



HEATHFIELD AND WALDRON PARISH COUNCIL
PLANNING AND HIGHWAYS COMMITTEE MEETING HELD ON
TUESDAY 22ND APRIL 2025, IN THE MAIN HALL OF HEATHFIELD COMMUNITY CENTRE AT
6.30pm

Present: Cllrs Coffey (Chair), Draper, Dunstall, Garnett, Mian, Stemp and Whitehouse. Also in attendance were District Councillors M Gadd and K Benton.

The Assistant Clerk was in attendance

1 member of the public was present

25/100 **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 Benton reported the following:

- *That the recent findings of the Government Inspector in dismissing an appeal in Horam relating to Grampian conditions, in respect of waste water/sewage provisions and pollution control on a development, are currently potentially subject to a Judicial Review. He will provide further updates once additional information is available.*
- *A recent planning appeal was dismissed due to potential detriment to Ashdown Forest, given that the site lies within the 7kms exclusion zone.*
- *The Countryside and Rights of Way (CRoW) Act has been strengthened.*
- *Planning appeal data shows that approximately 92–93% of appeals are refused on the grounds that they pose a threat to National Landscapes. Planning inspectors therefore appear to remain committed to protecting green spaces and nationally designated areas.*
- *Potential changes to planning committees in Wealden may be introduced, potentially in line with reforms subject to national planning consultation.*

Cllr Gadd reported the following:

- *Since September last year, changes have been introduced to the planning appeals process. For written appeals, a signed Section 106 Agreement/Planning Obligation is now required from both the applicant and their agent—this was not previously mandatory.*
- *For those opting for a hearing or a public inquiry, a signed letter of intent or statement must be submitted, and this must also be agreed upon by the local authority.*

- 25/101 **Apologies for Absence**
*Apologies received from Cllrs. Leney and Thomas due to a family commitment and Cllr Pert had a medical appointment.
These were approved and noted by members*
- 25/102 **Disclosure of Interests in matters on the Agenda**
Cllr Coffey declared a personal interest in WD/2025/0657/LB as he attends the chapel where the development is taking place.
Cllr Coffey declared a personal interest in WD/2025/0749/PIP as he knows the resident who lives adjacent to the land.
Cllr Mian declared a personal interest in WD/2025/0750/PDAA and WD/2025/0746/F as he knows the applicants personally.
- 25/103 **To receive and sign the Minutes of the meeting held on Monday 31st March 2025 (previously circulated)**
The minutes of the meeting held on the 31st March 2025 were approved and signed by the Chairman of the Committee
- 25/104 **Action points from previous minutes**
These were noted by members
- 25/105 **To consider Planning Applications received since the last meeting**
WD/2025/0556/F - The Spinney, Newick Lane, Heathfield, TN21 8PU. Conversion and extension of existing garage to form annexe with attached car port.
OBSERVATIONS: *The committee members supported the application, subject to the annexe being used solely in conjunction with and ancillary to the main house, and they requested permitted the imposition of development controls over all external lighting, and for controls over light spillage where possible, especially from the window in the north-west elevation, given the sensitive nature of the location. Also, for rainwater harvesting to be considered.*

Note: Members requested the applicants review the operational nature of the property due to the required wheelchair access.

Cllr Dunstall abstained.

WD/2025/0750/PDAA - Stoneleigh, Station Road, Heathfield, TN21 8DR. Provision of an additional storey. The maximum height of the additional storey is 2.3 metres resulting in overall height of 6.7metres.

OBSERVATIONS: *The committee supported the application subject to Wealden District Planning Department being satisfied that the application complies in full with the permitted development rights regulations.*

Note: Members requested clarification and a review of the flank elevation windows to ensure that it complies with the above regulatory requirements.

Cllr Mian abstained

WD/2025/0746/F - Stoneleigh, Station Road, Heathfield, TN21 8DR. Provision of an additional storey. Part garage conversion to habitable accommodation. Change of colour of windows. External insulated render to existing building. New pergola.

