



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

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

3 members of the public were present.

The Assistant Clerk was in attendance.

22/199 Public questions

A member of the public spoke in regards to agenda item 22/218 and expressed their concerns in regards to this application, and in particular that the application has been outstanding since 2017, and due to this the applicants appear to be running an unlicensed, unauthorised business in a residential area. They explained that they have continually conversed with Wealden District Council Planning Department, but have had no explanation as to why a decision has not been made, and why the business remains open. Instead the Planning Department are stated to be working with the applicant regarding amendments. Due to the reasons stated, the members of the public have great concerns and ask for help from the committee in applying pressure to Wealden District Council Planning Department to get this application refused and business closed. The members of the public also raised concerns over an unauthorised loft conversion, (under the Building Regulations), and an inadequate installation of a flue.

22/200 Apologies for Absence

Apologies had been received from Cllrs Baker and Puttick

These were noted

22/201 Disclosure of Interests in matters on the Agenda

Cllr Leney declared a personal interest in WD/2022/0098/F as he knows the applicant.

Cllr Leney declared a personal interest in WD/2022/1670/F as he knows the applicant.

Cllr Benton declared pecuniary interest in WD/2022/1466/F as he is a neighbour to the property.

Cllr Coffey declared a personal interest in WD/2022/1557/F as he is working with the agent on a development outside the Parish

Cllr Coffey declared a personal interest in WD/2022/1733/LDP as he is working with the agent on a development outside the Parish

22/202 **Minutes**

The minutes from the meeting on 4th July 2022 were approved and signed by the Chair

22/203 **Action points from previous minutes**

All items are on the agenda for discussion

22/218 **Enforcement issue**

The committee previously sent a letter to Wealden District Council's Planning Department raising members' concerns. A response was received from the planning department who acknowledged that this was a long-outstanding application, but explained they are now aware of a discrepancy in the application and are working with the applicant to rectify this. They hope to bring this matter to a conclusion very shortly.

Members agreed after discussion this was not a suitable response and further action is needed. Members agreed for a letter to be sent to Wealden Planning Department, The Licensing Authority and the Environmental Health Department with a copy to the RSPCA, expressing concerns over the lack of action over this long-outstanding matter, the unauthorised nature of, and lack of licensing for the cattery use, and the need for prompt action.

Members also agreed to write a letter of concern over the loft conversion and alleged inadequate installation of the flue, to Wealden Planning Department & Building Regulations and Environmental Health Departments.

22/204 **Planning Applications**

WD/2022/1355/F

MEADOWBANK, NEW POND HILL, CROSS IN HAND, HEATHFIELD, TN21 0LX
- First floor extension to provide en-suite shower room.

OBSERVATIONS: *The committee members supported the application and considered the size and appearance to be in character with the locality,*

WD/2022/0098/F

GLENDAL, GHYLL ROAD, HEATHFIELD, TN21 0XJ -Extension to garage

OBSERVATIONS: *The committee members supported the application subject to conditions that the use is for the purpose stated as a garage and ancillary to the main dwelling.*

Note:

The members have concerns over the lack of detail as to what the garage is to be used for and the style of the garage doors.

WD/2022/1334/LB

BROWNDOWN COTTAGE, CADE STREET, HEATHFIELD, TN21 9BT- Internal alterations

OBSERVATIONS: *The committee members supported the application but have concerns the loss of a staircase, which would raise a fire safety risk under the Building Regulations as this would reduce an access.*

WD/2022/1466/F

BROOK HOUSE, BACK LANE, CROSS IN HAND, HEATHFIELD, TN21 0QD - Demolition of existing single storey conservatory and associated roof terrace above. two storey rear extension and chimney stack. single storey rear extension. external and internal alterations to existing dwelling including new or replacement windows and external doors. replacement external staircase on west side of existing garage and removal of window. pool house outbuilding. replacement swimming pool.

OBSERVATIONS: *The committee members supported the application and considered the size and appearance to be in character with the locality, subject to conditions that the use of the pool building is for the purpose stated in the application description and ancillary to the main dwelling. Also, members would ask for a satisfactory mitigation of light pollution produced by the glazing proposed, in agreement with the Planning Authority. Furthermore, due to the proximity of the pool building to the boundary, appropriate screening to be encouraged.*

Cllr Benton did not participate or vote in this application

WD/2022/1517/F

JONES BRITAIN, MUTTON HALL HILL, HEATHFIELD, TN21 8NB -Demolition of existing kitchen showroom, change of use to residential and construction of two semi-detached dwellings

OBSERVATIONS: *The committee members supported the application and considered the size and appearance to be in character with the locality, and that the use is more appropriate in a residential area.*

