



**HEATHFIELD AND WALDRON PARISH COUNCIL**  
**PLANNING AND HIGHWAYS COMMITTEE MEETING HELD ON**  
**MONDAY 10<sup>th</sup> MARCH 2025, IN THE MAIN HALL OF HEATHFIELD COMMUNITY CENTRE AT**  
**6.30pm**

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

The Assistant Clerk was in attendance

2 members of the public was present

25/58 **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*

25/59 **Apologies for Absence**  
*Apologies received from Cllr Pert for a medical emergency and Cllr Whitehouse due to a family commitment.*  
*These were approved and noted by members*

25/60 **Disclosure of Interests in matters on the Agenda**  
*Cllr Draper declared a personal interest in planning application WD/2025/0325/F as she lives close to the application site.*

*Cllr Stemp declared a personal interest in agenda item 25/67, TM/2025/0046/TPO as she knows the applicant in a personal capacity*

25/61 **To receive and sign the Minutes of the meeting held on Tuesday 18<sup>th</sup> February 2025 (previously circulated)**  
*The minutes of the meeting held on the 18<sup>th</sup> February 2025 were approved and signed by the Chairman of the Committee*

25/62 **Action points from previous minutes**  
*These were noted by members*

**To consider Planning Applications received since the last meeting**

**WD/2025/0382/PDAA** - 3 Swaines Way, Heathfield, TN21 0AL. enlargement of the dwelling by means of an additional storey, to form three bedrooms, one with ensuite and separate bathroom. The maximum height of the additional storey is 1.4meters resulting in overall height of 6 meters.

**OBSERVATIONS:** *The committee members supported the application subject to the LPA being satisfied that the proposed development fully meets the 'Permitted Development' criteria as set out in the T & CP GPDO, Class AA, sub-paragraphs 2 and 3. Members also requested that consideration be given to incorporating rainwater harvesting into the design as part of the construction process. This recommendation is made strictly based on the design submitted in this application, with no variations therefrom.*

**WD/2025/0325/F** - Lynton, Ghyll Road, Heathfield, TN21 0XL. Conversion of existing integral garage single storey extension enclosing front recess. External alterations.

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

**WD/2025/0336/F**- Lostwithiel, Hailsham Road, Heathfield, TN21 8BS. Proposed single storey rear extension.

**OBSERVATIONS:** *The committee members supported the application, considering the size and appearance to be in keeping with the locality. However, they suggested that a less obtrusive or a lower-profile skylight be considered and that rainwater harvesting be incorporated into the design.*

**WD/2025/0362/F** - Conamore, Harley Lane, Heathfield, TN21 8AQ. Proposed replacement double garage, with room above.

**OBSERVATIONS:** *The committee members supported the application and invite the applicant to consider incorporating solar panels on the roof and rainwater harvesting. They also request a condition that the double garage building is used in connection with the main dwelling. Additionally, they ask that:*

- *existing trees are retained and not damaged during construction except where shown to be removed;*
- *permitted development rights for external lighting be removed, and the requirements of the Party Wall Act be observed with regard to this development.*

**WD/2025/0407/F** - Tilsmore cottage, Cross in Hand, Heathfield, TN21 0LS. Single storey side extension and two storey rear extensions with conversion of existing front loggia into a porch with pitched roof. Replacement of defective render finishes with tile hanging incorporating new insulation.

**OBSERVATIONS:** *The committee members supported the application, considering the size and appearance to be in keeping with the locality, subject to the removal of permitted development rights for lighting associated with the extension.*

**WD/2025/0365/F** - 2 Birch Way, Heathfield, TN21 8BB. Replacement of existing fence with new 1.8 metre timber boundary fence.

**OBSERVATIONS:** *The committee supported this application.*

NO CONSULTEES but comments from personal knowledge are allowed

**WD/2025/7010/AD** - Beacon Down Vineyard, Browns Lane, Cross in Hand, Heathfield, TN21 0QJ. Creation of concrete apron/hard standing to serve previously approved winery building.

