



HEATHFIELD AND WALDRON PARISH COUNCIL
PLANNING AND HIGHWAYS COMMITTEE MEETING HELD ON
MONDAY 16th DECEMBER 2024, LUCAS HALL, THE STREET, WALDRON TN21 ORB AT
6.30pm

Present: Cllrs Coffey (Chair), Dunstall, Draper, Leney, Pert, Mian, Stemp and Whitehouse.
Also in attendance were Wealden District Councillors' Benton and Gadd

The Assistant Clerk was in attendance

2 members of the public was present

24/338 **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)

A member of the public provided a brief update regarding the A267 Action Group, sharing the positive news that £500,000 has been allocated for the A267 to explore speed reduction measures.

The proposed changes include:

Reducing the current limits on Wellbrook Hill (from the Mayfield roundabout to Five Ashes), the limit at Five Ashes to the Summer Hill Junction and the Isenhurst Junction Cross in Hand. However, it was discovered that this funding also covers nine other projects, raising concerns that the allocated funds will be significantly diluted. The group is currently seeking clarification on this matter.

The member of the public highlighted their key concern: that once the consultation concludes, there may not be sufficient funds remaining to complete the necessary works, which could mean match funding. They are exploring various methods to gather evidence and support their campaign to make the area safer. Additionally, it was reported that East Sussex County Council (ESCC) may not be adhering to government road guidelines, prompting further questions to ESCC.

Members asked the following questions:

- *A councillor asked what was meant by "not adhering to guidelines." The members of the public explained that they are still seeking further information.*

The members of the public reported that the £500,000 was originally allocated in 2022 following a fatality but, at that time, the area was ranked 53 on the County list of sites requiring urgent works. This ranking has now improved to 13.

- *A councillor noted that this project would likely be long and drawn out and asked what actions were being taken to secure match funding. The members of the public confirmed*

they are not pursuing match funding at this time. Another councillor mentioned that match funding may only be available through parishes, not third parties.

- *A councillor asked whether ESCC had specified their priorities for the top 13 areas, as the statistics provided do not align with the real conditions on the roads. The member of the public stated they are working to obtain this information.*
- *A councillor queried the purpose of driving a coach up and down the A267. The members of the public explained that the goal is to gather as much evidence as possible. Councillors suggested that additional evidence, such as photographs and videos, would be valuable. They also noted that conditions could be worse for cyclists and other road users, and capturing this evidence may strengthen the group's case.*

Cllr Benton provided an update on the Snatchells Farm planning application, which was discussed at the recent Wealden Planning Committee South meeting on Thursday. The decision of the application was deferred due to insufficient consultation responses and concerns raised about the speed of the application process. It was identified that there was a lack of critical consultees responses, including the High Weald National landscape and Southern Water. Given the area's drainage issues, Southern Water's input was considered essential for the application to proceed. Also, sewage contamination concerns were not addressed. It was revealed that Rother Pollution Control informed Wealden District Council (WDC) in 2021 that the site is contaminated. An affidavit from the previous owner, confirming contamination, had been obtained and sent to WDC. There were concerns over the application process: The speed and haste with which the application had been handled raised concerns, particularly considering the unresolved contamination and drainage issues.

Cllr Gadd provided an update regarding the Snatchells Farm application and expressed gratitude to the Parish Councils for their support. The application triggered an investigation into the speed of its consideration, particularly as there are currently 49 undetermined and 40 undecided applications. This raised concerns as to why this specific application appeared to be progressing unusually quickly. He informed members efforts are being made to implement Section 106 timescales to ensure more structured and consistent processes moving forward.

Cllr Gadd also reported on the Station Road Bridge. A meeting was held with the Clerk and East Sussex County Councillor Anne Cross. It was confirmed after various investigations that the responsibility for the bridge lies with East Sussex County Council (ESCC). ESCC has scheduled a structural survey to determine the extent of the works required. Further updates will be provided once the survey results are available. (This was challenged by Members who understood that the responsibility lies with National Highways).

