

# WADHURST PARISH COUNCIL

## Minutes of a meeting of the Planning Committee held at Carillon Cottage, High Street, Wadhurst on Saturday July 27th 2019 at 9.30 a.m.

**Present:** - Cllrs Anderson, Gadd, Maggs, Moore (C), Moore (P), Murphy (chair), Peaford, Smith

1. To receive apologies for absence – apologies received and accepted from Cllr Niell.
2. To receive declarations of interest and updates to members' register of interests – Cllr Peaford declared a non-pecuniary interest in WD/2019/1173/MFA – Bellerbys College Wadhurst.
3. To approve the minutes of the meeting of 13<sup>th</sup> July 2019 – approved.
4. To discuss matters arising from the minutes of the meeting of 13<sup>th</sup> July 2019 – none.
5. Public forum – time limit 15 minutes – one member of the public present. This member of the public stated that he was the landowner of Little Windmill Farm, and that he had been accused of grubbing out the hedges bordering his land, and wished to assure the parish council that his actions had conformed with the Hedgerow regulations. He shortly intended to submit an application for temporary planning permission for a period of 5 years on this land, which was based on a different model than the application he had previously submitted.

Cllr Peaford spoke regarding planning application WD/2019/1173/MFA – Bellerbys College Wadhurst, stating that the application mirrored a previous application, and she did not understand why the planned dwellings to which this application refers had been excluded from the previous application. She stated that there were a large number of planning conditions relating to previous planning approvals on the site which had not been signed off, and that CIL payments are outstanding. She stated that residents of Wadhurst Place ask that the parish council look closely at any planning applications for this site, and to write to the local authority regarding the outstanding planning conditions.

6. To consider licence and planning applications received and make recommendations

**Licencing:** *None*

**Planning:**

**Application No. WD/2019/1171/F** Corner Cottage, Balaclava Lane, Wadhurst, TN5 6EG

COMMENT – The parish council is concerned that the second storey addition has the potential to cause loss of light to Hawthorn Cottage, and request this to be fully assessed.

**Application No. WD/2019/1173/MFA** Bellerbys College Wadhurst, Mayfield Lane, Wadhurst, TN5 6JE

OBJECT – Due to:

The overall increase in the density of building on the whole of this site due to the addition of detached garages/car ports. Given that this is an enabling development in the High Weald AONB, outside the development boundary, there should be no increase in the overall density of buildings/outbuildings on the site (given the site's low landscape capacity, high landscape sensitivity, very high landscape value and strong sense of place) over that for which planning permission has already been granted;

The removal of chimneys because they reflect the local character and formed part of the original design approved, taking into consideration this High Weald AONB location, its high landscape sensitivity, very high landscape value and strong sense of place.

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Given the removal of the integral garages, the parish council would be concerned if this resulted in any increase in bathrooms given the drainage issues on this site.

The parish council wrote to Trevor Scott, Chief Executive at Wealden District Council on 25<sup>th</sup> February 2019 regarding its serious reservations around the way the enabling development of the former Bellerbys College, now known as Wadhurst Place, is being built out. A reply was received from Chris Bending, Head of Planning and Environmental Services, by email, dated 14<sup>th</sup> March 2019.

In this reply, Mr Bending stated that the foul water drainage system had not been fully discharged by the Council under the relevant planning conditions, and was the subject of ongoing discussions between the Council and the developer, and also between the Environment Agency and the developer, in order to ensure that the measures provided on the ground are sufficient. Mr Bending stated that the Council did not consider that, at that stage, any planning enforcement action would assist with a resolution in this case.

Mr Bending also stated that the Council was aware of other issues related to the landscaping and refuse turning areas at the site, and that the Council's enforcement team were in active negotiations with the developer to secure a resolution to these issues. He stated that the Council was aware of ongoing issues at the site, and was taking actions to resolve matters.

The parish council understands that there are a number of planning conditions which remain outstanding, and requests an update and action plan from Wealden District Council regarding all remaining unresolved planning conditions and other relevant matters concerning this site.

**Application No. WD/2019/1295/F** Gate House, Osmer's Hill, Wadhurst, TN5 6QL

NO OBJECTION – the parish council would like assurance that there will be no further development, including otherwise permitted development, on this site given that it is outside the development boundary in the High Weald AONB.

**Application No. WD/2019/1455/F** Wykeham, Gloucester Road, Wadhurst, TN5 6TA

NO OBJECTION

### 7. To consider notices of decisions received

#### Approvals:

**Application No. WD/2019/1147/LB**  
EXTERNAL REPAIRS AND ALTERATIONS  
FAIRCROUCH, FAIRCROUCH LANE, WADHURST, TN5 6PT

**Application No. WD/2019/0248/F**

CHANGE OF USE FROM A1 TO SUI GENERIS TO BECOME A DOG GROOMING SALON  
5 CENTRAL PARADE, HIGH STREET, WADHURST, TN5 6AL

**Application No. WD/2019/0844/F**

DEMOLITION OF EXISTING OUTBUILDING, PROPOSED TIMBER FRAMED GARAGE WITH STUDIO ABOVE AND OUTBUILDING  
OAKENSHAW, NEWBURY LANE, WADHURST, TN5 6HD

**Raise no Objections:** *None*

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**Prior Approval Not Required:** *None*

**Application Not Issued:** *None*

**Issue:** *None*

**Refusals:** *None*

**Withdrawn:**

**Application No. WD/2019/0958F**

TO CONSTRUCT THE SUPERSTRUCTURE OF AN ANCIENT WATER WELL IN TRADITIONAL MATERIALS.

LITTLE WINDMILL FARM, WINDMILL LANE, COUSLEY WOOD, WADHURST, TN5 6EZ

**Appeals:**

**Application No. WD/2017/1554/FR**

LEELAND, MONKS LANE, COUSLEY WOOD, WADHURST.

**Enforcement Notice:** *None*

**8. To discuss Tree Preservation Orders**

**9. Urgent issues**

**9.1** The committee noted the email from the Wealden Local Plan examination programme manager concerning the recently published planning policy guidance.

***The meeting closed at 11.00 hrs.***