



HEATHFIELD AND WALDRON PARISH COUNCIL
PLANNING AND HIGHWAYS COMMITTEE MEETING HELD ON
MONDAY 23rd SEPTEMBER 2024, IN THE MAIN HALL OF HEATHFIELD COMMUNITY CENTRE
AT 6.30pm

Present: Cllrs Coffey (Chair), Draper, Dunstall, Leney, Pert, Thomas and Whitehouse.
Also in attendance was Wealden District Councillor Gadd

The Assistant Clerk was in attendance

No members of the public were present

Minutes

24/252 **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

24/253 **Apologies for Absence**
*Apologies had been received from Councillors Garnett, Mian and Stemp
These were noted*

24/254 **Disclosure of Interests in matters on the Agenda**
Cllr Pert declared a personal interest in agenda item 24/263 as his property is in close proximity to the streetlight being discussed.

Cllr Coffey declared a personal interest in agenda item 24/261 in regards to tree works at Jasmine Cottage as he knows the applicant.

24/255 **To receive and sign the Minutes of the meeting held on Monday 2nd September 2024 (previously circulated)**
The minutes of the meeting held on the 2nd September 2024 were approved and signed by the Chairman of the Committee.

24/256 **Action points from previous minutes**
The committee members reviewed the circulated report and discussed the issue of speeding on Mutton Hall Hill. This matter was previously addressed at the recent SLR meeting, where the new Safety and Traffic Manager committed to investigating possible solutions. Once the investigation is complete, any viable options will be reported back to the SLR committee. Should any solutions emerge, the item will be placed on the agenda

for further discussion. If no feasible options are identified, no further action will be taken at this time.

A councillor raised concerns regarding the streetlight agreement after comparing the old and new versions. The new agreement includes a section that indemnifies the Parish Council in the event of any claims made against the County Council, should the County Council be found negligent and cause damage to a person or property. This clause is new, and it was felt that such matters should be covered by general law rather than contracted out. The committee agreed to consult other parishes to see if they share similar concerns and to gather any recommendations. Responses will be reported at the next Planning and Highways Committee meeting.

24/257

To consider Planning Applications received since the last meeting

WD/2024/1964/F

MALINDI, LEWES ROAD, CROSS IN HAND, HEATHFIELD, TN21 0TA. Conversion of the garage into an annexe with a single storey extension to the rear of the garage and a single storey extension to the rear of the existing bedrooms. Vertical timber cladding to the front elevation where currently rendered and below the windows which replace the garage doors and to the two rear extensions.

OBSERVATIONS: *The committee members support this application and consider the size and appearance to be in keeping with the locality, subject to the following conditions: the extension must be used in conjunction with the main dwelling, and the internal access between the two units must remain in place. Additionally, the materials used should be in keeping with the existing dwelling, and no new windows should be added to the east elevation of the easternmost extension.*

WD/2024/2004/F

7 MAYVIEW CLOSE, BROAD OAK, TN21 8SL. New residential access and crossover to associated parking and turning.

OBSERVATIONS: *The committee objects to this application on the following grounds: they feel that the scheme is unsatisfactory in the following respects: Due consideration has not been given to the proposed new vehicular access at this location, in terms of the proximity to the existing traffic lighted pedestrian crossing and associated street furniture to the west, including restricted visibility, combined with restricted visibility to the east due to a hedgerow on a boundary outside of the applicant's control, all of which pose potential safety risks and hazards to pedestrians and vehicular traffic.*

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 single dwelling as per planning approval WD/2023/0283/F.

OBSERVATIONS: *The members accept the application.*

Note: *The applicant must meet all the requirements of the conditions attached to the original application.*

WD/2024/1321/F

LENNOX COURT, MUTTON HALL HILL, HEATHFIELD, TN21 8NF. Replacement of roof, finlock gutters and fenestration. Photovoltaic panels also to be added to the new roof. Erection of retaining wall with associated works.

OBSERVATIONS: *The committee members support the refurbishment and improvement of the building and welcome the positive environmental outcomes associated with these enhancements.*

Note: Members were pleased to see such a well-presented application.

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.

OBSERVATIONS: *The members find this application inconclusive and insufficient, as it does not demonstrate a valid material commencement has taken place related to the minimal work carried out. Additionally, there is a lack of concrete evidence regarding the date when such work was completed. The members also note the absence of any admissible evidence in terms of a valid commencement in compliance with the Building Regulations.*

24/258

To consider Planning Applications after the agenda was published

WD/2024/2025/F

LAND ADJACENT DADS HILL, CROSS IN HAND, HEATHFIELD, TN21 0SY. Application for the demolition of existing garage building and the erection of a new dwelling.

