



HEATHFIELD AND WALDRON PARISH COUNCIL
PLANNING AND HIGHWAYS COMMITTEE MEETING HELD ON
TUESDAY 7th MAY 2024, IN THE MAIN HALL OF HEATHFIELD COMMUNITY CENTRE AT
6.30pm

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

The Assistant Clerk was in attendance

3 members of the public were present

24/118 **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 several concerns and objections to WD/2024/0814/O . These include discrepancies in the stated access versus its actual existence, as well as issues with visibility splays not accounting for the road's contours, both horizontally and vertically potentially leading to safety hazards and negative impacts on the surrounding areas. Additionally, historical refusals of similar applications in the area due to access concerns were noted, along with concerns about the ongoing clearance of hedgerows and the area's sustainability, including insufficient parking provisions.

There were no questions for the member of the public

A representative from Brighter Heathfield spoke in regards to agenda item 24/130. They discussed their plans to plant trees this winter and explained that they were advised to consult with the Parish Council to see if they were planning to extend the wildflower verge in Cross in Hand. If there were no such intention, they hope to plant up to 13 trees in this area and provided details using a proposed map. They also discussed future potential planting plans proposed closer to the rugby club but expressed apprehension about potential lack of support or concerns regarding car parking that could result in damage to the newly planted trees.

Members asked the following questions.

- *What measures could be implemented to prevent people from parking in the area? They expressed hope that the presence of trees would deter members of the public from parking there, subject to safeguarding the trees.*
- *Given that the land isn't under the ownership of the Rugby Club, they shouldn't feel deterred if the Parish Council is supportive. They clarified that their current plan doesn't involve immediate planting in that area, as they prefer to initiate discussions with the Rugby Club first. Additionally, they noted that planting the entire area at once might be overwhelming.*
- *What is the legal terms for the Rugby Club lease. This was explained by a Member*

- A member explained past issues, noting that vehicles parked on the verge have caused visual obstructions. They highlighted that the Rugby Club didn't consider this their responsibility. Planting trees could potentially mitigate or prevent some of the parking issues.

24/119 **Apologies for Absence**

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

24/120 **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 Leney may have a personal interest in planning application WD/2024/0814/O.
However, there isn't an application form detailing the applicant*

24/121 **To receive and sign the Minutes of the meeting held on Tuesday 22nd April 2024 (previously circulated)**

The minutes of the meeting held on the 22nd April 2024 were approved and signed by the Chairman of the Committee.

24/122 **Action points from previous minutes**

The Assistant Clerk provided an update to members, stating that both Cllr Mian and themselves have attempted to address the issue with the speed indicator display (SID) but have been unsuccessful so far. They mentioned ongoing efforts to explore potential solutions to get it operational again, considering the possibility that the battery might be depleted. Also, the Assistant Clerk explained that she hasn't received any feedback regarding the recent Highways issue and will follow up to ensure a response is obtained.

24/130 **Brighter Heathfield tree planting**

Members acknowledged the proposals without objections and gave their approval in principle. They requested that Brighter Heathfield liaise with East Sussex Highways, the Rugby Club, and neighbouring properties. Furthermore, they advised keeping the Parish Council updated throughout the application process and returning with any related updates.

24/123 **To consider Planning Applications received since the last meeting (list attached)**

WD/2024/0814/O - LAND TO THE EAST OF 1 HEATH COTTAGE, CROSS IN HAND ROAD, HEATHFIELD, TN21 0SJ. Development of 4 low carbon semi-detached dwellings.

OBSERVATIONS: *The committee members object to the application on the grounds that:*

- *The existing historic housing allocation for Cross in Hand has already been significantly exceeded resulting in a serious impact with sewage and surface flooding;*
- *The provisions for surface water dispersal will create an excessive load on an already struggling sewage system;*

