

WADHURST PARISH COUNCIL

Minutes of a meeting of the Planning Committee held remotely via Zoom on Saturday 27 June 2020 at 9.30am

Present: - Cllrs Anderson, Moore (C), Moore (P), Murphy (chair), Peaford, and Smith

1. To receive apologies for absence – none
2. To receive declarations of interest and updates to members' register of interests – none
3. To approve the minutes of the meeting of 13th June 2020 – approved with amendments (Cllr Peaford was not present; Cllr Anderson was present)
4. To discuss matters arising from the minutes of the meeting of 13th June 2020 – response to Wealden District Council (WDC) draft Shelaa methodology outstanding. Cllr Murphy to draft and circulate for comments/agreement by planning committee prior to latest submission date of 29 June 2020.
5. Public forum – 3 members of the public present, who spoke against planning applications WD/2020/0200/MAJ, and WD/2020/0201/LBR - Skinners Farm. These members of the public stated that no site notice was on display in respect of these planning applications; and also that they had not received neighbour notifications from WDC in respect of these planning applications, and had been advised by WDC that neighbour notifications are no longer issued. Concerns also expressed about lack of consultation with neighbours and the parish council prior to the planning applications being submitted.
6. To consider licence and planning applications received and make recommendations.

Licencing: *None*

Planning:

Application No. WD/2020/0200/MAJ

Expiry date for comments: 29 June 2020

Location: SKINNERS FARM, BEST BEECH HILL, WADHURST, TN5 6JT

Description: PROPOSED CONVERSION OF FORMER GRANARY TO PROVIDE A THREE-BEDROOM DWELLING, SUSSEX BARN (COLYERS BARN) TO PROVIDE A FOUR-BEDROOM DWELLING AND DAIRY TO PROVIDE A FOUR-BEDROOM DWELLING; CONVERSION OF FORMER OAST AS ANCILLARY ACCOMMODATION TO SKINNERS FARMHOUSE TO PROVIDE TWO-BEDROOM FIRST FLOOR APARTMENT WITH GAMES ROOM AND HOME OFFICE BELOW; SEPARATION OF FORMER ANNEXE FROM SKINNERS FARMHOUSE AND EXTENSION TO PROVIDE SEPARATE TWO-BEDROOM DWELLING; AND TWO NEW FOUR-BEDROOM DETACHED HOUSES AS 'ENABLING' DEVELOPMENT UNDER PARA 202 OF NPPF WITH ASSOCIATED LANDSCAPING AND EXTERNAL WORKS. RETROSPECTIVE LISTED BUILDING CONSENT FOR WORKS TO SKINNERS FARMHOUSE, GRANARY, SUSSEX BARN (COLYERS BARN) AND OAST. REPLACEMENT SEPTIC TANK FOR SKINNERS FARMHOUSE AND OAST AND THE CONSTRUCTION OF A NEW SHARED SEWERAGE TREATMENT TANK.

Comment:

Strongly Object. This application is an inappropriate use of enabling development. If planning permission was granted, then this would appear to create an incentive to owners of listed buildings to not adequately maintain them and/or to carry out works without planning consent. This would be dangerous precedent. Given the location, the proposal represents overdevelopment and an inappropriate encroachment on the AONB in an unsustainable location, outside the existing development boundary, with unsuitable access. It would cause harm to the visual and rural amenities of the High Weald AONB. The impact of the site layout on neighbours, in particular the location of the waste treatment plant and air source heat pump, is unacceptable. The parish council was not consulted by the developer/landowner or their agent, and the neighbours report a similar lack of consultation. The parish council also notes the objections of the neighbours.

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Application No. WD/2020/0201/LBR

