



HEATHFIELD AND WALDRON PARISH COUNCIL
PLANNING AND HIGHWAYS COMMITTEE MEETING HELD ON
MONDAY 11th MARCH 2024, IN THE MAIN HALL OF HEATHFIELD COMMUNITY
CENTRE AT 6.30pm

Present: Cllrs Coffey (Chair), Collins, Draper, Dunstall, Mian, Stemp, Thomas and Whitehouse.

Also in attendance were Parish Councillor D Guyton and Wealden District Councillors Collins and Gadd.

The Assistant Clerk was in attendance

8 members of the public were present

24/59 **Public questions-** To **resolve** to close the meeting to enable questions from the Public to be taken, (no more than 15 minutes in total and a maximum of 3 minutes per person)

Councillor Gadd provided an update on his recent attendance at the Horam Parish Council meeting. He highlighted ongoing efforts to address flooding issues within the HWPC Parish, noting the considerable work undertaken thus far and acknowledging that further action is required. Additionally, he informed those in attendance of his upcoming attendance at a Parish Cluster meeting scheduled for the following weeks.

Councillor Collins expressed the importance of engaging with the public regarding the Local Plan. He emphasised the need to provide comprehensive information on both the positive and negative aspects of the Plan to ensure transparency and community involvement.

A concerned member of the public addressed agenda item 24/69, highlighting pressing highway issues, specifically the blocked gully pot and the deteriorating driveway and road conditions on the A265 in Little London. The resident expressed distress over the sinking gully pot, which is causing significant disruption to their home and family. They detailed how the noise generated by HGV lorries hitting the gully pot vibrates through their house, resulting in damage. Despite contacting East Sussex Highways, they were informed that repairs are not deemed necessary at present. The severity of the concerns was visually demonstrated through projected photos. The resident sought assistance from the Parish Council in urging East Sussex County Council to address and repair the area promptly.

Members asked the following questions:

- *Is the area in question under the control of East Sussex Highways? – The resident confirmed that it is, noting previous repairs conducted by the Authority.*
- *When was it last reported? September 2023*
- *Have you contacted the local County Council? - the resident was waiting for the outcome of this meeting.*

A concerned member of the public voiced objections to planning application WD/2024/0378/RM, citing several concerns and issues. They emphasised that the road where the application falls is heavily used and would suffer further negative impacts if approved. Additionally, they highlighted discrepancies regarding a previous application approved for the property, noting that conditions related to a speed survey on the A267/265 were not met and complaints have been lodged against this. The member questioned whether the planning application could proceed if these conditions are not fulfilled.

Furthermore, they expressed concerns with the landscaping application, asserting that three submitted plans contain inaccuracies such as incorrect access points, inaccurate tree removal, and inaccuracies in boundaries. In addition, the concerned member highlighted that the implementation of trees as part of the landscaping plan could potentially reduce visibility splays, thereby compromising safety accessibility and visibility for drivers exiting driveways They urged the Parish Council to support their objections to the application.

Members asked questions

A member of the public discussed a pre-application proposal in Punnett's Town, stating their intention to build a 3-bedroom house on a piece of land they own behind their current property. They mentioned having sought pre-application advice and were waiting for a written response from the Wealden Planning Department. Members raised the following queries:

- *The reason for building the house? - to which the member of public responded that they currently reside on the main road and wish to be offset from this.*
- *Regarding Punnett's Town being in the (NL) National Landscapes area, whether consultation and reference was carried out with the High Weald Design Guide? The member confirmed consultation and indicated their intention to follow the pre-application advice, including consideration for colours and materials.*

24/60 Apologies for Absence

*Apologies had been received from Councillor Leney
These were noted*

24/61 Disclosure of Interests in matters on the Agenda

Cllr Collins as a member of both the Heathfield & Waldron Parish Council and Wealden District Council excuse himself from discussion of, and voting on, any and all applications before the Parish Council this evening from within the boundary of the Horam & Punnetts Town District Council ward, for which he is a member.

24/62 To receive and sign the Minutes of the meeting held on Monday 26th February 2024 (previously circulated)

The minutes of the meeting held on the 26th February 2024 were approved and signed by the Chairman of the Committee.

24/63 Action points from previous minutes

The Assistant Clerk informed members that she has emailed both the East Sussex Highways Department and the Safer Road Sussex Partnership regarding training for and the appropriate placement of the Speed Indication Display, but is awaiting a response. Additionally, she provided an update regarding the flooding concerns, and that, despite chasing, she has not received a response.

