



HEATHFIELD AND WALDRON PARISH COUNCIL
PLANNING AND HIGHWAYS COMMITTEE MEETING HELD ON
MONDAY 23rd June 2025, IN THE MAIN HALL OF HEATHFIELD COMMUNITY CENTRE AT
6.30pm

Present: Cllrs Coffey (Chair), Draper, Dunstall, Mian, Stemp and Whitehouse. Also in attendance was Wealden District Councillor M Gadd.

The Assistant Clerk was in attendance

1 member of the public was present

25/154 Election of Chair and Vice-Chair of the Committee

The Assistant Clerk had received a nomination for Cllr Coffey to continue as Chairman. No other nominations were made and following a unanimous vote, Cllr Coffey was re-elected as Chairman of the Committee.

Cllr Coffey took the Chair and the Assistant Clerk reported she had received a nomination for Cllr Dunstall to continue as Vice-Chairman. No other nominations were made and following a unanimous vote, Cllr Dunstall was re-elected as Vice-Chairman of the Committee.

25/155 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)

Cllr Gadd informed members that the Snatchells Farm application has proceeded to a written appeal. He has already compiled a response for the Planning Inspector and provided a copy to Cllr Coffey.

He also reported on the first meeting of the Major Applications Committee, which had been described as chaotic due to the high volume of large-scale applications considered. Notably, for two of the applications, Section 106 agreements were made in relation to various aspects of the proposals. A deadline has been set for the signing and finalisation of these agreements, with the applications to be refused if the deadline is not met. It is hoped that this approach will set a precedent for future applications, reducing decision timescales while also ensuring that improvements, including those related to National Landscapes and other key considerations, are secured as essential conditions.

Cllr Gadd also reported that the government has confirmed responsibilities currently handled by Wealden District Council (WDC) and East Sussex County Council (ESCC) will be transferred to the new unitary authority, and not delegated to parish councils in any

form. However, a number of questions and concerns remain unresolved, and responses to several issues are still outstanding.
Members asked questions

The architect representing the applicants of planning application WD/2025/1276/F addressed the meeting to speak in support of the proposed development. She provided an overview of the design and layout, explaining that the purpose of attending was in part to clarify that previous retrospective planning applications on the site were submitted by a former owner. The current layout of the property, she explained, is poorly suited to the building, with a bedroom located in the roof space, creating a cramped and impractical environment. The proposed redesign aims to open up the interior, improving living conditions and allowing the occupants to enjoy views of the surrounding countryside. The architect confirmed that neighbouring residents had been consulted and expressed no objections to the proposals.

Members raised the following questions:

Are the windows and doors full-sized as shown in the plans? -The architect confirmed that they are.

How strongly do the applicants feel about including the upper-floor glazing, given concerns about light pollution? -The architect explained that the applicants are very keen to enjoy the views and countryside and see the glazing as an important feature.

Have any measures been considered to reduce light pollution? - The architect stated that the applicants are environmentally conscious and would ensure blinds or curtains are drawn at night to minimise light impact.

Is the roof light essential? - The architect clarified that the roof light is required as the bathroom is centrally located on the first floor and would otherwise lack natural light.

Have the applicants considered using automatic blinds or curtains to help reduce light pollution at set times? - The architect was not aware of such equipment but agreed to raise this option with her clients.

25/156 **Apologies for Absence**
Apologies received from Cllr Leney and Pert due to a family commitment.
This was approved and noted by members

25/157 **Disclosure of Interests in matters on the Agenda**
None

25/158 **To receive and sign the Minutes of the meeting held on Monday 2nd June 2025 (previously circulated)**
The minutes of the meeting held on the 2nd June 2025 were approved and signed by the Chairman of the Committee

25/159 **Action points from previous minutes**
These were noted by members

25/160 **To consider Planning Applications received since the last meeting**

WD/2025/1276/F - Farnfields Barn, Pottens Mill Lane, Broad Oak, Heathfield, TN21 8UA. Proposed first floor rear extension, balcony addition to rear façade, internal alterations and all associated works.

OBSERVATIONS: The committee members supported the application, subject to the inclusion of a condition requiring the provision of appropriate and permanent features, such as blinds, shutters, or other light reducing measures to be installed on the first-floor bay windows, new side windows, and doors. These measures should aim to minimise light pollution during nighttime hours, where feasible.

WD/2025/1209/F - Laurel House, Burwash Road, Broad Oak, Heathfield, TN21 8SS. New access and cross over.

OBSERVATIONS: The committee members supported the application, subject to the requirements of the Section 184 Licence under the Highways Act 1980.

WD/2025/1090/F - 1 Birch Terrace, hanging Birch Lane, Waldron TN21 0PA. demolition of existing shed and erection of outbuilding.

Amended plans received based on guidance from the Senior Heritage Officer

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

- *The proposed development is located within a sensitive area of the High Weald National Landscape and is considered out of keeping with the local character.*
- *The design is incompatible with the HWNL Design Guide, specifically contrary to Design Guidance 7 (DG7.)*
- *There is no justification provided for the change of use from a storage facility to a study. It is also not clarified in the application description.*
- *The proposal would have an adverse impact due to its close proximity to a Grade II listed building, with a likely negative effect on its setting, and inadequate justification has been given for the proposal in this context.*
- *The design is incongruous and is not in keeping with the character or form of existing structures.*

Note: Members welcome the grey weatherboarding.