Expiry date for comments: 29 June 2020

Location: SKINNERS FARM, BEST BEECH HILL, WADHURST, TN5 6JT

Description: PROPOSED CONVERSION OF FORMER GRANARY TO PROVIDE A THREE-BEDROOM DWELLING, SUSSEX BARN (COLYERS BARN) TO PROVIDE A FOUR-BEDROOM DWELLING AND DAIRY TO PROVIDE A FOUR-BEDROOM DWELLING; CONVERSION OF FORMER OAST AS ANCILLARY ACCOMMODATION TO SKINNERS FARMHOUSE TO PROVIDE TWO-BEDROOM FIRST FLOOR APARTMENT WITH GAMES ROOM AND HOME OFFICE BELOW; SEPARATION OF FORMER ANNEXE FROM SKINNERS FARMHOUSE AND EXTENSION TO PROVIDE SEPARATE TWO-BEDROOM DWELLING; AND TWO NEW FOUR-BEDROOM DETACHED HOUSES AS 'ENABLING' DEVELOPMENT UNDER PARA 202 OF NPPF WITH ASSOCIATED LANDSCAPING AND EXTERNAL WORKS. RETROSPECTIVE LISTED BUILDING CONSENT FOR WORKS TO SKINNERS FARMHOUSE, GRANARY, SUSSEX BARN (COLYERS BARN) AND OAST. REPLACEMENT SEPTIC TANK FOR SKINNERS FARMHOUSE AND OAST AND THE CONSTRUCTION OF A NEW SHARED SEWERAGE TREATMENT TANK.

Comment: As above

Application No. WD/2020/0805/F

Expiry date for comments: 1 July 2020

Location: BALACLAVA INN, COUSLEY WOOD ROAD, WADHURST, TN5 6EE

Description: CONVERSION AND EXTENSION OF EXISTING BUILDING INTO 3 X 1 BED FLATS AND 3 X 2 BED FLATS WITH ASSOCIATED PARKING AND AMENITY SPACE.

Comment:

Despite the location of this site outside the development boundary, and the fact that the application relates to the conversion of a pub, given the pub has not been trading for some time, the parish council supports this application.

Application No. WD/2020/0816/F

Expiry date for comments: 1 July 2020

Location: LAND AT FREESTYLE, DENE FARM, WADHURST ROAD, MARK CROSS, TN6 3PD

Description: CHANGE OF USE AND CONVERSION OF 3 REDUNDANT AGRICULTURAL BUILDINGS TO RESIDENTIAL USE COMPRISING ONE 1 BED SINGLE STOREY DWELLING, ONE 2 BED SINGLE STOREY DWELLING AND ONE 3 BED SINGLE STOREY DWELLING WITH NEW DRIVEWAY EXTENSION TO PLOT A

Comment:

Strongly object. The redundant agricultural buildings have no architectural merit, and the proposed dwellings do not preserve or enhance the AONB. The proposed development is outside the development boundary in an area of sporadic development, and is remote from basic services and therefore unsustainable. This is a remote rural location, and there are no significant benefits to existing services of rural communities. The development would cause harm to the visual and rural amenities of the High Weald AONB.

Application No. WD/2020/1070/F

Expiry date for comments: 13 July 2020

Location: 1 NEWBURY COTTAGES, NEWBURY LANE, WADHURST, TN5 6HB

Description: DEMOLITION OF REAR SINGLE STOREY-EXTENSION; PROPOSED TWO-STORY SIDE EXTENSION WITH DORMERS IN ROOF AND SINGLE-STORY REAR EXTENSION

Comment:

No objection

WPC Planning Committee

7. To consider notices of decisions received

Approvals: *None*

Raise no Objections: *None*

Prior Approval Not Required: *None*

Application Not Issued: *None*

Issue:

Application No. WD/2020/0542/LDE

SINGLE STOREY KITCHEN EXTENSION

WENBANS OAST, WENBANS LANE, WADHURST, TN5 6NR

Refusals: *None.*

Withdrawn:

Application No. WD/2020/0579/F

TWO STOREY SIDE EXTENSION WITH GLAZED LINK TO EXISTING COTTAGE. ASSOCIATED INTERNAL & EXTERNAL ALTERATIONS INCLUDING REMOVAL OF SIDE WINDOW AND OUTBUILDING WINDOW AND THE REMOVAL OF THE CURRENT HARD CEMENT RENDER TO THE SOUTHERN CHIMNEY.

KELLYS COTTAGE, BLACKSMITHS LANE, WADHURST, TN5 6DP

Appeals:

Appeal Ref: APP/C1435/D/20/3245199

Strood House, Wadhurst Road, Mark Cross TN6 3PB

Enforcement Notice:

Breach of Conditions Notice: *None*

8. To discuss Tree Preservation Orders *None*

9. Community Infrastructure Levy (CiL)

10. Urgent issues

- 10.1 To discuss and agree a response to Wealden District Council with regard to retrospective planning applications – Resolved that Cllrs C Moore and P Moore draft and circulate to members of the planning committee for agreement by 1st July 2020.

Meeting ended at 10.55