



HEATHFIELD AND WALDRON PARISH COUNCIL
PLANNING AND HIGHWAYS COMMITTEE MEETING HELD ON
MONDAY 22nd JULY 2024, IN THE MAIN HALL OF HEATHFIELD COMMUNITY CENTRE AT
6.30pm

Present: Cllrs Dunstall (Chair), Draper, Garnett, Mian, Snook, Thomas and Whitehouse
Also in attendance was Wealden District Councillor Gadd

The Assistant Clerk was in attendance

5 members of the public were present

Minutes

Presentation by Dovetail Homes on Redevelopment of The Priory Grange, Broad Oak, Heathfield

Dovetail Homes presented their plans for redeveloping The Priory Grange to members, using slides to explain their intentions for the redundant rural building. They aim to convert the hospital into flats while preserving as many of the original features as possible.

Members asked the following questions:

- *A members raised concerns about drainage, foul water disposal, and surface water disposal. They enquired if there are any main sewers in the area, noting that the existing property was served by a packaged treatment plant, which should be considered in terms of capacity and outlet. - The developer assured members that they will be submitting a drainage report and seeking relevant advice to address these concerns.*
- *A member noted the proposal for 18 dwellings and asked for details on the number of bedrooms in these dwellings and the types of materials envisaged for construction. - The developer explained that the flats will include 1, 2, and 3-bedroom units. They are attempting to incorporate an element of affordable housing, although this may be challenging due to conversion constraints. The materials used will be local, including plain stock tiles.*

24/193 Public questions

A member of the public addressed the meeting regarding agenda item 24/208, which relates to access concerns on the A267. They referenced emails sent to the ESCC Highways Department, which was also shared with the members.

The speaker emphasised the issues they had raised and discussed, potential solutions that ESCC Highways could implement, such as improved signage and repainting of the white lines. Another resident mentioned to the speaker the idea of installing a blackspot sign, although such signs are no longer used. The resident explained that the location in question is particularly problematic due to its position on a bend, making it crucial to address overtaking and speeding. They noted that the road is too narrow for lorries, requiring them to slow down and wait to pass each other. While reducing speeding would be the ideal solution, the speaker acknowledged that it may not be realistic. The member of the public urged the Parish Council to help request ESCC Highways Department to consider other measures to improve safety for this area.

No questions were raised by members

24/194 Apologies for Absence

*Apologies had been received from Councillors Coffey, Leney and Stemp
These were noted*

24/195 Disclosure of Interests in matters on the Agenda

Cllr Draper declared a personal interest in WD/2024/1540/F as she knows the applicant.

Cllr Snook declared a personal interest in agenda item 24/208 as her property is in close proximity to the area of concern raised.

24/196 To receive and sign the Minutes of the meeting held on Monday 1st July 2024 (previously circulated)

The minutes of the meeting held on the 1st July 2024 were approved and signed by the Chairman of the Committee.

24/197 Action points from previous minutes

At the last Planning and Highways Committee meeting, it was agreed to seek further information from the residents who raised concerns about the water leak at Firgrove Road, Cross in Hand. The residents have informed us that East Sussex Highways has been on site and completed the repair work. However, they have subsequently reported a new issue. While their initial leak has been resolved, the problem seems to have shifted further down the road. It was approved to include this matter on the agenda for the next SLR meeting to ensure it is thoroughly resolved.

All other items are on the agenda

24/208 Access Concerns on the A267 (Little London Road), Cross in Hand at bend between Sheepsetting & Pook Reed Lanes junctions (TN21 0LU)

Prior to the meeting, information and correspondence were circulated to members. The chair asked if members would like to discuss and add to this.

A member reported that this is the fourth accident since Christmas, with the latest accident being very severe. It involved multiple cars, required a person to be cut out of their vehicle, and resulted in the road being closed for several hours. Despite ES claiming they have no funds and that it is not considered a severe crash site, the member feels that the parish

council should advocate for measures to reduce speed, such as a black spot sign, speed reduction, or speed humps.

Another member mentioned that they had previously investigated the use of black spot signs for another area and were informed by ES that it is no longer a recognised sign. Additionally, such signage does not specify the nature of the hazard, so it may not be worthwhile to pursue. They supported the idea of lining work or a similar measure. However, they noted that ES's response is likely to be that they have no money. Furthermore, the difference between rural and urban valuations can impact the assessment of what measures are needed, with this site being classified as urban, which imposes certain constraints.