WD/2021/2919/F

GARDEN COTTAGE, TOTTINGWORTH PARK, BROAD OAK, HEATHFIELD, TN21 8XJ -Construction of a workshop for garden equipment, storage, maintenance and repair *amended description and additional details*

OBSERVATIONS: *The committee members supported the application and considered the size and appearance to be in character in the rural locality. They feel that there should be a condition that the building is used in connection with the dwelling.*

WD/2022/1665/F

7 TOWER STREET, HEATHFIELD, TN21 8PB -Single storey extension & alterations

OBSERVATIONS: *The committee members supported the application and considered the size and appearance to be in character with the locality.*

WD/2022/1670/F

OAKSIDE, WHITEHOUSE LANE, WALDRON, TN21 0NG -Rear dormer extension and ground floor rear canopy.

OBSERVATIONS: *The committee members supported the application and considered the size and appearance to be in character with the locality.*

Note

The committee members would like clarification to why the ground floor plans do not show the supporting columns for the first floor extension in the floor layout drawings.

WD/2022/1521/FR

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.

OBSERVATIONS: *The committee members support this application but only on the basis it is temporary for 3 years and it is used for the purpose stated. Members would ask for the retention of the container to be reviewed at the end of this period, before any extension of time is granted. Members are also disappointed with retrospective nature of this application.*

WD/2022/1400/F

HALO, STATION ROAD, HEATHFIELD, TN21 8LD. Change of use only from class (E) to a nail parlour (SUI GENERIS). No materials, internal or external changes are proposed

OBSERVATIONS: *The committee members support this application as it is an addition to local facilities and additional employment to the area.*

WD/2022/1643/F

4 UPLYE, CROSS-IN-HAND, HEATHFIELD, TN21 0SR. Replacement window at rear

OBSERVATIONS: *The committee members support this application but query the need for planning permission.*

WD/2022/0673/F - Land adjacent to Copse End, Foxhunt Green, Waldron, TN21 0RX - Revised Parish consultee response request

OBSERVATIONS: *The committee members now support this application in view of the amendments made and subject to the conditions recommended by the Council's Senior Heritage Officer, as follows:*

- *Materials samples*
- *Sample panel including mortar specification, brick bond and pointing finish*
- *Joinery details- this will be very sensitive part of the reinstatement, so full details of windows and doors is required for approval*
- *Rainwater goods- cast metal*
- *Flues/vents external pipework*
- *Hard and soft landscaping*

Members also asked for it the building be used as holiday lets only. Members are also grateful for the clarifications and amendments received.

WD/2022/1557/F

HOMESTALLS, NEW POND HILL, CROSS IN HAND, HEATHFIELD, TN21 0LX. Change of use and extension of the studio building to provide holiday accommodation.

OBSERVATIONS-*The committee members supported the application and considered the size and appearance to be in character with the locality, subject to a satisfactory amenity space and parking space to be provided and clarified on a plan. In addition, the building to be used for the purposes stated. and for no new windows in the north elevation.*

NO CONSULTEES

WD/2022/1731/LDP

BIRCHES, COLLINGWOOD RISE, HEATHFIELD, TN21 8DL. Ground floor extension to sitting room of a semi-detached house built in 1917. The extension will have a mono pitched roof with matching tiles to host dwelling and stipple render finish to external faces to match existing. The proposed extension will measure 3.3m Deep by 4.59m wide.

WD/2022/1733/LDP

18 MEADOW WAY, HEATHFIELD, TN21 8AL. single storey rear extension for garden room with WC/Small utility room

These were noted by members

22/205 **To consider Planning Applications after the agenda was published**

None

22/206 **Planning applications approved: Parish Council Comments are in *Italics***

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 – *Approve/Support*

WD/2022/0854/F - PINEHURST COTTAGE, SWIFE LANE, BROAD OAK, HEATHFIELD, TN21 8UR - Single-storey extension (link) including canopy – *Approve/Support*

WD/2022/0811/F - 8 BIRCH WAY, HEATHFIELD TN21 8BB - Rear dormer and front roof lights as loft conversion – *Approve/Support*

WD/2022/0370/F - 23 HIGH STREET, HEATHFIELD, TN21 8PJ - Conversion of first and second floors from office accommodation to 2 no. residential dwellings – *Approve/Support*

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) – *Approve/Objected*

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 – *Approve/Support*

WD/2022/0544/F -HIGH MEADOW, CROSS IN HAND, HEATHFIELD, TN21 0SR
FRONT AND REAR EXTENSIONS, INSERTION OF DORMERS –
Approve/Support

WD/2022/0925/F - 45 BROAD VIEW, BROAD OAK, HEATHFIELD, TN21 8SB
Proposed side and rear single storey extension and internal alterations –
Approve/Support

