



HEATHFIELD AND WALDRON PARISH COUNCIL
PLANNING AND HIGHWAYS COMMITTEE MEETING HELD ON
MONDAY 22nd APRIL 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 Wealden District Councillor Gadd and Collins

The Assistant Clerk was in attendance

25+ members of the public were present

24/99 **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 raised objections to Planning Application WD/2024/0748/F, explaining significant concerns regarding flooding. They explained that the proposed location lacks sustainability and is not in keeping with the character of the Area of Outstanding Natural Beauty (AONB). Additionally, they feel that the development contradicts policies by introducing dense and excessive construction. The members of the public emphasising the fragility of New Pond Hill's environment, and they pointed out that the worsening weather conditions have transformed the road into a waterway, leading to flooding in nearby homes. They cautioned against further construction and the removal of trees along the road, predicting that these actions would exacerbate runoff issues. Moreover, they warned that building additional housing would undoubtedly create problems for surrounding properties and those downhill from the development. The individual urged council members to listen to the concerns of local residents and to take their objections seriously.

Members asked the following questions:

- *They enquired about the reasons behind the increased water flow and amplified flooding. Members of the public clarified that these issues are exacerbated by worsening weather conditions.*
- *Members raised concerns about the maintenance of drainage ditches along the road, questioning whether they are the responsibility of private entities or East Sussex County Council (ESCC) highways. The member of public asserted that it is a Highways issue and falls under ESCC's jurisdiction.*

The applicant provided an explanation, stating that they have already conducted some drainage work and acknowledged the need for further improvements along

the road. They mentioned that they have installed piping in certain areas as part of their efforts to address drainage issues.

Another member of the public objected to planning application WD/2024/0748/F for the following reasons:

- Previous applications on New Pond Hill for multiple dwellings have consistently resulted in refusals, including at the appeal stage. The current application fails to acknowledge this history and instead tries to use a development on previously developed land elsewhere as precedent. However, there is no material difference in approach between this proposed application and the previously refused ones on New Pond Hill, but there is a material difference with the property referred to in Back Lane.*
- The application lacks sufficient information to assess its impact on the local environment, amenity, and residents' amenities during both construction and operation phases. Recent construction activities on the property have already led to congestion and loss of parking space. The proposed construction of three large houses raises concerns about traffic, access for emergency vehicles, and safety issues such as worsened sightlines due to fencing changes and delays caused by gate installations.*
- Approval would set a precedent for unrestricted housing development along New Pond Hill, contrary to the Local Plan's objectives and exacerbating safety issues at the junction with Little London Road.*

No questions were raised by members

The applicant has responded by acknowledging the community's concerns about further development in the area, expressing their own desire to limit additional construction. They intend to move into one of the houses themselves, with another intended for a family member. In an effort to address residents' uncertainties, they are willing to enhance the remaining land by adding trees with Tree Preservation Orders (TPOs), implementing screening measures, or imposing restrictions. They have requested that if the application is approved, then for residents to come and consult with them further on the matter.

Another members of the public emphasised the unsustainability of development in New Pond Hill and previous applications that have been refused are on this basis. Other appeals or applications that were approved do not fall under the same criteria as New Pond Hill.

24/100 **Apologies for Absence**
*Apologies had been received from Councillor Leney
These were noted*

24/101 **Disclosure of Interests in matters on the Agenda**
Cllr Collins as a member of both the Heathfield & Waldron Parish Council and Wealden District Council recused 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.

Cllr Colins also declared a disclosable pecuniary interest in agenda item 24/104 as he is a Wealden District Councillor who will be voting on this item at Wealden when the consultation has been completed.

Cllr Dunstall declared a personal interest in WD/2024/0675/FA as he knows the planning consultant as he used to work with him before retirement.

Cllr Coffey declared a personal interest in WD/2024/0675/FA as he knows the planning consultant and will not participate in discussions.

24/102 To receive and sign the Minutes of the meeting held on Tuesday 2nd April 2024 (previously circulated)

The minutes of the meeting held on the 2nd April 2024 were approved and signed by the Chairman of the Committee.

24/103 Action points from previous minutes

The Assistant Clerk provided an update on recent activities, including a pre-arranged meeting held on April 11, 2024, with the Highway Steward, a resident, and Councillor Leney. They are awaiting a report from the East Sussex County Council (ESCC) Highways department regarding their recommendations following the meeting. Additionally, the Speed Indicator Display (SID) is currently in the office, but efforts to make it functional have been unsuccessful thus far. Councillor Mian going to have a look to see if he can get it operational during the current week.