Another option suggested by a member was to explore cutting back hedges to improve visibility and determine who is responsible for this task. Another member explained that ES Highways could perform this work, but it is a lengthy process. At a recent meeting with ES, they again cited funding issues and suggested that the Parish Council should take on this responsibility. They have produced a flyer which the Parish Council should send to the land owners and ES Highways would only intervene if residents fail to comply with requests.

Another member expressed sympathy for ES Highways' lack of funds but emphasised that they are the responsible authority and should take action to prevent accidents.

After further discussion, the members agreed that it is the statutory duty of ES Highways to address issues such as white lines, road markings, cat's eyes, and signage. They decided to request a highway steward to inspect the area, implement these measures, and provide any additional recommendations. This request will be included in the agenda for the next SLR meeting.

Cllr Snook left the meeting 19.05pm

24/198 To consider Planning Applications received since the last meeting

WD/2024/1115/F - NEW STONEY ACRE, GREENWOODS LANE, PUNNETTS TOWN, TN21 9HU. Demolition of dwelling and attached workshop and construction of replacement dwelling.

OBSERVATIONS: *The committee members support this application and consider the size and appearance to be in keeping with the locality. They believe it is an improvement on the previous application, addressing some of the previously raised concerns. The members felt it enhances the area, is a low-impact building, has received support from neighbours, and is not detrimental to the surroundings.*

Cllr Draper abstained

WD/2024/1440/FA- CADENCE, BATTLE ROAD, PUNNETTS TOWN, HEATHFIELD, TN21 9DR. Variation of condition 11 of WD/2021/2008/RM (Reserved matters pursuant to outline application WD/2020/0844/O (Outline application with all matters reserved aside

from the means of access for residential development comprising 4 No. bungalows with vehicular access from B2096 battle Road and associated landscaping, infrastructure and earthworks, together with demolition of existing dwelling) to enable roof amendments to plots 2, 3 and 4.

OBSERVATIONS: *The committee members supported this application based on its amendments to the previously approved plans and do not see it as detrimental.*

WD/2024/1517/FA- 2 GORSE COTTAGES, CROSS IN HAND ROAD, HEATHFIELD, TN21 0SL. Variation of condition 13 of WD/2023/1396/O (Development of 2 No. low carbon semi-detached dwellings) Change to house design.

OBSERVATIONS: *The committee supported the application on the basis that the minor amendments are acceptable.*

WD/2024/1563/F - 1 CLARKLYE COTTAGES, MILL LANE, PUNNETTS TOWN, TN21 9HX. Two storey extension to replace existing storey kitchen extension; porch to side; internal alterations; gate way and parking area within existing curtilage.

OBSERVATIONS: *The committee members support this application and consider the size and appearance to be in keeping with the locality.*

Note: *The members are aware of a new access being formed on the highway, which includes the loss of hedging at the new access point. They emphasise that the relevant processes should be carried out accordingly.*

WD/2024/1562/F- BEACON DOWN VINEYARD, BROWNS LANE, CROSS IN HAND, HEATHFIELD, TN21 0QJ. New vehicular access from Firgrove road, track, track, parking provision and associated work including two entrance signs

OBSERVATIONS: *The committee members support this application as the proposed road layout is more suitable and would reduce traffic on Brown's Lane.*

Note: The members were concerned about the rights of way on the footpath that would be crossing the new entrance and emphasised the need to consult with the rights of way team to ensure the necessary consultations and licenses are undertaken.

NO CONSULTEES but comments from personal knowledge are allowed

WD/2024/1472/LDP- 74 SWAINES WAY, HEATHFIELD, TN21 0AN. Proposed timber framed garden room.

OBSERVATIONS: **This was noted by members**

WD/2024/1275/LDP- TRESKO, MARSHLANDS LANE, HEATHFIELD, TN21 8EY. Mobile home

OBSERVATIONS: **This was noted by members**

24/199 **To consider Planning Applications after the agenda was published**

WD/2024/1540/F- 23 BIRCH WAY, HEATHFIELD, TN21 8BB. Installation of an air source heat pump to the rear of the existing garage and within 1 meter of the site boundary.

