



**HEATHFIELD AND WALDRON PARISH COUNCIL**  
**PLANNING AND HIGHWAYS COMMITTEE MEETING HELD ON**  
**MONDAY 4<sup>th</sup> November 2024, IN THE MAIN HALL OF HEATHFIELD COMMUNITY CENTRE AT**  
**6.30pm**

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

The Assistant Clerk was in attendance

1 member of the public was present

24/295 **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)  
*None*

24/296 **Apologies for Absence**  
*Apologies received from Cllrs Garnett and Pert due to a family commitment and apologies received from Cllr Thomas due to another committee meeting scheduled on the same evening.*  
*These were approved and noted by members.*

24/297 **Disclosure of Interests in matters on the Agenda**  
*None*

24/298 **To receive and sign the Minutes of the meeting held on Monday 14<sup>th</sup> October 2024 (previously circulated)**  
*The minutes of the meeting held on the 14<sup>th</sup> October 2024 were approved and signed by the Chairman of the Committee*

24/299 **Action points from previous minutes**

*The Assistant Clerk provided an update to members on the ongoing actions regarding the A267 Cross in Hand road safety item. During the previous Planning and Highways Committee meeting, members agreed to continue seeking updated statistics related to the A267, including crash-site data, to support future evidence-based submissions. East Sussex Highways responded by providing a link to the Safer Sussex Partnership data portal for accessing this information, though it may come with associated costs.*

**Standing Orders were suspended at 18:43.**

*A member of the public informed the committee that the A267 action group would be meeting with other local parishes and suggested collaborative efforts for gathering data.*

**Standing Orders resumed at 18:45.**

*Members agreed to contact the A267 action group to ascertain what data and information they recommend. Cllr Draper will then assess the requested information and prepare a document for presentation at the next meeting.*

*Members also agreed to support the community campaign and provide assistance as needed, though no correspondence has been received from the campaign group to date. Support for the Speed Watch initiative was reiterated. A councillor has shared relevant information with the group and is aiding in the assessment of safe locations for speed monitoring while also helping recruit volunteers. Currently, the A267 is considered unsafe for speed watch activities, but plans are underway to establish a collaborative speed watch across Heathfield, Cross in Hand, Five Ashes, and Waldron.*

*The committee also plans to keep a petition book in the office for public signatures, ensuring compliance with GDPR regulations. However, no correspondence from the campaign group regarding this matter has been received.*

*Additionally, the committee continues to pursue a meeting with East Sussex County Council Highways and is awaiting a response after the relevant Police report has been received and more information is available.*

*The Assistant Clerk further reported on the response from ESCC Cllr Chris Dowling regarding the public meeting request. Cllr Dowling expressed his willingness to support the community initiative but proposed an alternative approach for consideration by the Parish Council.*

*Cllr Dowling suggested holding a more focused meeting that would include the following participants:*

*Planning and Highways Parish Council representatives*

*East Sussex County Councillor Ann Cross*

*Representatives from East Sussex Highways*

*Himself (Cllr Chris Dowling)*

*The objective of this smaller, targeted meeting would be to collaboratively explore potential options and practical suggestions. Once concrete proposals are developed, these would be communicated to the community through a Planning and Highways Committee Meeting or other suitable channels.*

*The members were asked to consider and approve this proposed method. Members approved the recommendation, with the addition that representatives from the A267 action group should also be included in the meeting.*

*Members noted the response from the Police about their departure from the Sussex Safer Roads Partnership.*

**24/300 To consider Planning Applications received since the last meeting**

**WD/2024/2239/FA**

13A High Street, Heathfield, East Sussex, TN21 8LU. Variation of condition 5 of WD/2022/2086/F (Single storey extension with first floor extension over, to increase floor area of existing flat and to form residential annexe) to reduce scheme for extension to first floor to increase area of flat.