WD/2022/0932/F - 7 BIRCH WAY, HEATHFIELD, TN21 8BB - Proposed annex
extension. – *Approve/Support*

WD/2022/0735/F - FAR COTTAGE, LEWES ROAD, CROSS IN HAND,
HEATHFIELD, TN21 0TS - The installation of a low-lying ground based pv array
within the curtilage of the property – *Approve/Support*

WD/2022/0526/F - KNOWLE FARM, KNOWLE LANE, BROAD OAK,
HEATHFIELD, TN21 8UU - Proposed erection of a steel framed agricultural
building for hay storage, and storage of tractors and agricultural machinery. –
Approve/Support

WD/2022/0671/F- 13 SWAINES WAY, HEATHFIELD, TN21 0AL. First floor
extension with raised ridge and rear dormer. *Approve/Support*

WD/2021/2682/F- THE OLD PRESS AND PART OF THE OLD PRINTWORKS,
STREATFIELD ROAD, HEATHFIELD, TN21 8LA. Conversion of existing office
space to 2no. two-bedroom flats with external alterations. *Approve/Support*

These planning decisions were noted by members

22/207 **Planning application refused: Parish Council Comments are in Italics**

WD/2022/0786/F QUARRY BROOK, CADE STREET, HEATHFIELD TN21 8RE -
Single storey side extension to create new kitchen, dining and living room.
Refused/Supported

WD/2021/2011/MAO - LAND SOUTH-EAST OF QUARRY WOOD, B2102 LEWES
ROAD (ACCESSED OFF FIRGROVE ROAD), CROSS IN HAND, HEATHFIELD,
TN21 0TA - Outline application for the erection of up to 12 dwellings –
Refused/Objected

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 – *Refused/Objected*

These planning decisions were noted by members

- 22/208 **Parish Planning Panel/ Cluster meeting**
Cllr Coffey gave a brief update to members
- 22/209 **Traffic report at Mutton Hall Hill**
Cllr Mian reported that increased speed checks are being carried out in the Mutton Hall Hill area by the Police. All the details of the speed survey and Speed Watch information have been given to the Police, who are currently going to investigate the reports and report their updated findings to Cllr Mian. Cllr Mian will report back on any new information to the committee.
- 22/210 **Street Lighting-**
The committee members approved the cost of the streetlight repair and the cost of the lantern change at an estimated £1200.00. Members would like confirmation that this price is not going to be increased. The Assistant Clerk will email Mr. Ware for clarification.
- 22/211 **Possingworth Park Cross-in-Hand**
The committee members discussed the response to the letter and agreed the following actions: A letter will be sent to the Forestry Commission, (with a copy to Wealden District Council), asking for urgent further investigations, as the Felling Licence issued is considered to be invalid in view of the lack of consultation regarding the Tree Preservation Order. Cllr Leney, Cllr Coffey and the Assistant Clerk will work together on the letter.
- 22/212 **Fingerpost survey**
An update will be given at the next Planning and Highways meeting.
- 22/213 **SLR representative**
The committee members agreed nearer to the next SLR meeting that Councillors will be appointed to attend and represent the Planning and Highways Committee at that meeting.
- 22/214 **Bin at Hailsham Road**
The committee members discussed the report and the fact that bin can no longer be installed in this area. The committee members agreed to look at the cost of bollards, the type that would be agreed by ESCC, the licensing and installation cost and also for the cost of replacement if the bollards were damaged. Members also asked for liability implications to be investigated..
- 22/215 **Update on Wealden's Draft Local Plan**
This was noted by members
- 22/215 (i) **ESCC, BHCC & SDNPA Waste and Minerals Policies Review Local Plan**
This was noted by members

- 22/216 **Re-introduction of planning training for parish and town council members-**
The committee agreed with the idea of planning training for parish and town council members
- 22/217 **Wildflowers**
Cllr Dunstall and Cllr Benton agreed to review the areas and report back at the next Planning and Highways Committee.
- 22/219 **Town and Country Planning Act 1990 Appeal - LITTLE BYERS, A267, LITTLE LONDON, TN21 0AY Proposal: TWO SEMI-DETACHED DWELLINGS Planning Inspectorate Ref: APP/C1435/W/22/3294532**
This was noted by members
- 22/220 **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
- 22/221 **Crime & Disorder Act 1998 Section 17** – to consider effects (if any) arising from items on the Agenda.
These were considered
- 22/222 **Risk Management:-**To consider effects (if any) arising from items on the Agenda
These were considered
- 22/223 **The next Planning and Highways Meeting will be held on Monday 15 August 2022 at Punnetts Town Village Hall at 6.30 pm**
This was noted by members

Meeting closed at 21.25pm