



HEATHFIELD AND WALDRON PARISH COUNCIL
PLANNING AND HIGHWAYS COMMITTEE MEETING HELD ON
MONDAY 31st MARCH 2025, IN THE MAIN HALL OF HEATHFIELD COMMUNITY CENTRE AT
6.30pm

Present: Cllrs Coffey (Chair), Draper, Dunstall, Leney, Mian, Pert, Stemp and Thomas. Also in attendance were District Councillor M Gadd and East Sussex County Councillor Anne Cross.

The Assistant Clerk was in attendance

1 member of the public was present

25/79 **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 Cross enquired about the progress of the streetlight contract with ESCC. The Assistant Clerk will forward the queries that have been sent to ESALC for her information.

Cllr Gadd briefly reported on agenda item 25/92 regarding the media release about Wealden winning a legal victory to prevent sewage pollution at a new development. He explained that the potential judicial review period is already halfway through, and it appears that Southern Water is not going to contest the decision. The Grampian condition will be applied to all planning applications in such relevant circumstances, and efforts are being made to enhance it by requiring infrastructure to be in place before any occupation of properties. Wealden are currently compiling questions for Southern Water, as the company has no plans to upgrade its infrastructure until 2030, which is considered unacceptable given that its existing system was stated to be underperforming and unable to cope with current usage. The implementation of additional dwellings resulting from such planning applications do not seem realistically feasible under these circumstances, which is why the Grampian condition has been imposed, and is being considered for tightening.

Members asked questions.

25/80 **Apologies for Absence-** To approve
Apologies received from Cllr Whitehouse as he is currently unwell and Cllr Garnett due to a family commitment.

These were approved and noted by members

25/81 **Disclosure of Interests in matters on the Agenda**

Cllr Coffey declared a personal interest in WD/2025/0052/F as he is working with the agent on a development outside the Parish.

- 25/82 **To receive and sign the Minutes of the meeting held on Monday 10th March 2025 (previously circulated)**
The minutes of the meeting held on the 10th March 2025 were approved and signed by the Chairman of the Committee
- 25/83 **Action points from previous minutes**
These were noted by members
- 25/94 **Newick Lane correspondence**
Members discussed the circulated correspondence received from a resident. They approved supporting the request to reduce the speed limit in certain areas of Newick Lane to 30mph. Members also wished to inform the resident of an additional point to the effect that Speed Watch cannot monitor roads with speed limits above 30mph, so if the speed limit were reduced in the selected area, this could serve as an additional monitoring measure.

Meeting suspended at 19:01

Cllr Cross pointed out that Newick Lane is often closed due to roadworks, as the current speed limit necessitates a full closure. If the limit were reduced, partial closures could be implemented instead, allowing traffic to continue flowing.

Cllr Gadd added that reducing the speed limit in sections that connect to other roads already limited to 30mph could strengthen the residents argument.

Meeting resumed at 19:03

25/84 To consider Planning Applications received since the last meeting

WD/2025/0526/LBR - Priors Cottage, 6 Church Street, Old Heathfield, TN21 9AH.

Retrospective application for replacement kitchen and bathroom and associated repairs.

OBSERVATIONS: *The committee members supported the application, considering the size and appearance to be in keeping with the locality. Members are disappointed with the retrospective nature of this application.*

WD/2024/1311/FR - Hedra Cottage, North Street, Punnetts Town, TN21 9DT. Retrospective application for the regulation of an access and creation of parking area including change of use of land to residential garden.

OBSERVATIONS: *The committee members supported the application, subject to the condition that the applicant should fully comply with the provisions of Section 184 of the Highways Act, 1980, and all required standards are met. However, members expressed disappointment with the retrospective nature of this application.*

WD/2025/0052/F - Priors Farm, Street End Lane, Broad oak, Heathfield, TN21 8TU. Stable building to replace existing dilapidated stable building in the same location and proposed garage building in existing storage, woodyard and hardstanding area.