24/69 Correspondence from resident regarding a Highway matter

Members considered the correspondence circulated and the presentation provided by the resident, acknowledging the raised concerns regarding the area. They reached an agreement that further investigation is warranted. Consequently, they approved for the Assistant Clerk to arrange a meeting involving the local County Councillor, an East Sussex Highways Steward, and a Parish Councillor to conduct a thorough examination of the area and explore potential solutions.

24/64 To consider Planning Applications received since the last meeting (list attached)

WD/2024/0378/RM

GORSE COTTAGES, CROSS IN HAND ROAD, HEATHFIELD, TN21 0SL. Reserved matters (landscaping) pursuant to outline application RESERVED MATTERS (LANDSCAPING) PURSUANT TO OUTLINE APPLICATION

OBSERVATIONS: *The committee members raised objections to the application, citing inaccuracies in and inconsistencies between the submitted plans, and concerns regarding visibility and loss of access to the adjoining property. They highlighted that proposed landscaping elements, such as new trees on the frontage hedgerow, could worsen visibility splays and raise additional concerns. Concerns were also raised regarding new trees shown outside the site, and alleged multiple ownership within the site without correct certification having been submitted.*

WD/2024/0311/F

THE CHAPEL, STREET END LANE, BROAD OAK, HEATHFIELD, TN21 8RY. Alternative scheme to amend design of approved garages (WD/2018/0590/F) to incorporate roof space storage and space for future home office with dormer windows.

OBSERVATIONS: *The committee members objected to the application on the grounds of overdevelopment. Also, the conversion and modifications to the building has the potential to be tantamount to a formation of a new dwelling and would be out of character in the locality. The development would lead to excessive traffic using a difficult junction. Furthermore, the scale is not justified in a single dwelling property, noting that the large garage size seems disproportionate for a single dwelling property, especially considering the extensive accommodation already provided.*

Members also considered that the proposed garden machinery stores appear excessive for the limited garden and amenity areas shown on the submitted plans.

Cllr Collins abstained

WD/2024/0362/F

MILL HOUSE, DADS HILL, CROSS IN HAND, HEATHFIELD, TN21 0SY. Re application for alterations to external elevations including works of repair to the roof, chimneys and external pipework. Provision of a matching replacement canopy. Adaptation of both landscaping and retaining structures as previously approved.

OBSERVATIONS: *The Committee support the proposed works which they consider safeguards the character of the existing building. They support the landscaping and for the external structures to be retained.*

WD/2024/0357/LB

MILL HOUSE, DADS HILL, CROSS IN HAND, HEATHFIELD, TN21 0SY. Re application for alterations to external elevations including works of repair to the roof, chimneys and external pipework. Provision of a matching replacement canopy. Adaptation of both landscaping and retaining structures as previously approved.

OBSERVATIONS: *The Committee support the proposed works which they consider safeguards the character of the existing building. They support the landscaping and for the external structures to be retained.*

WD/2024/0420/HS

SUNSET FARM, CROSS IN HAND, HEATHFIELD TN21 0TX. Increase storage of LPG, butane and propane from 180 tonnes to maximum 199.90 tonnes.

OBSERVATIONS: *The committee objected to the application due to concerns regarding inaccurate information provided. Members requested proposed plans particularly showing the additional tonnage leading to a total of 199.9 tonnes. Subject to the receipt of satisfactory plans, members would require confirmation that the increase in hazardous substance entirely conforms to the requirements of the Health and Safety Executive, Environment Agency, and, if necessary, the Council's Environmental Health Department.*

WD/2024/0408/F

LITTLE STONEHURST FARM, POTTENS MILL LANE, BROAD OAK, HEATHFIELD, TN21 8UA. Removal of existing porch; replacement porch and single storey side extension.

OBSERVATIONS: *The Committee support the application subject to consideration of replacement hedges.*

Cllr Collins abstained

WD/2024/0321/F

PARK FARM PLANTS, WEAVERS BROOK LANE, HEATHFIELD, TN21 8QS.

Erection of 2 no. polytunnels.

