



HEATHFIELD AND WALDRON PARISH COUNCIL
PLANNING AND HIGHWAYS COMMITTEE MEETING HELD ON
MONDAY 13th JANUARY 2025, IN THE MAIN HALL OF HEATHFIELD COMMUNITY CENTRE AT
6.30pm

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

The Assistant Clerk was in attendance

2 members of the public was present

25/01 **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)

Cllr Gadd provided the following updates:

- *He had received a request from a resident regarding the possibility of installing a salt bin at the S-bend on the Marshlands/Downs View junction. He was uncertain if the Parish Council could request this from East Sussex County Council (ESCC). Cllrs Dunstall and Coffey advised that they had previously researched the process for obtaining salt/grit bins. They explained that the most effective approach is for local residents to form an association and collectively submit a request to ESCC, as a group request carries more weight than an individual one. It was also highlighted that there are costs involved, which ESCC will explain if they agree to the installation. Cllr Gadd thanked them and agreed to discuss the matter with residents in the area.*
- *At the recent Wealden District Council (WDC) Planning South meeting, it was reported that the Snatchells Farm planning application had been refused. The application may proceed to an appeal. He highlighted that the CRoW Act played a significant role in the decision, with inspectors giving careful consideration to the importance of protecting National Landscapes.*
- *The bridge works at Station Approach have commenced. This essential project may take several weeks to complete, but it is a critical improvement for the local area.*
- *On 28th January, a meeting will be held regarding a development project in Horam. A key condition being proposed is that, if approved, no construction work should begin until Southern Water can guarantee that their infrastructure can handle the additional demand for sewage and wastewater disposal. Alternatively, plans for necessary infrastructure upgrades should be in place. A new system is being implemented to address Southern Water's current capacity issues with managing foul water disposal, which may offer a long-term solution to the problem.*

Members asked questions

The agent for application WD/2024/2717/F provided an explanation of the proposal. The purpose of adding a cover to the building was based on a government recommendation aimed at reducing slurry runoff into local watercourses. The clean rainwater collected from the covered structure will be reused on the farm, while the slurry will be directed to on-site slurry pits to prevent contamination and improve environmental management.

Members asked the following question:

Members asked whether this measure was intended as a preventative action to stop pollution from entering watercourses. The agent confirmed that this was the case.

25/02 Apologies for Absence

Apologies received from Cllrs Mian and Cllr Thomas due to Illness and Cllr Stemp due to a family bereavement.

These were approved and noted by members.

25/03 Disclosure of Interests in matters on the Agenda

None

25/04 To receive and sign the Minutes of the meeting held on Monday 16th December 2024 (previously circulated)

The minutes of the meeting held on the 16th December 2024 were approved and signed by the Chairman of the Committee

25/05 Action points from previous minutes

A previously circulated report was noted by members. it was agreed to ask an ESCC Highway Steward to meet with a Councillor in regards to the water leak on the A265/267. Members also noted the additional item that the bridge works have commenced.

25/06 To consider Planning Applications received since the last meeting

WD/2024/2717/F- Burnt House farm, Bray hill Lane, Waldron, TN21 0PG. building to cover existing cattle Yard.

OBSERVATIONS: *The committee members supported the application, considering the design and appearance to be in keeping with the agricultural character of the surrounding environment and recognizing the importance of supporting local business. Members wish to ensure that the proposed drainage methods are satisfactory and implemented as described in the application. Additionally, they request the removal of any permitted development rights for external lighting to mitigate potential light pollution.*

WD/2024/2822/F- Belmont House, Burwash Road, Broad Oak, Heathfield, TN21 8XG. Timber Orangery.

OBSERVATIONS: *The committee members supported the application, noting that the design is architecturally favourable. However, they expressed disappointment at the lack of consideration for light pollution and its potential impact on the High Weald National Landscape in terms of 'Dark Skies'. Members request that the applicant consider reducing the amount of*

glazing to help mitigate this issue. Additionally, they emphasize the importance of implementing satisfactory measures for rainwater disposal.

Should the applicant choose not to reduce the glazing, the committee strongly encourages the adoption of alternative measures to mitigate light pollution effectively.

WD/2024/2785/F- Land adjacent Dads Hill, Cross in Hand, Heathfield, TN21 0SY. Demolition of existing garage building and the erection of a new dwelling.

OBSERVATIONS: *The committee continue to object 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 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 fundamentally inconsistent with the character and setting of the area, particularly given its prominent and highly visible position within the High Weald National Landscape (HWNL). The committee stresses the importance of preserving the distinctive visual and environmental qualities of this protected landscape, and the proposed design fails to respect or harmonize with its sensitive surroundings.*
- 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.*

Members welcomed the provision of a comprehensive heritage report.

Cllr Garnett abstained.

WD/2024/2836/F - Great Marklye, Marklye lane, Heathfield, TN21 8QB. Internal and external alterations including replacement of doors and windows, new windows and new sewage treatment plant.

