



HEATHFIELD AND WALDRON PARISH COUNCIL
PLANNING AND HIGHWAYS COMMITTEE HELD ON
MONDAY 4th July 2022 IN THE MAIN HALL, HEATHFIELD COMMUNITY CENTRE AT
6:30PM

Present: Cllrs Leney (Chair), Benton, Dunstall, 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.

22/179 Public questions

A member of the public represented a group of residents objecting to the planning application WD/2022/1472/PO. Previous to the meeting a letter from the residents addressing their concerns were circulated to members. The member of the public emphasised these objections, and highlighted a section 52 agreement should not be separated as this can cause further development in the AONB.

A member of the public raised concerns over the increase in the recent crime figures in rural areas. They asked if the Parish Council could discuss this matter with the police when they hold the next meeting with them.

22/180 Apologies for Absence

Apologies had been received from Cllrs Baker, Coffey, Mian, Puttick and Snook

These were noted

22/181 Disclosure of Interests in matters on the Agenda

Cllr Leney declared a personal interest in WD/2022/1031/F as he knows the neighbour who is objecting.

Cllr Leney declared a personal interest in WD/2022/1472/PO as he knows the agent.

Cllr Whitehouse declared a personal interest in WD/2022/1472/PO as he knows the objector attending.

22/182 **Minutes**

The minutes from the meeting on 13th June 2022 were approved and signed by the Chair of the meeting. Members approved for Cllr Leney to sign the approved minutes.

22/183 **Action points from previous minutes**

The Assistant Clerk informed members the bin that was to be positioned outside Cycle Revival will be placed on the next agenda for discussion.

All other items are covered on the agenda.

22/184 **Planning Applications**

WD/2022/1472/PO

HOPE FARM, CADE STREET, HEATHFIELD, TN21 9DA - Discharge of section 52 agreement dated 13 December 1983 attached to planning permission WD/1983/2434/0 (new bungalow to replace existing farmhouse)

OBSERVATIONS: *The committee members agreed this is an invalid application.*

WD/2022/1049/F

CEDAR COTTAGE, NURSERY LANE, BLACKBOYS, TN22 4EU - Part two-storey, part single-storey front extension together with two new dormer windows to rear elevation and new window to side elevation at first floor level

OBSERVATIONS: *The committee members objected to this application on the grounds that the design and appearance is out of keeping for the area and it is excessive in scale. There is excessive glazing in the design that raises concerns over light pollution. Due to the increased roof area concerns were raised over increased rain and surface water discharge. The lack of information in the application form does not explain how the flood risks would be addressed as well as general lack of information.*

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. ALTERATIONS. Amended details for bin storage

OBSERVATIONS: *The committee members supported this application.*

WD/2022/0067/F

CAR WASH, BURWASH ROAD, HEATHFIELD, TN21 8QZ - Redevelopment of the car wash to 4 no 3-bedroom dwellings *revised layout*

OBSERVATIONS: *The committee members objected to this application as members have concerns regarding the lack of a safe pedestrian and cycle crossing. As well as causing an increase in traffic flow. Also, they are concerned it would be a potential for a loss of commercial premises.*

WD/2022/0779/F

SCALLOW WISH, MOAT LANE, WALDRON, TN21 0RT - Single storey dwelling with mezzanine floor in roof space

OBSERVATIONS: *The committee members supported this application subject to the recommendation for the glazing to be non-reflective as to mitigate light pollution produced by the excessive glazing proposed.*

WD/2022/1031/F

HIGH BEECHES, WARREN LANE, CROSS IN HAND, TN21 0TB - Removal of garage and extension/addition of first floor, garage and conservatory

OBSERVATIONS: *The committee members objected to this application on the grounds that the design and appearance are out of keeping for the area and it is excessive in scale. Members have concerns, the proposed development would over look neighbouring properties.*

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.

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

WD/2022/1110/F

EASTLEA COTTAGE, NORTH STREET, PUNNETTS TOWN, TN21 9DT - Resubmission of a full planning application for the erection of a single storey rear extension

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

WD/2022/1372/F

LITTLE COLDHARBOUR FARM, COLDHARBOUR LANE, PUNNETTS TOWN, TN21 9DN - Conversion of a former agricultural building to create a detached dwelling with associated curtilage and parking provision

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

planning development rights to be excluded given the sensitivity of the setting in the AONB.

WD/2022/1366/F

HERON HOUSE, ALEXANDRA ROAD, HEATHFIELD, TN21 8EH - Single storey extension to front of existing property

OBSERVATIONS: *The committee members objected to this application on the grounds the proposed extension is out of keeping with the street scene.*

WD/2022/1151/F

CALLER'S CORNER, FURNACE LANE, WARBLETON, TN21 9BA - New extension and garden room. removal of rear porch and store, and removal of side store.

