



HEATHFIELD AND WALDRON PARISH COUNCIL
PLANNING AND HIGHWAYS COMMITTEE MEETING HELD ON
MONDAY 13th NOVEMBER 2023, IN THE MAIN HALL OF HEATHFIELD COMMUNITY
CENTRE AT 6.30pm

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

The Assistant Clerk was in attendance

2 members of the public were present

23/331 Public questions

Cllr Benton reported an application for this area for 3 more houses in Broad Oak at Street End Lane was refused by Wealden District Council to protect the AONB.

A member of the public spoke in regard to agenda item 23/346 Swife Lane. They explained the dangers and concerns of this single narrow lane. Along the lane are around 100 residential dwellings and 25 local businesses. They are all concerned regarding the increasing volume and speed of the traffic using this Lane. The lane is narrow and has sharp bends with reduced visibility. There are frequent incidents where vehicles have blocked the road, as they have become stuck in ditches, or tried to drive through flooded water; as the area floods frequently in bad weather and they become stuck. Through poor driving, areas have been damaged such as the bridge, telegraph pole and driveways. Vehicles have even driven onto the field if the gate is open due to not being able to slow down as they are going too fast. There are often pets and wildlife fatalities. There have been several near misses as it is dangerous to walk cycle or ride down this lane. They also explained some of the measures they would like to implement on the lane, to help reduce the current speeding, including measures such as signage, a reduction in the speed limit and mirrors. A meeting has been arranged to discuss these concerns and issues with East Sussex County Council. They ask for the support of the Parish Council and representatives to attend this meeting.

Members asked questions:

- Is the problem the sheer volume or speed of the traffic*
- Has the tap room increased the problem*
- Have you raised these concerns with ESCC*
- Has the bridge damaged been reported*
- Any serious accidents*

- 23/332 **Apologies for Absence**
*Apologies had been received from Councillor Collins.
This were noted*
- 23/333 **Disclosure of Interests in matters on the Agenda**
None
- 23/334 **Minutes**
The minutes of the meeting held on 23 October 2023 were approved and signed by the Chairman.
- 23/335 **Action points from previous minutes**
The Assistant Clerk circulated a response received from East Sussex Highways regarding the speed limit on Battle Road. Members discussed the response and were very disappointed as East Sussex Highways' justification for this. They explained it is not a residential area and the speed limit cannot be reduced. Members agreed to reply to ESCC Highways asking further questions and whether they are able to suggest any other measures.
- 23/346 **Swife Lane**
*Members discussed the request for the Parish Council's support and for members to attend the meeting with ESCC and other representatives.
Members supported the aim to make Swife Lane safer and all appropriate traffic calming measures as well as a reduction of speed limit. Members approved for Cllrs Draper and Dunstall to attend the meeting on behalf of the Parish Council*
- 23/336 **Planning Applications**
WD/2023/2078/FR
RUSHFORD FARM, THREE CUPS CORNER, HEATHFIELD, TN21 9LR -
Retrospective application for the change of use of existing building (former dairy) from holiday accommodation only (approved under WD/2000/2711/F) to holiday accommodation and residential annexe. internal and external amendments to the previously approved scheme (WD/2000/2710/LB).
OBSERVATIONS: *The committee members supported the application subject to the following conditions:*
1. That the 'Section 106' Agreement applicable to this existing property is suitably modified from that attached to the original permission. (In addition, for it to be established whether that original Agreement has been discharged and a new Agreement created).
2. In addition, that the annexe is to be used for domestic occupation and ancillary to and in conjunction with the main dwelling and not for commercial use, nor used as a single dwelling at any time.
Furthermore, the Parish Council asks whether Warbleton Parish Council should have been consulted on this application as it seems to be located in their Parish rather than that of Heathfield and Waldron.