24/105 To consider Planning Applications received since the last meeting

WD/2024/0748/F - GRANARY, NEW POND HILL, CROSS IN HAND, HEATHFIELD, TN21 0LX. Erection of three detached houses.

OBSERVATIONS: *The committee members objected to this application on the following grounds:*

- 1- The proposed development falls within the Area of Outstanding Natural Beauty (AONB) of the High Weald National Landscape, contravening High Weald Management Plan Objectives S2 and S3, as well as High Weald Design Guides DG4, DG5, and DG7. Additionally, it encroaches upon specific paragraphs of the National Planning Policy Framework (NPPF), including Paragraphs 180b, 182, 183c, 185, 186a and c, and 191c. Concerns include its architectural style not being in keeping with the local area, its overbearing nature, and its detrimental impact on the surrounding outlook.*
- 2- The development has the potential to cause light pollution, which could have lasting effects on nature conservation, biodiversity, ancient woodland, and Habitats of Principal Importance within the vicinity.*
- 3- Major concerns exist regarding foul and surface water drainage associated with the proposed development, and the effects of this onto neighbouring properties.*
- 4- The proposed development is within a countryside location for planning policy purposes, in an unsustainable location, divorced from local facilities, and where the use of a private car would be essential. The site does not align with any of the*

criteria for exceptions windfall development outlined in national and local planning policies, including the Draft Wealden Local Plan.

- 5- *There is no justification or demand for five-bedroom houses at this location, which do not meet planning policy development criteria set both locally and nationally.*
- 6- *There is a lack of adequate parking facilities proposed for the development.*

Please note- That should the application be approved, the applicant has offered to address some concerns by providing screening, tree planting and undertaking drainage repairs.

24/104 **Local Plan Draft response**

Meeting suspended 19.29pm

A member of the public explained their concerns about a site allocation at Gyhll Road and asks for suggested provisions to be included in the Parish Council's Local Plan response.

Meeting resumed 19.33pm

The members discussed the responses and questions circulated previously and approved the suggested amendments. They have agreed for the draft response with the approved amendments to be presented at the next Full Council meeting for final approval.

Cllr Coffey thanked all members who participated.

Cllr Collins abstained from comments

24/105 **To consider Planning Applications received since the last meeting (list attached)**

WD/2024/0661/FR - KESTRAL FARM (TN21 9DB) LAND TO THE SOUTH OF THE B2096 (CADE STREET). The relocation of an existing field shelter and the construction of a barn/field shelter and an agricultural storage barn on three existing concrete bases (part retrospective)

OBSERVATIONS: *The committee members objected to the application due to several reasons;*

- 1) *They felt there was insufficient information and justification provided regarding the nature of the site, including a lack of evidence supporting the proposed agricultural use and designation of the area.*
- 2) *Members had concerns about the potential adverse impact on the setting of the listed building located opposite the proposed development.*
- 3) *Furthermore, members were concerned regarding the potential negative impacts of the proposed development upon the surrounding landscape within the High Weald AONB.*
- 4) *Members also felt they required further clarification and assessment before the application can be considered further, including the information at 1) above, together with full site ownership and a heritage report.*

Cllrs Collins, Draper, Dunstall and Stemp abstained.

WD/2024/0653/F- LAND TO THE NORTH OF BATTLE ROAD, BATTLE ROAD, HEATHFIELD, TN21 8RT. Temporary widening and formalisation of existing access onto Battle Road.

OBSERVATIONS: *The committee members supported the application subject to the submission of detailed plans and information relating to proposed reinstatement of hedgerows and subsequent aftercare.*

WD/2024/0643/F - HEATHFIELD TAVERN, STATION ROAD, HEATHFIELD, TN21 8DR. slate pitched roof over front porch. Re-roof Conservatory in single ply membrane with standing seam detail.

OBSERVATIONS: *The committee supports this application and consider the size and appearance are in keeping with the surrounding area. Members believe that the proposed changes enhance the existing conservatory by reducing light pollution and improving insulation.*

NO CONSULTEES but comments from personal knowledge are allowed

WD/2024/0717/LDP- BROAD OAK HOUSE, BURWASH ROAD, BROAD OAK, HEATHFIELD, TN21 8TE. Demolition of conservatory and construction of a single storey extension.