24/339 Apologies for Absence

Apologies received from Cllrs Garnett due to a family commitment, and Cllr Thomas due to another meeting.

These were approved and noted by members.

24/340 Disclosure of Interests in matters on the Agenda

Cllr Pert declared a personal interest in planning application WD/2024/2644/F as he lives along the road from the application site.

The members noted planning application WD/2024/1409/MAJ wherein the applicant's name has been redacted so that members are not able to see if they have an interest.

24/341 To receive and sign the Minutes of the meeting held on Monday 25th November 2024 (previously circulated)

The minutes of the meeting held on the 25th November 2024 were approved and signed by the Chairman of the Committee

24/342 Action points from previous minutes

A previously circulated report was noted by members.

24/343 To consider Planning Applications received since the last meeting

WD/2024/1322/FR - Rock Hill House, Burwash Road, Broad Oak, Heathfield TN21 8XG. Part retrospective application for proposed change of use from residential garden to a mixed use of residential garden and campsite (up to five pitches), including reuse of parts of existing outbuildings as shower and toilet facilities.

OBSERVATIONS: *The committee members continue to object to the application for the following reasons:*

- *Members feel that the absence or lack of clarity in the proposal is unhelpful, and the available facilities, hygiene standards, and site disposal are unsatisfactory.*
- *The plans submitted are inadequate as all toilet facilities are not shown.*
- *Waste disposal methods have not been adequately explained. There is a lack of information regarding parking and access, and the details as shown do not show adequate parking or access, given the potential usage of the premise by up to 5 large pitches as well as the existing dwelling. There is a lack of transport plan, as requested by the County Highway Authority.*
- *Concerns over noise, activity and light pollution affecting neighbours in the area and the adjacent countryside due to the proposal of up to five large yurts close to the boundaries, with little or no available screening.*
- *The proposed use would be out of keeping with the existing residential use of the property, and concerns raised that the change of use is not clearly defined and requires clarification, not least the juxtaposition between residential and tourism uses.*
- *Lack of Biodiversity Net Gain (BNG) information for the site, including insufficient details regarding the habitat management and monitoring plan.*
- *Clarification required regarding the planning status of the swimming pool and ancillary facilities/buildings.*
- *Lack of detail regarding drainage and sewage disposal, specifically the absence of information about the required treatment plant and the discharge into a package treatment plant, which has not been specified.*
- *The application is part retrospective, which conflicts with the stated submission on the application form.*

WD/2024/2644/F - Kimbles, Alexandra Road, Heathfield, TN21 8EH. Proposed single storey rear extension.

OBSERVATIONS: *The committee members supported the application, considering the design and appearance to be in keeping with the local vernacular and subservient to the neighbouring properties.*

Note: *Members request that, due to the elevated and highly visible location, measures be taken, where possible, to mitigate light pollution by any means available.*

Cllrs Pert and Whitehouse abstained.

WD/2024/2702/FA - Copse end, Foxhunt Green, Waldron, TN21 0RX. Variation of condition 21 attached to WD/2022/0673/F (Rebuild former pumphouse to create a holiday let) for a number of amendments to the design and layout.

OBSERVATIONS: *The committee members objected to this application for the following reasons:*

- *The proposal detracts from the features and scale of the original building, particularly losing features from the original design, and the proposed porch is considered incongruous to the area. Members noted that such conversion proposals should seek to retain the original character and scale rather than such extensive and unjustified alterations.*
- *The design is out of keeping with the area, notably the proposed two-storey design, which does not complement the local character. Additionally, the proposed stairs would not comply with Building Regulations.*
- *Concerns over light pollution were raised, not least regarding the proposed roof lights, in this prominent countryside location,*
- *The proposal conflicts with the provisions of the New NPPF 2024, Paragraph 198c.*

NO CONSULTATION but comments from personal knowledge are allowed

WD/2024/2604/LDP- Tresco, Marshlands Lane, Heathfield, TN21 8EY. Siting of a mobile home for use ancillary to the main dwelling.

