation to the Party Wall Act. Also for boundary hedge screening to be retained.*

WD/2022/0794/PO

BARN COTTAGE, SHEEPWASH LANE, BLACKBOYS, TN22 4HA - discharge of section 106 agreement dated 27 June 2000 attached to planning permission WD/1999/1720/F (change of use from office to holiday let cottage) as it is no longer relevant.

OBSERVATIONS: *The committee members support the removal of the section 106 Agreement.*

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.

OBSERVATIONS: *The committee members objected to this application on the grounds that it is an unjustifiable countryside extension of the residential curtilage of the property, and it is an introduction of built-form and change of character in the AONB where limited permitted development rights also apply.*

WD/2022/0487/F

29 RIDGEWAY CLOSE, HEATHFIELD, TN21 8NS - SINGLE STOREY EXTENSION

OBSERVATIONS: *The committee members supported this application and considered the size and appearance in keeping with the locality subject to, upon construction, the amenities of the neighbouring property being satisfactorily safeguarded having regard to the Party Wall Act.*

WD/2022/0441/F

35 SPRINGWOOD ROAD, HEATHFIELD, TN21 8JX - Erection of summer house in the rear garden

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

WD/2022/0552/F

10 TOWER STREET, HEATHFIELD, TN21 8PB - Creation of off-street parking at front of property with dropped kerb

OBSERVATIONS: *The committee members supported this application.*

WD/2022/0496/F

2 UPLANDS PARK, BROAD OAK, HEATHFIELD, TN21 8SJ - 2 storey integrated side extension to the property approx. 4m wide.

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

WD/2022/0581/F

ROSE COTTAGE, NORTH STREET, WALDRON, TN21 0QS - Erection of two storey extension.

OBSERVATIONS: *The committee members supported this application and considered the size and appearance in keeping with the locality, and welcomed the reduction in scale of the proposed extension. However, given the location in a Conservation Area, all permitted developments to be removed, including in relation to fenestration.*

WD/2022/7020/AD- No associated consultees

LAND AT OAST HOUSE, SANDY CROSS LANE, HEATHFIELD, TN21 8QP- A pole barn to house tractor and machinery.

OBSERVATIONS: *The committee members had no objections*

22/111

TO CONSIDER PLANNING APPLICATIONS AFTER THE AGENDA WAS PUBLISHED

WD/2022/0370/F

23 HIGH STREET, HEATHFIELD, TN21 8PJ - Conversion of first and second floors from office accommodation to 2 no. residential dwellings.

OBSERVATIONS: *The committee members supported this application subject to sufficient parking to be provided for the two flats to the Councils satisfaction.*

Note: The living arrangements within the two flats are fully comply with the Building Regulations regarding to fire safety and sound insulation requirements.

22/112

PLANNING APPLICATIONS APPROVED: PARISH COUNCIL COMMENTS ARE IN ITALICS

WD/2021/3137/F - WARREN CHASE, WARREN LANE, CROSS IN HAND, HEATHFIELD, TN21 0TB - Extensions to single family home – **Approve/Support**

WD/2021/2335/F - TOTTINGWORTH OLD FARM BARN, OLD TOTTINGWORTH FARM, BROAD OAK, HEATHFIELD, TN21 8XJ - Conversion and extension of existing farm barn to single dwelling – **Approve/Support**

WD/2021/2908/LB - 4 SPRING COTTAGE, HALLEY ROAD, BROAD OAK, HEATHFIELD, TN21 8RG - Replacement of existing substandard secondary glazing, introduction of new secondary glazing where not currently existing, replacement of existing leaking roof light with velux roof light, replacement of existing decaying kitchen window, replacement of existing decaying, ill-fitting and drafty timber front door – **Approve/Support**

WD/2022/0006/F - 61 SWAINES WAY, HEATHFIELD, TN21 0AN - Loft conversion with new dormers front and back – **Approve/Support**

WD/2022/0246/F - NEW IVY FARM, ROSERS CROSS LANE, WALDRON, TN21 0RP - Proposed single storey side extension for ground source heat pump plant

room; covered veranda to rear elevation; new greenhouse building –
Approve/Support

WD/2021/2750/F- SAREMO, HALLEY ROAD, BROAD OAK, HEATHFIELD, TN21 8TG - Proposed loft conversion with flat roof porch and alteration to rear extension – **Approve/Support**

WD/2021/2623/F- 17 SWAINES WAY, HEATHFIELD, TN21 0AL - PROPOSED FRONT DORMER – **Approve/Support**

WD/2022/0183/F - BARN COURT, BATTLE ROAD, CHAPEL CROSS, HEATHFIELD, TN21 9DB - Proposed single storey extensions to replace entrance porch. bi-fold doors to replace window to south-west elevation – **Approve/Support**

WD/2022/0121/F - 1 AND 2 ROSE TERRACE, NORTH STREET, WALDRON, TN21 0QR- Demolition of existing porches and construction of new porches – **Approve/Support**

WD/2020/1610/F - HOPE COTTAGE, BACK LANE, CROSS IN HAND, HEATHFIELD, TN21 0QD - Proposed single storey & first floor rear extensions – **Approve/Support**

WD/2021/2730/F- OAKSIDE, WHITEHOUSE LANE, WALDRON, TN21 0NG. Extension and alterations to existing dwelling – **Approve/Support**

WD/2022/0183/F- BARN COURT, BATTLE ROAD, CHAPEL CROSS, HEATHFIELD, TN21 9DB. Proposed single storey extensions to replace entrance porch. Bi-fold doors to replace window to South–West elevation. **Approve/Support**