- *Any proposed SUDs proposal will be ineffective by reason of the geology in the location;*
- *The design is out of keeping and out of character for the locality, not least in this prominent location.*
- *Highway concerns in particular in that the proposals do not allow for sufficient visibility splays and further concerns that the splays required cannot be achieved due to the horizontal and vertical elevation and configuration of the road. From the evidence submitted members are not convinced this can be achieved.*
- *It will be in breach of NPPF 174 (e) in creating unacceptable levels of water pollution;*
- *NPPF 176 considerations should outweigh any others in favour of development*
- *There will be significant biodiversity loss, and it has not been demonstrated that safeguarding of the protected species habitats has been addressed.*
- *Concerns for potential loss of an important substantial hedgerow at the frontage.*
- *The access depicted on the drawings is inaccurate, as there is no access whatsoever in that specific area.*
- *There are concerns regarding the reduction of existing screening, particularly regarding the removal of hedges, trees and undergrowth that has already begun.*
- *There are insufficient parking provisions, which conflict with the High Weald Design Guide and are not in character with the area.*
- *The area is deemed unsustainable due to the absence of footpaths at certain points, and the existing ones are not wide enough to ensure pedestrian safety, posing a danger to those who use them. There is no footway link to Heathfield town furthermore*
- *The draft Local Plan does not allocate this land, and it fails to meet the criteria for windfall housing in any respect in this context.*
- *Additionally, it lies outside any existing or proposed settlement boundary.*
- *The application lacks sufficient information in any respect regarding layout plans, designs, bedroom numbers, landscaping, low carbon housing, parking, access, and drainage, making it very difficult to assess the acceptability and viability of the scheme.*
- *The designs are out of character with Heath Cottages*
- *Granting permission for the development will create a precedent for further such development in the locality*

WD/2024/0846/F - LITTLE DUDSLAND, LEWES ROAD, CROSS IN HAND, HEATHFIELD, TN21 0TA. Ground level solar PV panel array for existing residential dwelling.

OBSERVATIONS; *The committee members supported this application and welcomed the environmentally friendly initiative, noting that the location is within the general developed area of the dwelling' curtilage. They requested that the maintenance of screening be retained if feasible*

WD/2024/0860/F - LITTLE TOTTINGWORTH FARM, HALLEY ROAD, BROAD OAK, HEATHFIELD, TN21 8TH. Extension to cattle yard cover cattle handling area.

OBSERVATIONS: *The committee supports this application and consider the size and appearance are in keeping with the surrounding area. Members also strongly supported the purpose of this application.*

WD/2024/0790/F- LAND AT OAKLANDS FARM, NEWICK LANE, HEATHFIELD, TN21 8PU. Change of use of land for storage of plant, machinery and materials associated with road construction.

OBSERVATIONS: *The committee members have raised objections to this application on several grounds:*

- 1. They assert that it would have a negative impact and encroach upon the Area of Outstanding Natural Beauty (AONB), lacking economic, social, or environmental benefits as required by the National Planning Policy Framework (NPPF) for developments, not least in the AONB.*
- 2. The proposal is stated to conflict with Para 189 of the NPPF, emphasising that land should be suitable for the desired use, as well as Para 182 of the NPPF in respect of impact on the AONB.*
- 3. Concerns are expressed regarding the loss of agricultural ground currently used for grazing, deeming it an undesirable change of land use.*
- 4. The committee members highlight the risk of pollution stemming from increased vehicle and plant use, emphasising the lack of information on storage, stationing and security measures for these vehicles and machinery, apart from limited information regarding the indicated storage building.*
- 5. There is a lack of drainage information concerning surface water flooding, particularly in relation to the hard standing where materials, plant, and machinery are assumed to be stored.*
- 6. The proposal is anticipated to increase the number of heavy commercial plant, vehicles, and machinery using the access way, potentially conflicting with domestic vehicles using that access.*
- 7. Members express concern about the loss of hedgerows to create the proposed access.*
- 8. The proposed building does not conform with the application description provided, thus throwing doubt as to its status in this context.*
- 9. This proposal sets a potential precedent for the creation of new dwellings in the countryside.*
- 10. The access road, which falls outside the jurisdiction of East Sussex Highways, will not be monitored. The increase in usage by large vehicles may disrupt domestic traffic and pose risks to road users.*
- 11. The absence of parking restrictions may lead to potential adverse impacts on public users of the exit road due to increased usage by large vehicles and plant resulting from this proposal.*
- 12. The applicant has not provided a PEA, even though promised in the submitted planning statement..*

NO CONSULTEES but comments from personal knowledge are allowed

WD/2024/0866/LDP- Rosers cottage, Rosers Cross Lane, Waldron, TN21 0RP. Replacement of existing windows and external doors.

OBSERVATIONS: *The members noted this application assuming it is not a listed building.*

WD/2024/0700/LDP- Mulberry Way, Heathfield, TN21 8YN. Insertion of window to garage and replacement garage door.

