



**HEATHFIELD AND WALDRON PARISH COUNCIL**  
**PLANNING AND HIGHWAYS COMMITTEE MEETING HELD ON**  
**TUESDAY 18<sup>th</sup> FEBRUARY 2025, IN THE MAIN HALL OF HEATHFIELD COMMUNITY CENTRE**  
**AT 6.30pm**

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

The Assistant Clerk was in attendance

3 members of the public was present

25/38 **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)

*A member of the public spoke in objection to planning application WD/2025/0113/PO. This development relates to a previous application, WD/2021/1606/O, which was granted permission in September 2023 following an appeal to the Planning Inspectorate. The appeal decision allowed for the construction of eight self-build homes. The developer is now seeking a modification to the Section 106 agreement, requesting that Wealden District Council waive the affordable housing contribution they had originally agreed to in lieu of providing on-site affordable housing. Their justification for this request is that the commitment is making it difficult to sell the site to another builder. It is important to note that when the Planning Inspectorate granted the original permission on appeal, significant weight was given to the developer's willingness to pay the agreed sum of £500,000 and to provide affordable housing. Several residents of Sandy Cross Lane believe that Wealden District Council's Planning Department should uphold the original agreement or, at the very least, require the developer to resubmit their plans without the affordable housing contribution. The residents have requested the Parish Council's support in making representations to Wealden District Council, urging them to enforce the original agreement.*

*Cllr Benton, the ward member for Heathfield South, reported that he has taken an interest in the application referenced above regarding the removal of the Section 106 contribution. He has been attempting to speak with the planning officer for several weeks and, after finally managing to do so, was informed that they were uncertain how to proceed. As a result, the matter has been referred for external consultation. The report justifying the removal of the allocation relies on ERI schedules of costs, which were formulated to account for rising expenses. However, if these schedules are being used to support the developer's viability argument, they risk inflating the applicant's claims and may not provide an accurate representation of costs.*

*Cllr Benton also provided an update on the previous application for West Lodge, which has now been withdrawn. This follows an investigation into the unauthorised removal of trees, which was reported to the Forestry Commission. The Commission has raised serious concerns and has submitted a crime reference for further investigation to determine whether the tree removal was lawful. Due to this ongoing investigation, the planning department recommended the withdrawal of the application.*

*Cllr Gadd reported that there are numerous planning applications requesting changes to Section 106 agreements, and as previously discussed, this is being closely monitored. Where possible, District Councillors enforce time limits, and the recommendation is to either refuse the application or require its withdrawal if the Section 106 agreements are not signed within the set timeframes or are not adhered to. He reiterated that it is the responsibility of the planning authority to ensure that developers follow through with approved developments. If they fail to do so, permission should be withdrawn, and steps are being considered to enforce this approach.*

*Cllr Gadd also provided an update on the Local Plan and devolution. Information has previously been circulated to members, but as this is still in the early stages, it may be beneficial to explore the possibility of forming a collective of parishes in the area. He will provide further updates at future meetings.*

*Members asked questions*

25/39

**Apologies for Absence**

*Apologies received from Cllrs Coffey and Stemp for family commitments, Cllrs Garnett and Mian due to illness.*

*These were approved and noted by members*

25/40

**Disclosure of Interests in matters on the Agenda**

*None*

25/41

**To receive and sign the Minutes of the meeting held on Monday 27<sup>th</sup> January 2025 (previously circulated)**

*The minutes of the meeting held on the 27<sup>th</sup> January 2025 were approved and signed by the Chairman of the Committee*

25/42

**Action points from previous minutes**

*These were noted by members*

**25/43 To consider Planning Applications received since the last meeting**

**WD/2025/0113/PO** - Land east of Sandy Cross Lane, Heathfield. Modification of section 106 agreement dated 10 March 2023 attached to planning permission WD/2021/1606/O (Outline application with all matters reserved bar access, for the erection of up to 8 No. self-build/custom build dwellings and ancillary works) to remove the affordable housing contribution.