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

- The application falls within the High Weald National Landscape (HWNL), and the presumption of sustainability does not apply; members do not consider this to be a sustainable location.*
- The application fails to take into account the setting of the adjacent listed building, (Cross in Hand Windmill), and the Council is concerned about the lack of a heritage statement.*
- The application is outside the development boundary as defined by the current Draft Local Plan and the adopted Wealden Local Plan.*
- The design of the proposed building is inconsistent with the setting, given its prominent position within the HWNL.*
- There are concerns regarding the potential impact on the adjoining environment and the effect on dark skies on the west side of the lane.*
- Members expressed concerns about the lack of detail regarding how biodiversity net gain can be achieved; the applicant has not demonstrated the ability to meet this requirement on the land under their control.*
- Members are not satisfied that the parking and turning space arrangement fully takes into account the narrow, busy lane, which could detrimentally affect vehicular safety.*
- There has been no justification provided for replacing the existing garage and potential touring caravan with a dwelling, which is a wholly insufficient justification in terms of national and local planning policy considerations.*

24/259 **Planning applications approved: Parish Council Comments are in *Italics*. Please note any decisions that vary from the parish council comments are attached.**

WD/2024/1540/F- 23 Birch Way, Heathfield, TN21 8BB. Installation of an air source pump to the rear of the existing garage and within 1 meter of the site boundary. Approve/*Support*

WD/2024/1731/F – Pilgrim Cottage, New Pond Lane, Cross in Hand, Tn21 0NA. Chimney Breast extension to resite twin wall flue pipe, to suit new stove location. Approve/*Support*

WD/2024/1706/F- 13 Kennedy Close, Heathfield, TN21 8BD. Convert loft to habitable space, install 2 no. front dormers, 1 side window over stairs. Rear dormer compliant with permitted development regulations. Approve/*Support*

These were noted by members

24/260 **Planning applications withdrawn:**

WD/2024/0420/HS. Sunset Farm, Cross in Hand, Heathfield, TN21 0TX. Increase storage of LPG, Butane and propane from 180 tonnes to maximum 199.90 tonnes. Withdrawn/*Object*

This was noted by members

24/261 **Tree Works**

TM/2024/0166/TCA

Jasmine Cottage, School Hill, Old Heathfield, East Sussex. TN21 9AE. Reduce crown of one beech tree by 3m, rebalance and remove deadwood subject to regulations designated (Old Heathfield) conservation area January 1979/March 2017.

TM2024/0177/TPO

1 Elm Way, Heathfield, TN21 8YH. Work as per schedule within tree preservation order (Heathfield/Waldron) No 19/1, 1984

The Committee did not object to either of these applications.

24/262 **Planning Appeals**

None

24/263 **Streetlights**

The quote was discussed by members, and a councillor explained that the existing streetlight is a 3m high cast iron lamppost, which is to be replaced with a 6m high modern lamppost. Members expressed concern that residents in the area had not been consulted regarding this change, and there is no awareness of how this matter came to the attention of the East Sussex County Council Streetlighting Department. It was approved for the Assistant Clerk to gather background information, and Cllr Pert will consult with local residents on this matter.

24/264 **Budget 2025/26**
Members discussed the expenditure for 2025/26 and suggested street lights, road safety items and road safety surveys to be considered.

24/265 **Proposed reforms to the National Planning Policy Framework and other changes to the planning system consultation response from WSALC/ESALC.**
Members discussed the previously circulated papers and noted the reports.

Meeting suspended at 20:18 PM.

During the suspension, members enquired whether WDC had responded to the consultation. The WDC Councillor indicated that they believed a response had been submitted.

Meeting resumed at 20:23 PM.

Members approved the decision not to respond to the consultation.

24/266 **Urban Mowing 2025**
The Committee Members discussed the previously circulated report and approved the decision to continue with the current grass cutting schedule with ESCC and their named contractors.

24/267 **Cambridge Lane**
This was noted by members

24/268 **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

24/269 **Crime & Disorder Act 1998 Section 17** – to consider effects (if any) arising from items on the Agenda.
Streetlights, Byways Open To All Traffic (BOATs) and road safety issues were considered.

24/270 **Risk Management:** -To consider effects (if any) arising from items on the Agenda
Streetlights and ESCC agreements were considered.

24/271 **The next Planning and Highways Meeting will be held on **Monday 14th October 2024 at 6.30 pm** in the Main Hall, Heathfield Community Centre, Sheepsetting Lane.**
This was noted by members

Meeting closed at 20.35pm