OBSERVATIONS: *The committee members supported the application and welcomed the upgrade from a septic tank to a sewage treatment plant. They also welcomed the proposed window replacement/installation etc., recognising it as environmentally friendly and beneficial. Members were pleased with the high quality and thoroughness of the application and noted that the overall design is environmentally friendly.*

WD/2024/2835/LB - Great Marklye, Marklye lane, Heathfield, TN21 8QB. Internal and external alterations including replacement of doors and windows, new windows and new sewage treatment plant.

OBSERVATIONS: *The committee members supported the application and welcomed the upgrade from a septic tank to a sewage treatment plant. They also welcomed the proposed window replacement/installation etc., recognising it as environmentally friendly and beneficial. Members were pleased with the high quality and thoroughness of the application and noted that the overall design is environmentally friendly.*

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 a residential annexe) to alter design of first floor flat extension.

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 and for no additional windows on the north elevation.*

WD/2024/2887/F - Coppice, Back Lane, Cross in Hand, Heathfield, TN21 0QD. Replacement garage.

OBSERVATIONS: *The committee members supported the application.*

WD/2024/2838/F- Great Marklye, Marklye Lane, Heathfield, TN21 8QB. Conversion of milking parlour and dairy into an annexe including provision of new sewage treatment plant, air source heat pump and alterations to outbuildings.

OBSERVATIONS: *The committee members supported the application, considering the size and appearance to be in keeping with the locality, subject to the proposed annexe to be used in conjunction with the main dwelling house and removal of any permitted development rights for external lighting.*

WD/2024/2837/LB - Great Marklye, Marklye Lane, Heathfield, TN21 8QB. Conversion of milking parlour and dairy into an annexe including provision of new sewage treatment plant, air source heat pump and alterations to outbuildings.

OBSERVATIONS: *The committee members supported the application, considering the size and appearance to be in keeping with the locality, subject to the proposed annexe to be used in conjunction with the main dwelling house and removal of any permitted development rights for external lighting.*

25/07 **To consider Planning Applications after the agenda was published**
None

25/08 **Planning applications approved: Parish Council Comments are in *Italics*. Please note any decisions that vary from the parish council comments are attached.**

WD/2024/2540/A - Waitrose, Station Road, Heathfield, TN21 8DF. Vinyls to cover 1 window- printed with Waitrose vegetables. Approve/*Support*

WD/2024/1973/F- Cedar Cottage, Nursery Lane, Cross in hand, Heathfield, TN22 4EU. Partial change of use of land to equestrian and construction of new sand school for private equestrian use. Approve/*Objected*

WD/2024/2444/F- Sky Farm, Battle Road, Chapel Cross, Heathfield, TN21 9DB. Conversion of part of an existing stable into annexe accommodation including replacement windows and doors. Approve/*Support*

WD/2024/1637/F – Land to the North of Upper Greenwoods Lane, Chapel Cross, Punnetts Town, TN21 9HT. proposed construction of a detached self-build dwelling and associated works. Approve/*Objected*

These were noted by members

25/09 **Tree Works**

TM/2024/0269/TCA - Corner house, The Street, Waldron, TN21 0QU. Fell one eucalyptus tree subject to regulations designated (Waldron) conservation area March 1995/ March 2017.

TM/2024/0281/TCA - 1 & £ School View Cottages, Waldron, TN21 0QX. Work as per schedule subject to regulations designated Waldron conservation area, March1995/March 2017.

The Committee did not object to these applications

25/10 **Streetlights**

(i) **ESCC contract and concerns** – *Members noted that, as outlined in a previously circulated report, further responses are still outstanding.*

25/11 **Speed limits in Heathfield** – *Members noted the information previously circulated from East Sussex County Council.*

25/12 **High Street Pavement** – *The Assistant Clerk previously circulated the response from East Sussex Highways, and members felt that further investigation was necessary. It was agreed to request a meeting with the ESCC Senior Steward, along with a staff member and Cllr Draper, to discuss and understand the reasoning behind their assessment that the High Street does not require repairs. The outcome of this meeting will be reported back to the committee.*

25/13 **Newly published decision:** Adoption of the High Weald AONB Management Plan 2024-2029 [Decision details on public web site](#) – **This was noted by members**

- 25/14 **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.
- 25/15 **Crime & Disorder Act 1998 Section 17** – to consider effects (if any) arising from items on the Agenda.
Traffic orders and speeding limits were considered.
- 25/16 **Risk Management:** -To consider effects (if any) arising from items on the Agenda
Speed limits, High Street pavements and planning applications, trees and water run off were considered.
- 25/17 **The next Planning and Highways Meeting will be held on Monday 27th January 2024 at 6.30 pm in the Main Hall, Heathfield Community Centre, Sheepsetting Lane.**
This was noted by members

Meeting closed at 20.05pm