OBSERVATIONS: *The committee members support this application, believing it to be unobtrusive and effective, and that it aligns with the environmental measures of the Parish Council.*

Cllr Draper abstained.

24/200 **Planning applications approved:** Parish Council Comments are in Italics. Please note any decisions that vary from the parish council comments are attached.

WD/2024/1104/F - LITTLE PIGSTROOD, STREET END LANE, BROAD OAK, HEATHFIELD, TN21 8UB. First floor side extension and construction of four dormer windows to second floor, provisions of single roof light and replacement front porch. Approve/Support

WD/2024/1185/F - OAKDENE COTTAGE, STREET END LANE, BROAD OAK, HEATHFIELD, TN21 8TU. Single storey front porch. Approve/Support

WD/2024/1113/F- LITTLE TOTTINGWORTH FARM, HALLEY ROAD, BROAD OAK, HEATHFIELD TN21 8TH. Demolition of timber sheds. Extensions to farm shop to provide refrigeration unit, customer toilets, kitchen, food preparation and storage rooms, external loading bay and pedestrian ramp to yard. Approve/Support

These were noted by members

24/201 **Planning applications refused:**

WD/2024/0373/F- CULVERGROVE FARM, LITTLE LONDON, HEATHFIELD, TN21 0AX. Erection of field barn and stationing of mobile home to provide accommodation for agricultural employee. Refused/*Object*

WD/2024/0896/F - THE CHAPEL, STREET END LANE, BROAD OAK, HEATHFIELD, TN21 8RY. Part retrospective application for the construction of detached garages and store. Refused/*Object*

WD/2024/0778/O - ROHALLION, CADE STREET, HEATHFIELD, TN21 9BU. Outline application for construction of new dwelling which will be served by existing improved access. Change to parking arrangement and new access to serve existing property. 'Rohallion' wider landscaping and biodiversity enhancements. Refused/*Object*

These were noted by members

24/202 **Brighter Heathfield tree application**

The committee members approved the Brighter Heathfield tree application.

A member suggested that Tower Recreation Ground could be another area for tree planting. It was proposed that this suggestion be put forward to Brighter Heathfield if they plan to consider additional locations in the future.

24/203 **Tree Works**

TM/2024/0135/TPO

3 CHERRY GARDENS, GREEN LANE, HEATHFIELD, TN21 8XZ. Crown reduce one oak tree by up to 30% leaving the tree at a height of 10m and a spread of 8-9m within tree preservation order (Heathfield/Waldron) no.55,1989

This was noted by members

24/204 **Streetlights**

The previously circulated report and works brief were discussed by the members. They approved adding a note to the works brief specifying that the Parish Council's streetlights are warm white.

Members also raised concerns about poor service, lack of response, delays due to waiting for materials, and the costs of works. They agreed to draft a letter of complaint to East Sussex Highways outlining these concerns. The letter and list of concerns will be agreed upon by email.

24/205 **Verge grass**

The committee members discussed the previously circulated concerns and correspondence. They reviewed next year's verge cutting and considered possible measures. While they sympathized with the resident's situation, they felt that planting on highway verges without the relevant permission was not a valid reason to alter the current cutting schedule. ES Highways manage a large area, and without the appropriate license and processes, contractors would not be aware of areas that should not be cut.

The members agreed that posting on social media to advise residents on how to designate a verge as a meadow or wildflower area, and the process for preventing cutting, could be beneficial.

24/206 **Isenhurst signage**

The members discussed the correspondence and agreed that the sign in question is outdated and no longer in use. They decided to include a discussion on what alternative signs could be used in various areas at the next SLR meeting.

24/207 **Planning enforcement - Monkhurst Farm**

This was noted by members

24/209 **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

24/210 **Crime & Disorder Act 1998 Section 17** – to consider effects (if any) arising from items on the Agenda.
Streetlights and road accidents were considered

24/211 **Risk Management:** -To consider effects (if any) arising from items on the Agenda
Road safety and A267 London Road were considered.

24/212 The **next Planning and Highways Meeting** will be held on **Monday 12th August 2024** at 6.30 pm in the Main Hall, Heathfield Community Centre, Sheepsetting Lane.
This was noted by members

Meeting closed at 19.53pm