OBSERVATIONS: *The members noted this application*

24/124 To consider Planning Applications after the Agenda was published

None

24/125 Planning applications approved: Parish Council Comments are in *Italics*. Please note any decisions that vary from the parish council comments are attached.

WD/2024/0340/FR- REDWOOD, BURWASH ROAD, HEATHFIELD, TN21 8QX.
Retrospective application for construction of outbuilding and use as a massage therapy room by the occupier of Redwood. Ancillary use at other times. *Approved/Support*

WD/2024/0169/F - GARWOODS, WARREN LANE, CROSS IN HAND, HEATHFIELD, TN21 0TF. Add porch to rear entrance. *Approved/Support*

WD/2024/0545/FR - HADRIANS, NORTH STREET, WALDRON, TN21 0QR. Conversion of garage to private gym including replacement of a flat roof with a pitched roof.
Approved/Support

These were noted by members

24/126 Planning application Withdrawn

WD/2024/0321/F Head of Planning and Environmental Services ERECTION OF 2 NO. POLYTUNNELS. PARK FARM PLANTS, WEAVERS BROOK LANE, HEATHFIELD, TN21 8QS

This was noted by members

24/127 Planning appeals

FAST AND SHINY CAR WASH, BURWASH ROAD, HEATHFIELD, TN21 8QZ Proposal: REDEVELOPMENT OF CAR WASH TO 4 NO 3 BEDROOM DWELLINGS Planning Inspectorate Ref: APP/C1435/W/23/3335109

This was noted by members

24/128 TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 - Change of use of an industrial unit

including external yard to a skip waste recycling facility and operating depot. The skip waste recycling operation will include skip hire, with deposit and manual sorting of waste for onward recycling. Unit 4 Ghyll Road Industrial Estate, Ghyll Road, Heathfield, East Sussex, TN21 8AW

<https://apps.eastsussex.gov.uk/environment/planning/applications/register/>

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

- *Its inappropriate location in close proximity to a housing development, the Ghyll, and ancient woodland, which could result in negative impacts such as noise, smell, and activity.*
- *Concerns regarding the potential impact on the ancient woodland and Ghyll in terms of noise pollution, drainage, traffic, and access.*
- *Increased conflict between domestic use and large vehicles both in the immediate and wider locality*
- *Increased conflict between other users of the access road, not least the very busy adjacent leisure facility at Urban Jump.*
- *Concerns raised regarding the potential installation of a concrete crushing plant, which is deemed inappropriate for this area as previously stated.*
- *Lack of indication regarding operating hours, necessitating the imposition of restrictions if approved, especially considering the proximity of residential properties.*
- *The proposed use does not fall under any exemptions, being ‘sui generis’, and is therefore outside the scope of Classes B2 and B8 understood to apply at this site..*
- *Concerns were raised regarding the potential for heavy large vehicles to use the bridge in Ghyll Road and cause damage.*

Notwithstanding such objection, if approved then it should be subject: to

The controls as suggested by the applicant.

Further clarification regarding the concrete crushing plant

All traffic being directed to Hailsham Road.

Also, subject to properly complying with regulations related to the high pressure gas main.

Furthermore, subject to clarification of normal business hours operation from Monday-Friday 9am-5pm and Saturday 8am-1pm and at no other times.

24/129

Tree Works

WD/2024/0528/HR - Hedgerow Removal notice –

LAND OFF BARLEY MOW LANE, CHAPEL CROSS, WEALDEN, HEATHFIELD AND WALDRON, TN21 9DJ To provide access to a temporary compound, which will facilitate the installation of a replacement 7kn water main.

The response was ratified by members

24/131

Streetlights- To agree works to streetlight col 4 at for Firwood Rise at a cost of £861.30- *This was approved by members*

24/132

Agent Panel minutes- *This was noted by members*

24/133

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

- 24/134 **Crime & Disorder Act 1998 Section 17** – to consider effects (if any) arising from items on the Agenda.
Streetlights and panel minutes were considered.
- 24/135 **Risk Management:** -To consider effects (if any) arising from items on the Agenda
Streetlights and Highways and verges were considered.
- 24/136 **The next Planning and Highways Meeting will be held on Tuesday 21st May 2024 at 6.30 pm in the Main Hall, Heathfield Community Centre, Sheepsetting Lane.**
This was noted by members

Meeting closed at 15.52pm

Draft