OBSERVATIONS: *Members noted the application but requested that Wealden District Council (WDC) confirm the construction of the mobile home is in accordance with the relevant regulations in the context of this application. Wealden Planners should satisfy themselves that the structure is constructed in line with such regulations and that it will remain ancillary to the use of the main dwelling at all times. Members also ask WDC to ensure this condition is complied with.*

24/344 **To consider Planning Applications after the agenda was published**

WD/2024/2608/F - 65 Gorse Hill, Broad Oak, Heathfield, TN21 8TP. Extension of semi-detached garage to form workshop.

OBSERVATIONS: *The committee members supported the application, considering the size and appearance to be in keeping with the locality, subject to the use of the workshop must remain domestic use only with the existing dwelling.*

19:45pm Standing Orders suspended

Cllr Gadd responded to the question regarding how applications are measured against biodiversity gain. He explained that the biodiversity gains must be maintained for 30 years.

However, the specifics regarding how the units are measured, enforced, and monitored whether on site or via a habitat bank, are still being determined at Government level. Cllr Gadd noted that these questions have been raised and they are hopeful that answers will be provided in the near future.

19.50pm Meeting resumed

WD/2024/1409/MAJ - Brownings Farm, Lewes Road, Blackboys, TN22 5HG. Creation of 5 no. ponds and associated works as part of a habitat bank.

OBSERVATIONS: *The members expressed support for the application but requested clarification on how many BNG credits the project is likely to achieve and how these will be monitored. They also raised concerns regarding the starting base level for biodiversity gain. Specifically, they emphasized that although the BNG starting point is described by the applicants' consultants as set at a zero level, this is unrealistic, as there must be a measurable level of Biodiversity on the site at present, or from the relevant base date. Therefore, the members stressed that this stated base level needs to be challenged, as it cannot start at zero for the application on this basis. Instead, it should begin at the appropriate level and incorporate a defined and acceptable level of improvement to attain.*

24/345 **Planning applications approved: Parish Council Comments are in *Italics*. Please note any decisions that vary from the parish council comments are attached.**

WD/2024/2290/F- Cedar Cottage, Nursery Lane, Blackboys, TN22 4EU. Single storey rear extension. Approve/Support

WD/2024/2248/F- Heathfield Park Cricket Club, Schools Hill, Old Heathfield, TN21 9AE. Installation of replacement cricket nets including refurbishment of 2 x practice wickets and associated netting. Approve/Support

WD/2024/2338/F – Heartease, Burwash Road, Broad Oak, Heathfield, TN21 8XD. Construction of detached garage. Approve/Support.

WD/2024/1321/F- Lennox Court, Mutton Hall Hill, Heathfield, TN21 9DR. replacement of roof, finlock gutters and fenestration. Photovoltaic retaining wall with associated works. Approve/Support.

WD/2024/2251/F- 52 Broad View, Broad oak, Heathfield, TN21 8SB. Enlarged rear dormer window. Dormer window to front pitch of roof. Approve/Support.

WD/2024/2231/F 5 Bracken Way, Broad oak, Heathfield, TN21 8TH. Erection of a first-floor side extension over existing garage/kitchen. Approve/Support.

WD/2024/2175/F Little Tootingworth Farm, Halley Road, Broad Oak Heathfield, TN21 8TH. Demolition of existing cattle barn. Erection of new cattle barn with outdoor holding area. Approve/Support.

WD/2024/1713/F – Kiln Farm, Foxhole Lane, Broad Oak, Heathfield, TN21 8UY. Constriction of stable block to include tack room, WC, hay and feed store, installation of below ground wastewater treatment plant and soakaway. Approve/Support.