OBSERVATIONS: *The committee members supported the application, subject to obscured glazing to be included on the stairwell and the 3 eastern roof windows facing to the south. Also, for the materials to match existing and removal of permitted development rights for further fenestration. Furthermore, subject to the provisions of satisfactory parking and retention of boundary screening.*

Cllrs Mian and Whitehouse abstained.

WD/2025/0799/P12 - Little Tottingworth Farm, Halley Road, Broad oak, Heathfield, TN21 8TH Installation of Solar Panels on roof of dairy Barn.

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

WD/2025/0749/PIP – Land at Stone Cottage, Battle Road, Punnetts Town, Heathfield, TN21 9DR. Erection of one detached dwelling.

OBSERVATIONS: *The committee supported the application in principle but, notwithstanding the provisions of the ‘Permission in Principle’ regulations, raised the following potentially concerning matters which Wealden should consider during their assessment of the application:*

- *Whether the remaining amenity space for Stone Cross Cottage would be adequate for that property.*
- *On the same basis whether there would be adequate access, parking and turning arrangements for Stone Cross Cottage.*
- *The need for Wealden District Council to be satisfied that the historic integrity and setting of the adjacent listed property would be appropriately safeguarded.*
- *The ability of the site to address the need for satisfactory provision of surface water drainage so as to prevent potential overflow and flooding from the site.*

Cllr Coffey abstained.

WD/2025/0754/F - 24 April 2025 - 6 Meadow Way, Heathfield, TN21 8AL. Replace existing conservatory with solid roof conservatory on existing base.

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

WD/2025/0773/F - 1 Jubilee Cottage, Street End Lane, Broad Oak, Heathfield, TN21 8TU. Single storey extension to side of house and two storey extension to rear of house.

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

- *The site lies within the sensitive High Weald National Landscape where the impact of all development proposals must be very carefully considered.*
- *The design and appearance proposed is contrary to High Weald Design Guide's policies DG 1,5 &7,*
- *It is wholly out of keeping (design, visual appearance) with the vernacular style and architecture,*
- *It is contrary to Wealden Local Plan 1998 Retained Policies EN6 & EN27, and infringes the provisions of NPPF Para 198c in the latest document (February 2025)*
- *Concerns as it would have permanent adverse landscape effects, and proposes excessive glazing, thus creating significant additional light pollution.*
- *Negative biodiversity impact in this regard.*

WD/2025/0666/FA - Heartsease, Burwash Road, Broad Oak, Heathfield, TN21 8XD.

Variation of condition 2 of WD/2024/2338/F (Construction of detached garage) to enable revised design of garage

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

- *The use of the garage must remain as stated, in conjunction with the existing dwelling.*
- *Adequate provisions for rainwater disposal must be ensured.*
- *Existing hedging and trees should be safeguarded during construction.*
- *The existing outbuilding should be removed as stated in the application.*

Note: *Members would like confirmation that the location is to remain as stated in the original planning application WD/2024/2338/F as insufficient drawings were submitted to enable adequate assessment in this regard.*

WD/2025/0798/LB - Runtington Manor Farm, Hailsham Road, Maynards Green, Heathfield, TN21 0DJ. Replacement windows and doors, proposed front porch, pointing to brickwork, dampproofing to cellar, provision of roof windows, replacement flooring, replacement wall, floor and ceiling finishes to kitchen and conversion of former cart shed to create a studio.

OBSERVATIONS: *The committee members supported the application, considering the size and appearance to be in keeping with the locality, subject to the studio being used solely in conjunction with and ancillary to the main house, and implementations of all works as indicated, and materials to match existing.*

WD/2025/0797/F - Runtington Manor Farm, Hailsham Road, Maynards Green, Heathfield, TN21 0DJ. Replacement windows and doors, proposed front porch, pointing to brickwork, dampproofing to cellar, provision of roof windows, replacement flooring, replacement wall, floor and ceiling finishes to kitchen and conversion of former cart shed to create a studio.

OBSERVATIONS: *The committee members supported the application, considering the size and appearance to be in keeping with the locality, subject to the studio being used solely in conjunction with and ancillary to the main house, and implementations of all works as indicated, and materials to match existing.*

NO CONSULTEES but comments from personal knowledge are allowed

WD/2025/7015/AD - Tanners farm, Furnace Lane, Lions Green, Waldron, TN21 0PL. proposed forestry track alteration.