**OBSERVATIONS:** *The committee members supported the application, considering the size and appearance to be in keeping with the locality, subject to the condition that the use is for the stated purpose. This was approved by email and ratified at the meeting*

**WD/2024/2175/F**

Little Tottingworth farm, Halley Road, Broad Oak, Heathfield, TN21 8<sup>TH</sup>. Demolition of existing Cattle Barn. Erection of new Cattle Barn with outdoor holding area.

**OBSERVATIONS:** *The committee members support this application and consider the size and appearance to be in keeping with the locality, subject to any external lighting to be subject to controls and the recommendations in the report submitted by the NatureSpace Newt officer.*

**WD/2024/2278/F**

9 Ghyll Road, Heathfield, TN21 0AQ. Ground floor extension to rear. First floor extension above to rear.

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

- *The design and external appearance were deemed out of character with the surrounding area.*
- *There is potential for overlooking, raising privacy concerns.*
- *The architectural design was considered undesirable.*
- *Excessive glazing was noted which could cause negative environmental concerns.*
- *Concerns were expressed regarding potential noise pollution.*

**Note:** *It is likely that, from a Building Regulations perspective, the proposal may not comply due to the extent of unprotected area formed. It is strongly recommended that the Building Control Officer reviews the application for compliance.*

**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.

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

- *The design is out of character, architecturally inappropriate for this type of building.*
- *Excessive glazing.*
- *Flat roof design.*
- *All the above taken in the context of the location within the National Landscapes (NL) or AONB*
- *Conflicts with the National Planning Policy Framework (NPPF) 2023, paragraphs 182 and 195.*
- *Conflicts with the current draft version of the NPPF 2024, specifically section 191c.*
- *The proposed development is overly large and out of keeping with the surrounding area.*
- *The proposed development is considered excessive in the context of the previously submitted scheme accepted by WDC as being within permitted development rights tolerances for this property.*
- *Note: Members expressed their approval and support for the report submitted by the WDC Senior Heritage Officer.*

**WD/2024/2231/F**

5 Bracken Way, broad oak, Heathfield, TN21 8TN. Erection of a first-floor side extension over existing garage/kitchen.

**OBSERVATIONS:** *The committee members supported the application, considering the size and appearance to be in keeping with the locality, subject to no windows in the east flank of the elevation.*

**WD/2024/2242/F**

23 Weald View Road, Heathfield, TN21 0XA. Replacement of link structure and associated internal changes.

**OBSERVATIONS:** *The committee members supported the application, considering the size and appearance to be in keeping with the locality.*

**WD/2024/2338/F**

Heartsease, Burwash Road, Broad Oak, Heathfield, TN21 8XD. Construction of detached garage.

**OBSERVATIONS:** *The committee members supported the application, considering the size and appearance to be in keeping with the locality, subject to the following conditions:*

- *The use of the garage must remain as stated, in conjunction with the existing dwelling.*
- *Adequate provisions for rainwater disposal must be ensured.*
- *Existing hedging and trees should be safeguarded during construction.*
- *The existing outbuilding should be removed as stated in the application.*

**Note:** *Members encourage the applicant to consider incorporating rainwater storage as part of the development.*

**WD/2024/2290/F**

Cedar Cottage, Nursery Lane, Blackboys, TN22 4EU. Single storey rear extension.

**OBSERVATIONS:** *The committee members supported the application, considering the size and appearance to be in keeping with the locality, and welcome the materials which are in keeping to the existing dwelling.*

**WD/2024/2286/LB**

Glovers, Firgrove Road, Cross in Hand, TN21 0QL. Removal of cement mortar to north east elevation, repoint with lime mortar and bricks, installation of non-opening window.

**OBSERVATIONS:** *The committee members supported the application, considering the size and appearance to be in keeping with the locality and recommending that the development be implemented as described in the design and access statement.*

**WD/2024/2251/F**

52 Broad View, Broad Oak, Heathfield, TN21 8SB. Enlarged rear dormer window. Dormer window and roof light to front pitch of roof.