WD/2023/2652/F

BROAD OAK HOUSE, BURWASH ROAD, BROAD OAK, HEATHFIELD, TN21 8TE - Demolition of a detached garage, a conservatory, a single storey extension and construction of a single storey extension and garage

OBSERVATIONS: *The committee members object to this application. This site is in an extremely prominent sensitive location in the AONB, at the junction of two roads with visibility in several directions. The reason for the objections is on the following grounds:*

- *It is incongruous in terms of materials and glazing, the latter of which would have an adverse impact upon the locality in terms of 'Dark Skies' especially in this location in the AONB.*
- *The design and character are out of keeping for the locality in the AONB*
- *The development infringes the provisions of the NPPF paragraphs 174, 176 & 180*
- *The design and appearance proposed is contrary to the provisions of High Weald AONB Management Plan (2019), Objective OQ4 and the High Weald Housing Design Guide DG7.*
- *The inappropriate first floor balcony appearance is out of character and, with the proposed steps, could potentially overlook neighbouring properties.*
- *The proposed new garage's proximity to the boundary would have a negative physical impact upon the street scene.*
- *The garage would also cause potential damage to the existing boundary hedge leading to a lack of screening, exacerbating the impact upon the street scene*
- *Lack of adequate access and parking and turning for parking. The area indicated on the submitted plans is impractical for manoeuvring vehicles within the site. This would tend to lead to the reversing of vehicles close to the dangerous junction and onto the highway.*
- *The proposed garage is not practically useable as a garage and for the purposes indicated, leading to the potential for occupation tantamount to the formation of an annexe.*
- *Clarification is also required as to whether the proposal includes retention of the existing study extension which doesn't appear to have planning permission.*

- *In addition, evidence has been submitted to show the existing garage is a historical attractive building and dated back to at least 1888 where it was the Smithy. Members request consideration for the building to be formally added to the Council's List of Heritage Assets, as a building of Local Significance.*

WD/2023/2673/F

9 HILLSIDE, HARLEY LANE, HEATHFIELD, TN21 8AQ. Floor rear extension with flat roof.

OBSERVATIONS: *The committee members supported the application and considered the size and appearance to be in keeping with the locality, subject to no new windows on the south elevation.*

23/337 **To consider Planning Applications after the agenda was published**

There were none.

23/338 **Planning applications approved: Parish Council Comments are in *Italics*. Please note any decisions that vary from the parish council comments are attached.**

WD/2023/2269/FA - LITTLE TOTTINGWORTH FARM, FARM SHOP, HALLEY ROAD, BROAD OAK, HEATHFIELD, TN21 8TH - Variation of condition 6 of WD/2014/1824/f (demolition of existing pole barn and office. erection of new steel framed building to incorporate offices, farm shop and cafe). amendment of opening hours – Approve/*Support*

WD/2023/2222/F - SAPPERTON VIEW, HAILSHAM ROAD, MAYNARDS GREEN, HEATHFIELD, TN21 0DG - Erection of a timber pre-fabricated single storey granny annexe for ancillary use to the main dwelling – Approve/*Support*

WD/2023/2175/F – 17 NORTH STREET, PUNNETTS TOWN, TN21 9DT - Ground and first floor rear addition – Approve/*Support*

WD/2023/2150/LDE- LAND NORTH OF NORTH LODGE, HEATHFIELD PARK AND ADJOINING BATTLE ROAD, HEATHFIELD- Erection of a timber-framed and clad shed approx. 5m length x 4m width x 2.5m height with galvanised steel roof, for forestry purposes- To provide shelter and welfare facilities for forestry workers and space for timber storage and forestry machinery maintenance. Issue/*Support*

WD/2023/2155/FA - LAND ADJACENT TO MEADOW COTTAGE, STREET END LANE, BROAD OAK, HEATHFIELD, TN21 8TS - Variation of condition 15 of WD/2022/1833/F (construction of 4 no. new dwellings with new road access and associated works). to alter the layouts of unit 1-4 and add side extension to unit 4 – Approve/*Raised no objections*