OBSERVATIONS: *The committee members supported the application, subject to the formal removal of the garage element from the application and the application description amended accordingly, and the stable being used solely for ancillary purposes as stated. Additionally, they requested the removal of permitted development rights for external lighting and clarification on how water runoff, including surface water, will be properly managed. (With regard to the garage element of the application, members were advised that it was understood that this was no longer required).*

WD/2024/2742/FA - Heatherlea, Rolling Fields View, Newick Lane, Heathfield, TN21 8PT. variation of condition 10 of WD/2019/0609/FA (Variation of condition 20 of WD/2017/2957/F (Demolition of static mobile home, annexe, workshops and outbuildings, alterations and additions to existing dwelling and erection of residential development comprising six dwellings – similar development to that approved under WD/2017/0258/F) to enable phased development) to enable revision of the bellmouth and retaining walls entrance.

OBSERVATIONS: *The committee members supported the application, considering it less intrusive and a significant improvement over the existing. Also members would like to add a condition that all the works, including the proposed planting, are completed within six months from the date of any permission granted, and that all areas being are properly restored.*

WD/2025/0395/F - Arqiva Transmitting Station, Herring Lane, Cross in hand, Heathfield, TN21 0UG. Removal of 3 no. existing antenna and the installation of 3 no. new antennas. Installation of mast head amplifiers (MHAs), Remote radio units (RRUs), Bread out boxes (BOBs) and a GPS node. Removal of 1 no. existing cabinet and the installation of 1 no. new cabinet and PSU within the existing cabin. Associated apparatus and ancillary works.

OBSERVATIONS: *The committee supported this application.*

WD/2025/0414/F - Little Firs, Firgrove road, Cross in Hand, TN21 0SX. Demolition of double garage and construction of new double garage with first floor store within the roof.

OBSERVATIONS: *The committee members supported the application, subject to the garage being used solely in conjunction with the main house and for ancillary residential purposes only. Furthermore, they requested the removal of permitted development rights for external lighting and required confirmation that the materials used will be as stated in the application.*

Note: Members requested clarification regarding the precise position regard the nature of the applicant and agent, as the agent signed as the applicant on one part of the application, but gave himself as the agent in another. This needs full clarification, as it could invalidate the applications

WD/2025/0618/F - Steventon, Burwash Road, Broad Oak, Heathfield, TN21 8TD. Dropped kerb, resurfacing of driveway including extension for turning area.

OBSERVATIONS: *The committee members supported the application, subject to the full implementation of the requirements under Section 184, (of the Highways Act, 1980), as outlined in the ESCC comments on planning application WD/2021/0800/F. Additionally, they requested that the satisfactory disposal of surface water drainage be fully addressed before first use of the new arrangements, and that as much of the existing hedgerow and tree as possible be retained.*

NO CONSULTEES but comments from personal knowledge are allowed

WD/2025/0511/LDP - 2 Seaview, Battle Road, Punnetts Town, Heathfield TN21 9DG. Loft conversion with roof windows to the front and rear elevations.

OBSERVATIONS: This was noted by members

WD/2025/0218/F - Land at Northdown, Burwash Road/Newick Lane, Heathfield, TN21 8QY. Construction of 2 no. dwellings, parking and gardens and new access to Newick lane, creation of landscape/ecology area including wildlife pond and associated drainage infrastructure, pedestrian link to Burwash Road.

OBSERVATIONS: *The committee members supported the application, subject to the provision of additional vehicle passing points within the site and ensuring that the vehicular access arrangements allows for two vehicles to safely pass within the site at the entrance. Additionally, they requested confirmation that the Local Planning Authority is fully satisfied that, prior to first occupation of either dwelling, drainage runoff and associated discharge comply with all relevant regulations, with no risk of pollution from drainage water being discharged into ditches connected to watercourses. Furthermore, confirmation that a safe pedestrian access route should be created from the housing to the public footpath on the A265, as the plans show no means of access to such a footpath nor crossing of the road. The frontage hedge to the A265 should also be kept trimmed in accordance with the applicants' stipulations.*

Cllr Coffey abstained

25/85 To consider Planning Applications after the agenda was published

WD/2025/0628/F - Rose Cottage, Church Street, Old Heathfield, TN21 9AJ. Alterations and extensions to dwelling and erection of shed and garage.