This application was noted by members

WD/2024/0771/F- BURWELL, BURWASH ROAD, BROAD OAK, HEATHFIELD, TN21 8TE. Rebuild party wall and align rear elevation to match neighbour.

OBSERVATIONS: *The committee supports this application and consider the size and appearance are in keeping with the surrounding area.*

Please note: The Party Wall Act comes into consideration

24/106 To consider Planning Applications after the Agenda was published

WD/2024/0675/FA- FARNFIELDS BARN, POTTENS MILL LANE, BROAD OAK, HEATHFIELD, TN21 8UA. Variation of conditions 3 and 7 of WD/2014/2418/F (proposed change of use of land to domestic curtilage and replacement building. Installation of swimming pool within existing garden area) to allow retention of two bedrooms in roof space of outbuilding, minor external alterations, and both ancillary and incidental use of outbuilding to Farnfields Barn.

OBSERVATIONS: *The committee members supported the application with the condition that the bedrooms are ancillary and intended for use solely by the occupants of the existing dwelling.*

Cllrs Collins and Coffey abstained

NO CONSULTEES but comments from personal knowledge are allowed

WD/2024/0839/LDE- TINKERS GATE, RIVERSIDE, CROSS IN HAND, HEATHFIELD, TN22 4EX. Use of land as residential garden in excess of 10 years. This application was noted by members

24/107 **Planning applications approved: Parish Council Comments are in *Italics*. Please note any decisions that vary from the parish council comments are attached.**

WD/2024/0080/F - LITTLE DUDSLAND, LEWES ROAD, CROSS IN HAND, HEATHFIELD, TN21 0TA. Proposed swimming pool extension to existing games room with services shed. Approve/Object

WD/2024/0002/F- 40A MULBERRY WAY, HEATHFIELD, TN21 8YN. Erection of single storey side extension. Widen driveway and extend drop kerb. Approve/Support

WD/2024/0143/F- BODELLS FARM, NEWICK LANE, HEATHFIELD, TN21 8PU. Demolition of existing outbuilding, erection of garage with office space over and associated development. Approve/Support

**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. Approve/Support
These were noted by members**

24/108 **Planning application refused**

WD/2024/0171/F - LAND ADJOINING MILL LANE, LEWES ROAD, CROSS IN HAND, HEATHFIELD, TN21 0TA. Full planning application for the erection of 1 no. detached two-bedroom single storey property with associated access, car parking and landscaping. Refuse/Object

**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 roofscape storage and space for future home office with dormer windows. Refuse/Object
These were noted by members**

24/109 **Planning application Withdrawn**

**WD/2024/0326/F - NEW STONEY ACRE, GREENWOODS LANE, PUNNETTS TOWN, TN21 9HU. Demolition of existing single dwelling including attached domestic workshop and garage and construction of new two storey dwelling above a new domestic garage and workshop. Withdrawn/ Objected
This was noted by members**

24/110 **Planning appeals**

**Appeal Ref: APP/C1435/W/23/3315458 14-30 High Street, Heathfield, TN21 8LS
This was noted by members**

24/111 **Tree Works**

TM/2024/0055/TCA

CHESTNUT COTTAGE, CHURCH STREET, OLD HEATHFIELD, EAST SUSSEX, TN21 9AQ. Crown reduce one chestnut tree by 2M subject to regulations, designated old Heathfield January 1979/March 2017

This was noted by members

- 24/112 **East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan Revised Policies - Publication of Inspectors' Report (Regulation 25)-**
This was noted by members
- 24/113 **Streetlights-** No further updates
- 24/114 **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.
- 24/115 **Crime & Disorder Act 1998 Section 17** – to consider effects (if any) arising from items on the Agenda.
Streetlights were considered
- 24/116 **Risk Management:** -To consider effects (if any) arising from items on the Agenda
Streetlights were considered
- 24/117 **The next Planning and Highways Meeting will be held on Tuesday 7th May 2024 at 6.30 pm** in the Main Hall, Heathfield Community Centre, Sheepsetting Lane.
The Assistant Clerk informed members that an additional meeting will need to be scheduled. It was suggested for the 7th of May at 2 p.m. The confirmation of the meeting will be sent via email.

Meeting closed at 20.47pm