OBSERVATIONS: *The committee objected to the application due to several concerns regarding*

- *The lack of information provided and the apparent disregard for ecological impacts.*
- *Members expressed dissatisfaction with the insufficient attention given to water management, biodiversity, ecology, drainage runoff, and wildlife conservation, particularly concerning bats and great crested newts.*
- *They also noted a lack of information regarding the overall use of the site and raised concerns about inadequate parking and turning circle provisions, as well as uncertainties surrounding vehicle movements and usage.*
- *Additionally, members highlighted the absence of details regarding roadwork materials, drainage plans, and a general lack of comprehensive information.*
- *There were also concerns regarding potential damage to existing hedgerows and trees, and information required regarding use of the remaining land in the applicants' control.*
- *The need for the existing structure on site was also queried*

Cllr Collins abstained

24/65 To consider Planning Applications after the Agenda was published

NO CONSULTEES but comments from personal knowledge are allowed

WD/2024/7010/AD

SILVEROAKS FARM, HAWKHURST LANE, WALDRON, TN21 0RS. Grain store.

OBSERVATIONS: *The members welcomed the replacement of the silos but requested clarification from the planning officers regarding its potential impact on the nearby Ancient Woodland, particularly given its potential close proximity within the 15-meter exclusion boundary.*

Additionally, they emphasised the importance of receiving satisfactory information regarding the agricultural and business uses of the site. Specifically, they sought clarification on how the proposed development aligns with the requirements of Agricultural Determinations and the extent of agricultural activities conducted on-site.

24/66 **Planning applications approved: Parish Council Comments are in *Italics*. Please note any decisions that vary from the parish council comments are attached.**

WD/2024/0050/F BYEWAYS HOUSE, SWIFE LANE, BROAD OAK, HEATHFIELD, TN21 8UR. Proposed alterations to include installations of windows, alter existing openings, two dormer windows, removal of timber porch and replacement of existing porch and internal alterations. *Approve/Support*

WD/2023/2907/AIR- 27A HIGH STREET, HEATHFIELD, TN21 8JR. consent to display a sign this being a change of signage to Setfords (Law firm) from White Feathers Funerals (retrospective application) *Approve/Support*

WD/2023/1336/LB- 1 POSSINGWORTH OAST, BLACKBOYS, TN22 5HE. Repair roof of curtilage listed outbuilding. Retention of attached car port structure (now converted to kennels) and alterations to roof to prevent surface water causing damage. *Approve/Object*

WD/2023/1331/F - 1 POSSINGWORTH OAST, BLACKBOYS, TN22 5HE. Retention of car port structure (now converted to kennels) attached to existing outbuilding and built by previous owners without planning permission, and replacement of the current kennel compound timber fencing with simple metal kennel panels. Alterations to the roof of the car port structure to prevent surface water causing gate in line with kennel fencing. *Approve/Support*

These were noted by members

24/67 **Planning application not issue**

WD/2023/3096/LDE- FARNFIELDS BARN, POTTENS MILL LANE, BROAD OAK, HEATHFIELD, TN21 8UA. Existing building works and use that continue to fall within class C3, being ancillary accommodation to the dwellinghouse. Continued use of pool building for ancillary domestic purposes (class C3 use) to Farnfields Barn, including use of part of the ground floor for domestic vehicle and equipment storage, retention of first floor (bedrooms) and associated minor external changes to building.

This was noted by members

24/68 **Planning appeals**

APP/C1435/W/23/3335556- OAKLANDS FARM, NEWICK LANE, HEATHFIELD, TN21 8PU. 1 no. new self-build dwelling.

This was noted by members

24/70 [Changes to various permitted development rights: consultation - GOV.UK \(www.gov.uk\)](https://www.gov.uk) **To consider**

The committee members noted this consultation. If members would like to comment on these consultations, they should complete them in a personal capacity.

- 24/71 **Parish Cluster/focus meetings**
A meeting is to be held shortly and an update will be given at the next Planning and Highways Committee meeting.
- 24/72 **Streetlights**
The committee members reviewed the previously circulated report detailing the works that are waiting for final quotes. They approved the works brief and acknowledged the updates provided
- 24/73 **Water supply network improvements by South East Water**
This was noted by members
- 24/74 **SLR minutes with updates**
This was noted by members
- 24/75 **Local Plan**
The committee members noted that they are currently working on their responses and hope to have a draft response for discussion soon. Members were thanked for their contributions.
- 24/76 **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.
- 24/77 **Crime & Disorder Act 1998 Section 17** – to consider effects (if any) arising from items on the Agenda.
Speed display, potholes and streetlights were considered
- 24/78 **Risk Management:** -To consider effects (if any) arising from items on the Agenda
Streetlights, hazardous substances, potholes and road works were considered.
- 24/79 **The next Planning and Highways Meeting will be held on Tuesday 2nd April 2024 at 6.30 pm** in the Main Hall, Heathfield Community Centre, Sheepsetting Lane.

Meeting closed at 20.47pm