**OBSERVATIONS:** *The committee members supported the application, considering the size and appearance to be in keeping with the locality.*

**Note:** *In the light of the amendments made the application description needs to change to reflect the fact that there is no longer a proposed roof light, and a front dormer has been included.*

NO CONSULTEES but comments from personal knowledge are allowed

**WD/2024/7034/AD**

Dower House Farm, Possingworth Lane, Waldron, TN22 5HJ. Proposed new agricultural track.

**OBSERVATIONS:** **This was noted by members**

**WD/2024/7035/AD**

Bell Reed Farm, Cross in Hand, Heathfield, TN21 0SY. Erection of metal pre-fab barn building. extension to existing barn.

**OBSERVATIONS:** *The committee objected to the application, as they felt there was insufficient submitted detail and information. They, in particular, requested:*

- *justification for the purpose of the development in the context of the existing agricultural holding,*
- *clarification regarding the provisions for surface water drainage. and*
- *clarification regarding the necessity for the positioning of the pre-fabricated barn, poorly located in the context of the existing building group.*

*Members noted that the area is highly sensitive and within a protected landscape, and all the above should be considered in this context.*

24/301 **To consider Planning Applications after the agenda was published**

**WD/2024/1713/F**

Kiln Farm, Foxhole Lane, Broad Oak, Heathfield, TN21 8UY. Construction of stable block to include tack room, WC, Hay and feed store.

**OBSERVATIONS:** *The committee support the application which is in line with the use of the land, subject to the stables building being used for the purpose stated and the conditions recommended by the NatureSpace Newt Officer.*

**WD/2024/2444/F**

Sky Farm, Battle Road, Chapel Cross, Heathfield, TN21 9DB. Conversion of part of an existing stable into annex accommodation including replacement windows and doors.

**OBSERVATIONS:** *The committee supported the application, provided that the annexe is used exclusively by the direct family of the occupiers of the main dwelling and not for other non-related purposes. Members requested further clarification regarding foul and surface water drainage, as well as the submission of a bat survey, as promised by the applicants. Additionally, they requested that there should be no external lighting and no separate curtilage formed for the annexe.*

24/302 **Planning applications approved: Parish Council Comments are in *Italics*. Please note any decisions that vary from the parish council comments are attached.**  
**WD/2024/1899/F-** Kells, Possingworth Close, Cross in hand, Heathfield, TN21 0TL.  
Replacement open fronted store. Approve/*Support*

**WD/2024/1837/FA-** Beacon Down Vineyard, Browns Lane, Cross in hand, Heathfield, TN21 0QJ. Variation of condition 14 attached to WD/2023/2860/F (Demolition of the existing agricultural building (with consent for use within class R of the GPDO) and the construction of a farm Shop/café, together with associated parking and landscaping). To vary the hours of use. Approve/*Object*

**WD/2024/1854/F-** 41 High Street, Heathfield, TN21 8HU. Change of use of first floor and conversion of roof space (including proposed rear dormer window) to form self-contained maisonette at first and second floor levels. Retention of existing retail unit and rear courtyard area at ground level. Approve/*Support*

**WD/2024/2004/F-** 7 Mayview Close, Broad Oak, TN21 8SL. New residential access and crossover to associated parking and turning. Approve/*Objected*  
**These were noted by members**

24/303 **Planning applications refused:**

**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).  
Refused/*Objected*

**WD/2024/1678/O-** Land south of Sandy Cross Lane and east of Monkhurst House, Heathfield, TN21 8QR. Outline application with all matters reserved bar access for the provision of 9 no. self-build dwellings, access from Sandy Cross Lane, and ancillary works.  
Refused/*Objected*  
**These were noted by members**

24/304 **Planning applications withdrawn:**

**WD/2023/0867/LB-** Runtington Manor Farm, Hailsham Road, Maynards Green, Heathfield, Tn21 0DJ. Replacement windows and doors, proposed front porch, pointing to brickwork, dampproofing to cellar, provision of roof windows, replacement flooring, replacement wall, floor and ceiling finishes to kitchen and conversion of former cart shed to create a studio. Withdrawn/*Support*