OBSERVATIONS: *The committee members supported the application, considering the size and appearance to be in keeping with the locality. Their support is subject to the garage being used in conjunction with and on an ancillary basis to the existing residential dwelling and the materials matching those of the existing property. Additionally, the red line area shown on the submitted plans should be regarded as the residential curtilage of the dwelling. Satisfactory surface water management arrangements must also be in place, including consideration of an underground water facility. Furthermore, permitted development rights for external lighting should be removed.*

25/86

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

WD/2025/0209/F – Heather Brae, Firwood Rise, Heathfield, TN21 8NP. Ground floor rear infill extension with extended roof over, including the formation of two dormer windows; the replacement of two rooflights with dormer windows to match existing; the erection of an open canopied porch at the rear; the inclusion of solar panels to the south facing slopes of the existing roof. *Approved/Support*

WD/2025/0215/F – Danswood, New Pond Hill, Cross in Hand, Heathfield, TN21 0NB. Part conversion of an existing outbuilding into a home office. *Approved/Support*

WD/2025/0095/F- Silveroaks Farm, Hawhurst Lane, Waldron, TN21 0RS. Construction of a temporary (30 Years) small-scale photovoltaic solar development including a change of use of agricultural land. *Approved/Support*

WD/2025/0158/F- Little Tottingworth Farm, Halley Road, Broad oak, Heathfield, TN21 8TH. Extensions to cattle barn. *Approved/Support*

WD/2025/0119/F – Martlet Cottage, The Street, Waldron, TN21 0QU. House remodelling with changes to windows, doors and rooflights, entrance moved with removal of existing porch and proposed new porch. Proposed first floor rear balconette, ground floor flat roof partially raised. *Approved/Support*

These were noted by members

25/87

Planning Appeals

Planning Inspectorate Ref: APP/C1435/W/25/3361239- Kestral Farm, (TN21 9DB) Land to the south of the B2096 (Cade Street) Proposal: 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).

This was noted by members

25/88

Tree Works

TM/2025/0059/TCA- Quince Tree Cottage, School hill, Old Heathfield, TN21 9AE. Fell one weeping willow tree subject to regulations, designated old Heathfield, January 1979/March 2017.

TM/2025/0067/TPO- 25 Hawthorne Close, Heathfield, TN21 8HP. Pollard one willow tree to leave a finished height of approximately 6m above ground level within tree preservation order (Heathfield) no.17, 1982.

TM/2025/0073/TPO - Treetops Way, Heathfield, TN21 8FN. Reduce spread of line of trees away from signage and footway back to kneerail within tree preservation order n0.47, 1992
The Committee did not object to these applications

- 25/89 **Fingerposts at Waldron**
Members discussed the report and agreed for ESCC Highways to replace the fingerpost with a metal posts given its location adjacent to a well -used 'B' road.
- 25/90 **Streetlights**
(i) **ESCC contract and concerns** – *The committee members noted the report and acknowledged that further updates are still awaited.*
(ii) **Firwood Rise - Heathfield- Col 4** – *The committee noted that works have already been carried out on this streetlight.*
- 25/91 **Government Planning Consultation**
The committee approved the response with suggested amendments.
- 25/92 **Media release: Wealden wins legal victory to prevent sewage pollution at new development** – *This was noted by members.*
- 25/93 **New paving in Station Road**
The report was noted by members
- 25/95 **Central East Parish Cluster**
Cllr Coffey circulated a previous report and gave a brief update on this to members.
- 25/96 **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
- 25/97 **Crime & Disorder Act 1998 Section 17** – *to consider effects (if any) arising from items on the Agenda.*
Streetlights were considered.
- 25/98 **Risk Management:** *-To consider effects (if any) arising from items on the Agenda*
Streetlights and fingerposts were considered.
- 25/99 **The next Planning and Highways Meeting will be held on Tuesday 22nd April 2025 at 6.30 pm in the Main Hall, Heathfield Community Centre, Sheepsetting Lane.**
This was noted by members.

Meeting closed at 20.16pm