WD/2021/2240/F- MAREMMA LODGE, MAGREED LANE, BROAD OAK, HEATHFIELD, TN21 8TR. Single storey rear extension, replacement garden room, new porch and interior/exterior alterations to the existing dwelling. Attached annexe and new carport and garage building. **Approve/Object**

WD/2022/0329/F- SINGLE STOREY SIDE EXTENSION WOOD DENE, OAKWOOD LANE, WALDRON, TN21 0NX **Approve/Support**

These planning decisions were noted by members

22/113 **PLANNING APPLICATIONS REFUSED**

WD/2021/0707/F - WHITE FARM, BACK LANE, WALDRON, TN21 0NE Demolition, minor alterations and change of use of disused and redundant former chicken shed to a dwelling house – **Refuse/Object**

WD/2021/2936/F - EASTLEA COTTAGE, NORTH STREET, PUNNETTS TOWN, TN21 9DT - The erection of a single storey extension to the western elevation of the property – **Refuse/Support**

WD/2021/1606/O- LAND EAST OF SANDY CROSS LANE (TO THE SOUTH OF PARKSIDE COMMUNITY PRIMARY SCHOOL), HEATHFIELD. Outline

application with all matters reserved bar access, for the reaction of up to 8 no. self-build/custom build dwellings and ancillary works. **Refuse/Object**

These planning decisions were noted by members

22/114 **PARISH PANEL PLANNING PANEL/ CLUSTER MEETING** *The Chair circulated a report previous to the meeting and gave a brief update of this report.*

22/115 **ACCIDENT ON THE VERGE OUTSIDE THE CRICKET CLUB AT OLD HEATHFIELD.**

Members noted the circulated emails and the Assistant Clerk reported there were no further updates at this time.

22/116 **ASSET OF COMMUNITY VALUE REMOVAL ACV16018 CROSS IN HAND INN.** *The Assistant Clerk submitted the application and is waiting for a response.*

22/117 **WILDFLOWER VERGES**

The Assistant Clerk reported the work on the Wildflower verges has begun and the information is available on the Parish Councils website and Facebook page.

22/118 **TREE PRESERVATION ORDERS**

TM/2022/0038/TPO- WORK AS PER SCHEDULE WITHIN TREE PRESERVATION ORDER (HEATHFIELD/WALDRON) NO 19/1, 1984 AND NO 34, 1989- Land at Woodland Way, Coppice View, The Ghyll, Mulberry Way and to the rear of 26 The Oaks (Public Open Space), Heathfield
<https://planning.wealden.gov.uk/plandisp.aspx?recno=156972>

TM/2022/0038/TPO - REDUCE CROWN OF ONE OAK TREE BY 30% WITHIN TREE PRESERVATION ORDER (HEATHFIELD) NO 19/1, 1984 - 31 Mulberry Way Heathfield, TN21 8YN
<https://planning.wealden.gov.uk/plandisp.aspx?recno=156972>

TN/2022/0062/TPO- WORK AS PER SCHEDULE WITHIN TREE PRESERVATION ORDER (HEATHFIELD/WALDRON) NO 81/1, 1990 NEW DEVELOPMENT LAND AT HEATHERLEA, Newick lane, Heathfield, TN21 8PT
<https://planning.wealden.gov.uk/plandisp.aspx?recno=157351>

These were noted by members

22/119 **MILLENNIUM GREEN WALK NOT INCLUDED ON THE RIGHTS OF WAY MAP** *The Administration Officer and Cllr Baker are investigating to confirm whether the Millennium Green Walk is included on the Rights of way map, they will report back at the next Planning and Highways Committee meeting.*

22/120 **NOTES FROM A MEETING OF THE CUCKMERE FLOOD FORUM ON 4 APRIL 2022.** *These were noted by the committee members*

- 22/121 **MINUTES OF THE MEETING OF WEALDEN TOWN COUNCILS, PARISH COUNCILS AND PARISH MEETINGS HELD ON 8TH APRIL 2022.**
These were noted by the committee members, who expressed their thanks to Cllr Dunstall for all his good work in this regard.
- 22/122 **CORRESPONDENCE FROM RESIDENT REGARDING VARIOUS AREAS IN THE PARISH.**
The Assistant Clerk will forward the correspondence for information to all members, as not members had seen the correspondence.
- 22/123 **CART BARN SITE, BURWASH ROAD, HEATHFIELD**
The committee members noted the letter and asked the Assistant Clerk to email Trinity Homes, for them to liaise and work with other parties when they carry out their construction works in that area in regards to traffic management and accesses.
- 22/124 **ACCIDENT AT CROSS IN HAND**
The committee members noted the information and are aware of a current investigations presently being undertaken. It was agreed to wait for further information before any further discussions take place.
- 22/125 **ENVIRONMENT AGENCY CONSULTATION ON STRATEGIC PLANS FOR PROTECTING AND IMPROVING THE WATER ENVIRONMENT.**
The committee members ratified the response that Cllr Leney, Puttick and Whitehouse previously circulated. All members thanked the members for their work on this.
- 22/126 **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
- 22/127 **CRIME & DISORDER ACT 1998 SECTION 17** – to consider effects (if any) arising from items on the Agenda.
These were considered
- 22/128 **RISK MANAGEMENT:** -To consider effects (if any) arising from items on the Agenda.
These were considered
- 22/129 The meeting closed at 20.20pm.**The next Planning and Highways Meeting will be held on Monday 23rd May 2022 in the Main Hall, Heathfield Community Centre at 6.30 pm**