**WD/2023/0866/F-** Runtington Manor Farm, Hailsham Road, Maynards Green, Heathfield, Tn21 0DJ. Replacement windows and doors, proposed front porch, pointing to brickwork, damp proofing to cellar, provision of roof windows, replacement flooring, replacement wall, floor and ceiling finishes to kitchen and conversion of former cart shed to create a studio. Withdrawn/  
*Support*

**These were noted by members**

24/305 **Planning applications issue:**

**WD/2024/2063/LDE-** Taylor's Farm, Knowle Lane, Broad Oak, Heathfield, TN21 8UU. Confirmation that works have commenced for the conversion of the existing barn into a dingle dwelling as per planning approval WD/2023/0283/F.  
*Issue/Accepted*

**WD/2024/1993/LDE-** Star Lodge, Waldron, TN21 0NN. Commencement of development WD/2017/0104/F- conversion and extension of existing outbuildings to create new dwelling. *Issue/Objected*

**These were noted by members**

24/306 **Tree Works**

**TM/2024/0211/TCA**

Coopers Spinney, Old Heathfield, TN21 9AE. Work as per schedule subject to regulations, designated Old Heathfield conservation area, January 1979/March 2017.

**The Committee did not object to this application.**

24/307 **Planning Appeals**

**Appeal Ref: APP/C1435/W/23/3334968-** Land South-East of Quarry Wood, Fir Grove Road, Cross in Hand, Heathfield TN21 0TA. The appeal is **dismissed**

**Appeal Ref: APP/C1435/W/23/3335109** Fast & Shiny Car Wash, Burwash Road, Heathfield, East Sussex TN21 8QZ- The appeal is **dismissed**

**Appeal Ref: APP/C1435/W/24/3352611-** 81 HIGH STREET, HEATHFIELD, TN21 8JA.  
*Appeal Notification*

**Appeal Ref: APP/C1435/W/24/3352818-** GRANARY, NEW POND HILL, CROSS IN HAND, HEATHFIELD, TN21 0LX. *Appeal Notification.*

**These were noted by members**

24/308 **Horam Neighbourhood Plan**

*This was noted by members*

24/309 **Streetlights**

(i) **Vale View Road report** – *This was noted by members*

(ii) **Vale View Road quotes** – *Members considered the quotes and the report and*

*agreed to request a further quote for a shorter column. This will be brought back to the committee to review once received.*

(iii) **ESCC Contract and Concerns** – *The committee reviewed the previously circulated response and report and agreed that the concerns raised by members had not yet been addressed. It was decided that Cllr Leney would compile the issues into a brief report, which would be circulated to other parishes to gauge collective sentiment on the matter. The Assistant Clerk will also notify ESALC and SLCC about this process. If other parishes express similar concerns, these issues will be raised with ESALC and SLCC*

(iv) **Annual Costs and replacement of lamps-** *The members discussed the circulated report and agreed for East Sussex County Council (ESCC) Streetlighting Department to carry out a survey, free of charge, to assess the condition of brackets and columns.*

24/310 **Copy of proposed speed limit request to MP-** *This was noted by members*

24/311 **Speeding and road safety within Waldron correspondence received from resident** – *The members reviewed the correspondence received and concluded that they could not take any action on individual requests at this time. However, they expressed support for the new Speed Watch initiative being established, with hopes that Waldron will be included. This initiative may assist in gathering evidence regarding the reported speed issues.*

24/312 **Urban Grass Cutting 2025-** *The members considered the options available and agreed to continue with option 1.*

24/313 **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*

24/314 **Crime & Disorder Act 1998 Section 17** – *to consider effects (if any) arising from items on the Agenda.  
Streetlights and speeding issues were considered.*

24/315 **Risk Management:** *-To consider effects (if any) arising from items on the Agenda  
Streetlights and speeding issues were considered.*

24/316 **The next Planning and Highways Meeting will be held on Monday 25<sup>th</sup> November 2024 at 6.30 pm in the Main Hall, Heathfield Community Centre, Sheepsetting Lane.**  
*This was noted by members*

**Meeting closed at 20.02pm**