These were noted by members

- 24/346 **Planning applications withdrawn:**
WD/2024/1882/F – Bars Rest, Battle Road, Punnetts Town, Heathfield, TN21 9DR. Conversion of redundant barn to form attached habitable accommodation extension to adjacent dwelling. Withdrawn/*Support*
This was noted by members
- 24/347 **Planning applications refused:**
WD/2024/2339/F – Whitewood Oast, Swife Lane, broad oak, Heathfield, TN21 8UR. Single storey rear extension, internal and external alterations and new front porch.
Refused/ Objected
This was noted by members
- 24/348 **Tree Works**
TM/2024/0249/TPO- 26 Hawthorne Close, Heathfield, TN21 8HP. Pollard one sweet chestnut tree within tree preservation order (Heathfield) No.17, 1982.

TM/2024/0266/TPO- Sequoia, Green Lane, Heathfield, TN21 8EP. Work as per schedule within tree preservation order no.13, 1979.

TM/2024/0260/TCA- Mount Pleasant, The Street, Waldron, TN21 0QU. Fell one liriiodendron tulipifera (T1) subject to regulations designated Waldron conservation area, March 1995/March 2017
The Committee did not object to these applications
- 24/349 **Streetlights**
(i) **New Pond Hill quote** – *The committee approved the works and quote for the repairs to the streetlight.*
(ii) **Firwood Rise quote** – *The committee approved the works and quote for the repairs to the streetlight.*
(iii) **ESCC contract and concerns** – *The Assistant Clerk informed members she is waiting for the outcome of the survey for the works required from ESCC, and that once this has been received, she will try and obtain other additional quotes for the works. She is also waiting for the response from ESALC regarding the contract query.*
- 24/350 **SLR Updates** – *These points were noted by members, and the Assistant Clerk will follow up on the progress of some of the items. An update will be requested and provided at the next Planning and Highways Committee Meeting.*
- 19:45pm Standing Orders suspended**
Cllr Gadd reported that the water leak on the A265 and A267 is still under investigation. Both Southern Water and East Sussex Highways have inspected the area, but at present, neither party is accepting responsibility. It is believed to be the responsibility of East Sussex County Council (ESCC). It is hoped that after further investigation, which ESCC is currently conducting, the drainage issues will be addressed and resolved.
- 20:11pm Meeting resumed**
- 24/351 **Mutton Hall Hill Speed Device** – *Cllr Mian reported that the device taken from Mutton Hall*

Hill is currently with the Police, and the results will be shared in due course. The members reviewed the quote and information provided, but they agreed to hold off on any decisions for the moment. They plan to reconsider the matter in the future once the speed results have been received, as the members are uncertain about any potential positive impact these results will have with East Sussex County Council (ESCC).

24/352 **High Street Pavement**

Members noted the previously circulated report and were informed that East Sussex County Council (ESCC) has scheduled an inspection of the High Street pavements. Following this, members will consider the outcome, and agreed to post on social media, informing residents on how they can report issues with the pavements directly to ESCC. The aim is to encourage more evidence and reports, which it is hoped will lead to increased action for the necessary repairs.

24/353 **Correspondence from residence**

Members noted the previously circulated correspondence and agreed to inform the resident to contact the ESCC Rights of Way Department. However, they emphasized the need to provide a more specific location in order to assist with more accurate location for the Rights of Way team to be able to investigate.

24/354 **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

24/355 **Crime & Disorder Act 1998 Section 17** – to consider effects (if any) arising from items on the Agenda.

Streetlights and speeding issues and devices and footpath access were considered.

24/356 **Risk Management:** -To consider effects (if any) arising from items on the Agenda

Streetlights and speeding issues and devices, High Street pavements and footpath access were considered.

24/357 **The next Planning and Highways Meeting will be held on **Monday 13th January 2025 at 6.30 pm** in the Main Hall, Heathfield Community Centre, Sheepsetting Lane.**

This was noted by members and the year was confirmed to be 2025

Meeting closed at 20.25pm