WD/2025/0782/LDP- Tudor Cottage, Back Lane, Cross in Hand, Heathfield, TN21 0QG. Construction of garage.

These were noted by members

25/106 To consider Planning Applications after the agenda was published

WD/2025/0833/F - Tudor Cottage, Back Lane, Cross in Hand, Heathfield, TN21 0QG. Extension to fire damaged property to include new first floor extension and replacement of destroyed conservatory.

OBSERVATIONS: *The committee members supported the application, subject to suitable materials in keeping with local architecture, removal of permitted rights for fenestration and retention of existing screening. Also, for trees to be protected where possible during construction.*

Cllr Whitehouse abstained.

WD/2025/0901/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. Construction of detached garage and amended parking and vehicular turning area.

OBSERVATIONS: *The committee members supported the application, considering the size and appearance to be in keeping with the locality, subject to the clarification on materials (to match existing), and satisfactory rainwater disposal. Also, members would request removal of permitted development rights for any further fenestration.*

WD/2025/0657/LB - Holy Cross care Home, Lewes Road, Cross in Hand, Heathfield, TN21 0DZ. Installation of solar panels to the south-facing (rear) roof slopes of one of the modern buildings within the listed curtilage, known as 'The Convent'.

OBSERVATIONS: *The committee members supported this application.*

25/107 **Planning applications approved: Parish Council Comments are in *Italics*. Please note any decisions that vary from the parish council comments are attached.**

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

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

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

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

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 en-suite and separate bathroom. The maximum height of the additional storey is 1.4 metres resulting in overall height of 6 metres. Prior Approval not required/ *Supported*

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. *Approved/Supported*

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

WD/2024/2336/F – 41 Ridgeway Close, Heathfield, TN21 8NS. Residential development for one additional self-build dwelling. *Approved/Supported*

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 installation. *Approved/Supported*

These were noted by members

25/108 **Planning applications refused.**

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, construction of detached garage and amended parking and vehicle turning area. *Refused/Objected*

This was noted by members

- 25/109 **Planning Appeals**
Appeal Ref: APP/C1435/W/24/3349065 - Land adjoining Mill Lane, Lewes Road, Cross in Hand, Heathfield TN21 0TA. The appeal is dismissed
This was noted by members
- 25/110 **Tree Works**
- TM/2025/0012/TPO**
12 Sycamore Close, Heathfield, TN21 8HR. work as per schedule within tree preservation order (Heathfield/Waldron) No.17, 1982.
- TM/2025/0106/TPO**
21 Gibraltar Rise, Heathfield, TN21 8HL. Work as per schedule within tree preservation order (Heathfield/Waldron) No.92, 1990.
The Committee did not object to these applications
- 25/111 **Streetlights**
- (i) **ESCC contract and concerns**
Cllr Draper provided a brief update on her previously circulated report. She is currently undertaking a review of Parish Council-owned streetlights and their condition. She will be working with the Assistant Clerk to prepare a document summarising the findings, which will be presented to the Committee for consideration.
- (ii) **Harley Road Column 2-** this was approved by members
- 25/112 **Planning decisions**
This was noted by members.
- 25/113 **Speeding and road safety within Waldron**
Members considered the correspondence received from members of the public and agreed to include the item on the agenda for the next SLR meeting to explore any viable options.
- 25/114 **Items for SLR**
The members are to submit any items for the SLR meeting to the Administrative Assistant by the 1st May 2025.
- 25/115 **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
- 25/116 **Crime & Disorder Act 1998 Section 17** – to consider effects (if any) arising from items on the Agenda.
Streetlights, signage and speeding were considered.
- 25/117 **Risk Management:** -To consider effects (if any) arising from items on the Agenda

Streetlights and speeding were considered.

25/118 **The next Planning and Highways Meeting will be held on Monday 12th May 2025 at 6.30 pm** in the Main Hall, Heathfield Community Centre, Sheepsetting Lane.
This was noted by members.

Meeting closed at 20.35pm

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