Cllr Draper abstained

WD/2025/1363/F - Heathfield Tavern, Station Road, Heathfield, TN21 8DR. enlargement of public house garden and car park, erection of 1.8metre high fence and relocation of bin store.

OBSERVATIONS: *The committee members support this application and felt it would be beneficial to the surrounding area.*

Note: The members asked when demolishing the building on site all measures are put in place to protect the existing tree during works on the site.

NO CONSULTEES but comments from personal knowledge are allowed

WD/2025/1259/LDP - 6 South Lodge, Harley Lane, Heathfield, TN21 8FE. Loft conversion with roof lights.

OBSERVATIONS: This was noted by members

25/161 **To consider Planning Applications after the agenda was published**

WD/2025/0690/PIP - Land adjacent to Hedera Cottage, North Street, Punnetts Town. Erection of up to five dwellings.

OBSERVATIONS: *The committee members object to the principle of the proposed application on the following grounds:*

- *The site lies outside the development boundary and is located within the High Weald National Landscape (HWNL).*
- *The location is not considered sustainable and would result in an unwarranted extension beyond the established building boundaries of Punnetts Town which only benefits from very limited facilities.*
- *No justification has been provided for the need to develop this greenfield site, nor any justification for the scale of the development within the HWNL.*
- *The committee raised concerns that the approval of this application could establish a precedent, encouraging further development in an area that does not currently require additional housing, especially given the existing number of vacant properties.*
- *Members further noted that the Magham Down site cited in support is not relevant, as it is situated off a main road and comprises a single dwelling, in contrast to the current proposal.*
- *The proposed development appears to contradict the National Planning Policy Framework (NPPF) policies 83, 89, and 115, particularly in relation to sustainability, rural character, and protection of nationally designated landscapes.*

The committee members also raised concerns regarding the following matters of details:

- *There are also significant concerns regarding access and parking, with increased traffic posing a safety risk on what is already a narrow and busy lane.*
- *There has been no apparent consideration of environmental impact, and the application lacks any provision for renewable energy measures such as solar panels or rainwater harvesting systems.*

WD/2025/1392/LDE - Heathfield Park, Annexe North Lodge, Battle Road, Heathfield, TN21 8RB. The existing use of the annexe as holiday let accommodation and as overspill/ancillary residential accommodation (Class C3A) to the main building known as North Lodge.

OBSERVATIONS: The members noted this application.

NO CONSULTEES but comments from personal knowledge are allowed

WD/2025/1293/LDP- 9 Hawthorne Close, Heathfield, TN21 8HP. Conversion of existing single garage to form utility room and study including changes to fenestration and proposed timber shed.

OBSERVATIONS: The members noted this application.

WD/2025/1343/LDP - 43 Springwood Road, Heathfield, TN21 8JX. Proposed single storey side and rear extensions.

OBSERVATIONS: The members asked for clarification regarding the height of the eaves above ground in terms of relevant restrictions on permitted development rights.

25/162 **Planning applications approved: Parish Council Comments are in *Italics*. Please note any decisions that vary from the parish council comments are attached.**

WD/2025/0959/P12 – Co-op, High Street, Heathfield, TN21 8JD. Proposed roof-top solar PV installation. Prior approval not required/*Support*

WD/2024/2785/F – Land adjacent Dads Hill, Cross in Hand, Heathfield, TN21 0SY. Demolition of existing garage building and the erection of a new dwelling. Approved/*Object*

WD/2025/0779/LB- Bakers Corner, Cade Street, Heathfield, TN21 9BP. Internal alterations to existing modern 1980s extension, replacement rear external doors, replacement of failed conservatory glazed units, and removal of cement mortar and re-pointing with lime mortar. Approved/*Support*

WD/2024/2077/F – Mill Road, Heathfield, TN21 0XE. Proposed 4-bedroom dwelling with rear garden and patio, parking and driveway. Approved/*Objected*

These were noted by members

25/163 **Planning applications refused or incomplete**
None

25/164 **Planning Appeals**
Appeal decision- WD/2024/0748/F – Granary, New Pond Hill, Cross in Hand, Heathfield, TN21 0LX. – This appeal is dismissed
This was noted by members

25/165 **Tree Works**
None

25/166 **Streetlights**
(i) **ESCC contract and concerns** – *The previously circulated update was noted by members.*
(ii) **Station Approach Lc2-** *The works for £601.50 to replace the lantern were approved by members.*

25/167 Planning consultation- <https://www.gov.uk/government/consultations/reform-of-planning-committees-technical-consultation>- *The members approved that a response be made to the consultation. Cllrs Dunstall and Whitehouse will circulate a response to members for comment and any suggested amendments and to be approved by email.*

25/268 **Response from ESCC to the A267 Road Safety Groups Vision and Strategy Document-**

This was noted by members.

- 25/169 **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.
- 25/170 **Crime & Disorder Act 1998 Section 17** – to consider effects (if any) arising from items on the Agenda.
Streetlights and speeding were considered.
- 25/171 **Risk Management:** -To consider effects (if any) arising from items on the Agenda
Streetlights and speeding were considered.
- 25/172 **The next Planning and Highways Meeting will be held on Monday 14th July 2025 at 6.30 pm** in the Main Hall, Heathfield Community Centre, Sheepsetting Lane.
This was noted by members

Meeting closed at 20.00pm