**OBSERVATION:** *The committee objects to this application on the grounds that, following rejection by Wealden District Council, principally as it was considered that the site was unsustainable and was subsequently only approved at appeal. The appeal decision placed*

*substantial weight on the affordable housing contribution secured by Section 106 agreement as it was accepted that the normal 35% affordable housing within the confines of the site was not practicable. It is clear that the removal of that contribution towards affordable housing off-site would have swayed the inspector towards dismissal of the appeal.*

**WD/2025/0119/F** - Martlet Cottage, The Street, Waldron, TN21 0QU. House remodeling with changes to windows, doors and roof lights, entrance moved with removal of existing porch and proposed new porch. Proposed first floor rear balconette, ground floor flat roof partially raised.  
**OBSERVATION:** *The committee members supported the application but request that the planning authority highlight to the applicant the potential impact of light pollution on the open farmland. They ask the applicant to reconsider the use of fully glazed doors and the inclusion of a Juliette balcony.*

Cllr Whitehouse abstained

**WD/2025/0158/F** - Little Tootingworth Farm, Halley Road, Broad Oak, Heathfield, TN21 8TH. Extensions to cattle barn.  
**OBSERVATION:** *The committee members supported the application subject waste from the dairy being adequately dealt with on site.*

**WD/2025/0182/F** - Mullanboy, Cross in Hand, TN21 0UT. Proposed demolition of existing conservatory, raised terrace and detached garage, construction of single storey rear extension and lower ground floor area. for disabled access purposes. Constructed of detached garage and amended parking and vehicle truing area.  
**OBSERVATION:** *The committee objects to this application on the grounds of excessive glazing, poor architectural design that is not in keeping with the local vernacular, and the negative impact on wildlife and the surrounding area. Additional concerns include surface water runoff from the garage and the impact of external light pollution.*

Cllr Thomas abstained

**WD/2025/0215/F** - Danswood, New Pond Hill, Cross in Hand, Heathfield, TN21 0NB. Part Conversion of an existing outbuilding into a home office.  
**OBSERVATION:** *The committee members supported the application, considering the size and appearance to be in keeping with the locality, subject to the proposed home office to be used in conjunction with the main dwelling house.*

NO CONSULTEES but comments from personal knowledge are allowed

**WD/2025/7005/AD** - Little Tootingworth Farm, Halley Road, Broad oak, Heathfield, TN21 8TH. Proposed silage clamp and roof for muck bay.  
**OBSERVATION:** This was noted by members and no objections raised.

**WD/2025/0209/F** - Firwood Rise, Heathfield, TN21 8NP. Ground floor rear infill extension with extended roof over, including the formation of two dormer windows; the replacement of two roof lights with dormer windows to match existing; the erection of an open canopied porch at the rear; the inclusion of solar panels to the south facing slopes of the existing roof.

**OBSERVATION:** *The committee members supported the application, considering the size and appearance to be in keeping with the locality, and that the amendments align well with the architectural character of the area.*

25/44 **To consider Planning Applications after the agenda was published**

**WD/2025/0235/F** - Fulbourne, Whitethorn, Lane, Waldron, TN21 0NP. Proposed conversion of detached garage to form residential annexe.

**OBSERVATION:** *The committee objects to the application on the grounds that the plans submitted are inaccurate and confusing. Additionally, there is no mention of the suitable disposal of foul or surface water disposal and further, it would have been helpful if a planning/design statement was submitted to justify the need.*

**WD/2025/0261/LBR** - Heathfield Park, School Hill, Old Heathfield, TN21 8RL. Retention of external staircase access to basement, incorporating alterations to pre-existing doorway and formation of external steps.