OBSERVATIONS: *The committee members objected to this application on the grounds that it is outside the development boundary in the AONB. The design and appearance are out of keeping for the area and contradicts the High Weald Design Guide. It also contravenes the NPPF para 80. The development is an incursion into the Ancient Woodland which would have a negative impact. Furthermore, members have ecological and environment concerns such as light pollution and possible bats habitat loss given its location.*

WD/2022/1191/F

6 WAYSIDE WALK, HEATHFIELD, TN21 0XW - Proposed single storey rear extension

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

WD/2022/1261/F

BRACKEN, THORNY CLOSE, HEATHFIELD, TN21 0AS - Single storey rear 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/2022/1125/F

BELMONT HOUSE, BURWASH ROAD, BROAD OAK, HEATHFIELD, TN21 8XG - Two storey extension to existing garage and garage annexe

OBSERVATIONS: *The committee members objected to this application on the grounds that the design and appearance is out of keeping for the area. It is excessive in scale and intrusive into the AONB. Members highlighted the excessive glazing on the first-floor gable which raised concerns over light pollution.*

22/185 **To consider Planning Applications after the agenda was published**
None

22/186 **Planning applications approved: Parish Council Comments are in *Italics***

WD/2022/0750/F - STRATHMORE, HAILSHAM ROAD, HEATHFIELD, TN21 8AT
Hipped gable conversion including larger dormer to the rear elevations. extension to existing decking – Approve/*Support*

WD/2022/0161/F - PAINES CORNER, SWIFE LANE, BROAD OAK, HEATHFIELD, TN21 8UT - Conversion of the existing barn into a single dwelling – Approve/object

WD/2021/2834/F- DERNLEA FARM, LIONS GREEN, DERN LANE, HEATHFIELD, TN21 0PL. Application for construction of two storey side extension, with minor changes to fenestration. – Approve/*Support*

WD/2022/0694/F ASHWELL DENE, ST OLIVES CLOSE, CROSS IN HAND, HEATHFIELD, TN21 0QE - To demolish existing single garage and replace with 3 bay oak framed garage – Approve/*Support*

These planning decisions were noted by members

22/187 **Planning Applications Withdrawn**

WD/2022/0646/F - BRIDGE HOUSE, MOAT LANE, WALDRON, TN21 0RT - Detached car port and storage building – WITHDRAWN

This planning decisions was noted by members

22/188 Town and Country Planning Act 1990 Appeal by MHD Architects Ltd (the Appellant) Site: Land adjacent to 1 Seaview Cottages, Firgrove Road, Cross in Hand, TN21 0SX proposal: demolition of garage and erection of 2 no. semi-detached houses, associated car parking, landscaping and gardens Planning Inspectorate Ref: APP/C1435/W/22/3291880 – any submissions to the Planning Inspectorate by **25 July 2022**

This was noted by members

22/189 **Tree Preservation Orders**

Heathfield & Waldron Ward: Heathfield South TM/2022/0122/TPO
<https://planning.wealden.gov.uk/plandisp.aspx?recno=158294>

THE AVENUE, ALEXANDRA ROAD, HEATHFIELD, EAST SUSSEX, TN21 8EQ

Cut back to boundary two sycamore trees within TREE PRESERVATION ORDER (HEATHFIELD/WALDRON NO 17, 1982 3

Tree Preservation Order 2022/0006 (This order supersedes TPO 2021/0013 which has now lapsed)

- Land at South West of Ghyll Road, Heathfield, East Sussex – Information attached

These were noted by members

22/190 **Parish Planning Panel/ Cluster meeting**

A report was circulated prior to the meeting which was noted by the committee members, who expressed a vote of thanks to Cllr Coffey for his report.

22/191 **Traffic report at Mutton Hall Hill**

No further updates to date

22/192 **Street Lighting**

The committee members discussed the circulated report and asked the Assistant Clerk to continue to seek further information on various areas in regard to the street lighting around the parish.

22/193 **Possingworth Park Cross-in-Hand**

The committee members noted the letter recently sent to the Forestry Commission, Wealden District Council and District Cllr Newton. Responses were received from WDC and District Cllr Newton and these were noted. The Assistant Clerk explained there has been no acknowledgment or response from the Forestry commission and she will chase this.

22/194 **Fingerpost survey**

The committee members agreed to review the fingerpost, Cllr Leney and the Assistant Clerk will work together to designate areas to each member for them to review and report back at the next Planning and Highways meeting.

22/195 **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

22/196 **Crime & Disorder Act 1998 Section 17** – to consider effects (if any) arising from items on the Agenda.

These were considered

22/197 **Risk Management:** -To consider effects (if any) arising from items on the Agenda

These were considered

22/198 **The next Planning and Highways Meeting will be held on Monday 25 July 2022 in the Main Hall, Heathfield Community Centre at 6.30 pm**

This was noted by members

Meeting closed at 20.10pm