WD/2023/2102/AI - THE BARN, STATION APPROACH, HEATHFIELD, TN21 8LG - Proposed external illumination of 2 x existing fascia signs – Approve/*Support*

These were noted by members

23/339 **Planning appeals**

App/C1435/C/23/3327860 & 33277861- Land at Dinglewood, Brittenden Lane, Waldron Heathfield. Appeal

This was noted by members

23/340

Tree Works

TM/2023/0252/TPO

<https://planning.wealden.gov.uk/plandisp.aspx?recno=163671>

31 BAY TREE CLOSE, HEATHFIELD TN21 8YG - Work as per schedule to two beech, two birch and one oak tree within tree preservation order (Heathfield) No 14, 1989

TM/2023/0243/TPO

<https://planning.wealden.gov.uk/plandisp.aspx?recno=163611>

DOWER HOUSE, POSSINGWORTH LANE, WALDRON TN22 5HF
Fell five Lawson cypress trees within tree preservation order (Heathfield & Waldron) TPO/2020/0024

TM/2023/0267/TPO

<https://planning.wealden.gov.uk/plandisp.aspx?recno=163746>

HARCOURT LODGE BUILDINGS, BURWASH ROAD, HEATHFIELD TN21 8RA.
Reduce height of 2 oak trees by 3m and reduce lateral branches by 1m to shape within tree preservation order (Heathfield/Horam) no. 81/1,1990.

TM/2023/0277/TPC

<https://planning.wealden.gov.uk/plandisp.aspx?recno=163815>

TWISSELL COTTAGE, BARRETT'S PARK, HEATHFIELD TN21 8QS. Work to three oak trees subject to conditions related to planning application WD/2021/1221.

These were noted by members

23/342

Parish Cluster/focus meetings

No further updates

23/343

Flooding in areas of Heathfield

The members discussed the circulated report and agreed for the Assistant Clerk to write to East Sussex Highways on these points. To ask if they can inspect the areas and possibly use a jetter to clear the culverts, ditches and drains required.

23/344

TRO Burwash Rd

This was noted by members

23/345

Streetlights

The members discussed the report and further information is still required. This will be placed on the next agenda for the next meeting of the Planning and Highways Committee.

23/348

East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan Review Consultation: <https://eastsussex-consult.objective.co.uk/kse/folder/95335>;
(Consultation notice: <https://eastsussex.objective.co.uk/file/6244242>)

- East Sussex Draft Statement of Community Involvement: <https://eastsussex-consult.objective.co.uk/kse/folder/46263>

The committee members noted these consultations. If members would like to comment on these consultations to complete them in a personal capacity.

23/349 **Working Group against Over Development**

The correspondence was noted by members

23/347 **NHP discussion following meeting with Wealden District Council**

Cllrs Coffey and Dunstall explained the reports previously circulated and the details of the meeting held with Wealden District Council. This was discussed at great length. Members discussed the reasons for and against recommending a NHP to the members of the Full Council. After a long discussion and various questions, it was resolved to put the following recommendation to Full Council.

‘The Planning and Highways Committee members recommend to not progress to the preparation at NHP at this time’.

Cllr Whitehouse abstained

The reasons for the recommendation will be clarified at the Full Council Meeting

23/350 **Environment** – to identify agenda items where the environment has been considered by the Council/Committee in their deliberations and decision making
The Environment was considered for every planning application.

23/351 **Crime & Disorder Act 1998 Section 17** – to consider effects (if any) arising from items on the Agenda.
Speeding and streetlights were considered

23/352 **Risk Management:** -To consider effects (if any) arising from items on the Agenda
Speeding, flooding and streetlights were considered

23/353 **The next Planning and Highways Meeting will be held on Monday 4 December 2023 at 6.30 pm** in the Main Hall, Heathfield Community Centre, Sheepsetting Lane.

The meeting closed at 21.05pm