**OBSERVATION:** *The members supported this application for the improvement of an additional escape exit but expressed disappointment in its retrospective nature.*

25/45 **Planning applications approved: Parish Council Comments are in *Italics*. Please note any decisions that vary from the parish council comments are attached.**

**WD/2024/1563/F**- 1 Clarklye Cottages, Mill Lane, Punnetts Town TN21 9HX. Two storey extension to replace existing single storey kitchen extension; porch to side; internal alterations; new gateway and parking area within exiting curtilage. Approved/*Support*

**WD/2024/2822/F**- Belmont House, Burwash Road, Broad Oak, Heathfield, TN21 8XG. Timber orangery. Approved/*Support*

**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. Approved/*Support*

**WD/2024/2717/F** – Burnt House farm, Bray Hill Lane, Waldron, TN21 0PG. building to cover existing cattle yard. Approved/*Support*

**WD/2024/2702/FA**- Corpse End, Foxhunt Green, Waldron, TN21 0RX. Variation of condition 21 attached to WD/2022/0673/F (Rebuild former pumphouse to create a holiday let) for a number of amendments to the design and layout. Approved/*Objected*

**WD/2024/2887/F** – Coppice, Back Lane, Cross in Hand TN21 0QD. Replacement greenhouse. Approved/*Support*  
**These were noted by members**

25/46 **Planning applications refused**  
*None*

25/47 **Notification of planning application submission for Stable Green Energy**  
<https://planning.wealden.gov.uk/Planning/Display/WD/2024/2919/MAJ>

- This was noted by members
- 25/48 **Planning Appeals**  
**APP/C1435/W/24/3357551-** Land at Oaklands Farm, Newick Lane, Heathfield, TN21 8PU. Change of use of land for the storage of plant, machinery and materials associated with road construction together with vehicular access, hardstanding and erection of storage building.  
This was noted by members
- 25/49 **Fingerposts at Waldron**  
*Members require further information, which the Assistant Clerk will obtain. The matter will be brought back for discussion at the next Planning and Highways Committee Meeting.*
- 25/50 **Streetlights**  
**(i) ESCC contract and concerns**  
*The committee members noted the updates and requested an enquiry into the possibility of reducing streetlights to part-night cells where feasible, to be more environmentally friendly and cost-effective. The Assistant Clerk will report back at the next Planning and Highways Committee Meeting.*
- 25/51 **High Street Pavement**  
*This was noted by members and a vote of thanks were given to the Administrative Officer for her report.*
- 25/52 **East Sussex Rights of Way Access Plan Survey- To consider**  
<https://consultation.eastsussex.gov.uk/economy-transport-environment/eb728fd7/>  
*The members approved submitting a response to this consultation but wish to involve the entire Parish Council, as they believe it affects the whole community. An email will be sent to all members in the hope that at least three will form a working party to compile a response. If fewer than three members volunteer, individuals will need to respond in a personal capacity. The Assistant Clerk will action this.*
- 25/53 **Local Government Devolution and how it might affect Wealden & County Planning-**  
*Members noted the previously circulated information and a small discussion took place. Members approved for this item to go to a Full Council meeting where a possible working party meeting could be considered.*
- Meeting suspended 20.15pm**  
*Cllr Gadd gave an example how this may affect the Parish Council in that Wealden District Council were looking at the possibility of parking charges in their car parks.*
- Meeting resumes 20.19pm**
- 25/54 **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*
- 25/55 **Crime & Disorder Act 1998 Section 17** – to consider effects (if any) arising from items on the Agenda.  
*Streetlights and fingerposts were considered*

25/56 **Risk Management:** -To consider effects (if any) arising from items on the Agenda  
*Streetlights, fingerposts and footpaths were considered.*

25/57 **The next Planning and Highways Meeting will be held on Monday 10<sup>th</sup> March 2025 at 6.30 pm in the Main Hall, Heathfield Community Centre, Sheepsetting Lane.**  
*This was noted by members.*

**Meeting closed at 20.21pm**

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