**OBSERVATIONS:** *The committee members support this application, subject to the Local Planning Authority confirming that it falls within permitted development rights in the context of the Agricultural Determination process. Additionally, they request that the application site be used solely for agricultural purposes in connection with the existing building and premises, with adequate provisions for drainage and rainwater runoff.*

#### 25/64 **To consider Planning Applications after the agenda was published**

**WD/2025/0456/F** - 41 High Street, Heathfield, TN21 8HU. Change of use of first floor to form self-contained flat. Retention of existing retail unit and rear courtyard area at ground level.

**OBSERVATIONS:** *The committee supports this application, considering that it does not alter the external appearance of the building and improves the internal layout for better usability. However, they request a condition ensuring that the rear access for bikes and recycling bins remains clear and accessible at all times.*

**WD/2025/0473/F** - 1 Woodbine Cottage, Battle Road, Punnetts Town, Heathfield, TN21 9DE Rear extensions, first floor rear extension & loft conversion with rear dormer.

**OBSERVATIONS:** *The committee members support the application, subject to the flank dining room windows being either obscured glass or high-level to reduce overlooking and protect privacy, or the introduction/safeguarding of suitable screening.*

**Note:** *Members have concerns regarding compliance with the Building Regulations. The planning application does not appear to meet the means of escape requirements for the construction of a room in the roofspace.*

#### 25/65 **Planning applications approved: Parish Council Comments are in *Italics*. Please note any decisions that vary from the parish council comments are attached.**

**WD/2025/0069/F**- Beacon Down, Lewes Road, Cross in Hand, Heathfield, TN21 0TA. To build small enclosed bike store with adjoining open log store. Approve/Support

**WD/2025/0094/F** – 9 Uplands Park, Broad Oak, Heathfield, TN21 8SL. Proposed rear dormer & garage extension. *Approve/Support*

**WD/2025/0027/F**- Oakland House, Pook Reed Lane, Heathfield, TN21 0AU. Demolition of existing porch, erection of two-storey projecting bay to provide adjusted main entrance and alterations to fenestration. *Approve/Support*

**WD/2024/2316/F** – Dower House Farm, Possingworth Lane, Waldron, TN22 5HJ. Widening of private lane. *Approved/Support*

**These were noted by members**

25/66 **Planning applications withdrawn**

**WD/2024/2900/F** - West Lodge, Back Lane, Cross in Hand, Heathfield, TN21 0QB. Single storey front extension, ground and first floor side extension including roof extension to the main house and erection of new 4 bay oak framed garage. *Withdrawn/Object*

**This was noted by members**

25/67 **Planning Appeals**

**Appeal Ref: APP/C1435/W/24/3347199- Land** at Barley Mow Lane, Punnetts Town, East Sussex TN21 9DJ- The appeal is allowed.

**Appeal Ref: APP/C1435/D/25/3360666** – Whitewood Oast, Swife Lane, Broad Oak, Heathfield, TN21 8UR- The appeal is under review

**Appeal Ref: APP/C1435/W/25/3360096-** Land south of Sandy Cross Land and east of Monkhurst House, Heathfield, TN21 8QR. - The appeal is under review

**These were noted by members**

25/68 **Tree Works**

**TM/2025/0032/TPO**

<https://planning.wealden.gov.uk/Planning/Display/TM/2025/0032/TPO>

Clock Tower, Possingworth Close, Cross in Hand, Heathfield, East Sussex, TN21 0TL. Reduce height of one lime tree by 7m and thin reduce lateral growth by up to 3m within tree preservation order TPO/2017/0001

**TM/2025/0034/TPO**

<https://planning.wealden.gov.uk/Planning/Display/TM/2025/0034/TPO>

1 Gibraltar Rise, Heathfield, East Sussex, TN21 8HL. Crown reduction of one oak by 2meters within tree preservation order (Heathfield/Waldron) No92.1990

**TM/2025/0033/TPO**

<https://planning.wealden.gov.uk/Planning/Display/TM/2025/0033/TPO>

8 Bay Tree Close, Heathfield, East Sussex, TN21 8YG. Crown reduce on oak tree by 3m within tree preservation order (Heathfield) no 19/1, 1984

**TM/2025/0035/TPO**

<https://planning.wealden.gov.uk/Planning/Display/TM/2025/0035/TPO>

Mill Place Cottage, Marshlands Lane, Heathfield, East Sussex, TN21 8EY. Reduce crown of 2 silver birch trees by 2m all round and raise crown to 4m within tree preservation order (Heathfield/Waldron) no.82, 1989

**TM/2025/0041/TPO**

<https://planning.wealden.gov.uk/Planning/Display/TM/2025/0041/TPO>

Weavers, Sheepsetting Lane, Heathfield, TN21 0UY. Work as per schedule within tree preservation order (Heathfield/Waldron) No 24, 1981  
WEAVERS, SHEEPSETTING LANE, HEATHFIELD TN21 0UY

**TM/2025/0046/TPO**

<https://planning.wealden.gov.uk/Planning/Display/TM/2025/0046/TPO>

7 Regent Place, Heathfield, East Sussex, TN21 8TJ. Pollard two ash trees to 5m and reduce stem of one silver birch tree within tree preservation order (Heathfield/Waldron) No 82, 1989.

**TM/2025/0048/TPO**

<https://planning.wealden.gov.uk/Planning/Display/TM/2025/0048/TPO>

9 Gibraltar Rise, Heathfield, TN21 8HL. Mixed row of holly & hazel hedging to reduce by 3-4ft to previous reduction points within tree preservation order (Heathfield) No 92, 1990

**The Committee did not object to these applications**

25/69

**Fingerposts at Waldron**

*Members discussed a previously circulated report, in which the Assistant Clerk informed them that she was obtaining a quote for the repair of the post. Members agreed the importance of safeguarding the existing aesthetic of the area supporting the principle of a wooden replacement, but decided to wait for the quote before approaching ESCC about potential match funding. Once obtained, the quote and any responses will be circulated via email for approval.*

25/70

**Streetlights**

- (i) **ESCC contract and concerns** – *The committee members noted the report and acknowledged that further updates are still awaited.*
- (ii) **Update** - *The committee members noted the report and approved the additional cost to the streetlight.*

25/71

**Government Planning Consultation [Planning Reform Working Paper - Planning Committees](#)**

*The Committee members discussed the consultation and agreed to draft a letter or advisory note to Wealden District Council outlining their thoughts. Members will submit their views to the Assistant Clerk, who will compile the responses and prepare a draft for the Committee's approval via email. The deadline for submitting views is 24th March.*

25/72

**Consultation: Validation Local List- [Validation Local List Consultation - Wealden District Council - Wealden District Council](#)**

*The Committee Members discussed the validation list consultation and supported Wealden District Council proposals, but would request the provisions set out are fully adhered to by applicants as rigorously scrutinized by the Local Planning Authority.*

- 25/73 **Agenda Supplementary Document:** Regulation 18 Local Plan Consultation – Summary of Responses [Agenda details](#)- *This was noted by members*
- 25/74 **Rights of Way consultation response** – *The Committee Members discussed the previously circulated report and approved the responses from the working party. The Assistant Clerk will submit answers to East Sussex County Council.*
- 25/75 **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*
- 25/76 **Crime & Disorder Act 1998 Section 17** – to consider effects (if any) arising from items on the Agenda.  
*Streetlights were considered.*
- 25/77 **Risk Management:** -To consider effects (if any) arising from items on the Agenda  
*Streetlights and fingerposts were considered.*
- 25/78 **The next Planning and Highways Meeting will be held on Monday 31<sup>st</sup> March 2025 at 6.30 pm in the Main Hall, Heathfield Community Centre, Sheepsetting Lane.**  
*This was noted by members.*

**Meeting closed at 19.59pm**