

WADHURST PARISH COUNCIL

Minutes of a meeting of the Planning Committee held remotely via Zoom on Saturday 8th August 2020 at 9.30am

Meeting commenced at 9.38hrs

Present: - Cllrs Anderson (in part), Moore (C), Moore (P), Murphy (chair), Peaford and Smith (Cllr Anderson arrived during the public forum, and left following consideration of application no. WD/2020/0717/MAJ)

1. To receive apologies for absence – none received.
2. To receive declarations of interest and updates to members' register of interests – Cllr Peaford declared an interest in application WD/2020/0717/MAJ.
3. To approve the minutes of the meeting of 25th July 2020 – approved.
4. To discuss matters arising from the minutes of the meeting of 25th July 2020 – item 11; the action tracker has been set up and circulated; item 9; no update received from the Clerk.
5. Public forum – one member of the public present who spoke against application number WD/2018/2742/F.
6. To consider licence and planning applications received and make recommendations.

Licencing: *None*

Planning:

Application No. WD/2018/2742/F

Expiry date for comments: 27 July 2020 extended to 10 August 2020

Location: FORMER COW SHED, GREAT SHOESMITHS FARM, WHITEGATES LANE, WADHURST, TN5 6QG

Description: PROPOSED CONVERSION AND CHANGE OF USE OF EXISTING RURAL BUILDING INTO A HOLIDAY LET.

COMMENT – Objection. This is not a suitable location for the proposed development given the local road infrastructure and location in this tranquil part of the High Weald AONB. The narrow roads which would be used to reach the development appear to be historical routeways, an intrinsic part of the High Weald AONB, which would be damaged by the increase in traffic using them under the proposed use. The conversion and use of glass on the highly exposed south-eastern elevation is in full view of the public footpath and is not appropriate given the site's high landscape sensitivity, very high landscape value and strong sense of place. The parish council is concerned about social domestic use of the outside space on this exposed elevation, and the impact of noise. The plans show two full height glazed doors on the south-east elevation; the officer report states that it "appears" openings were formally in situ, but no evidence is presented to support this supposition. The parish council has been informed by a local resident that there have never been openings in situ. The parish council is also concerned that it is highly probable that the full height glazed doors would cause light pollution of our unusually dark skies, which have been identified as worthy of conservation by the International Dark Sky Association. The negative impact of the development would be compounded by noise disturbance in this tranquil part of the High Weald AONB.

Application No. WD/2020/0717/MAJ

Expiry date for comments: 13 August 2020

Location: BEWL WATER, BEWLBRIDGE LANE, COUSLEY WOOD, WADHURST, TN3 8JH

Description: TEMPORARY CONSENT (FOR A PERIOD OF 3 YEARS) FOR A CAMPSITE FOR UP TO 80 PITCHES BETWEEN MAY AND SEPTEMBER.

COMMENT – Objection. The reduction from 100 to 80 pitches does not alleviate any of the concerns already expressed by the parish council. We note the comments of a resident, who has objected to the application, that the term “pitch” is imprecise, and gives no indication of how many tents would be pitched per pitch. Our objections are:

- 1) Substantial adverse impact on the High Weald AONB. The proposals do not protect or conserve the AONB landscape, which is particularly sensitive in this part of the AONB with open countryside and rolling hills, where the tranquil setting makes an important contribution to the landscape and intrinsic beauty of the AONB. The refused earth lodges (appeal APP/C145/W/18/3217263) would have been partially set into the slope of the land, with the blocks of lodges granted into the natural slope, with grass and wild flower planting covering the embankments at each end and the roofs of the units to blend them into the landscape. Up 80 pitches, each containing an indeterminate number of tents of various colours and sizes cannot be so disguised, and would draw the eye, detracting from rather than enhancing the natural beauty of the AONB. The proposed planting will take many years to mature, and would alter the existing open character;
- 2) No "exceptional circumstances" have been demonstrated to justify the proposed development in the AONB;
- 3) Noise and loss of residential amenity to adjacent properties in this tranquil, sensitive AONB location;
- 4) No evidence of wider benefits to the local economy. There are a number of other camping sites in the vicinity and without evidence that there is demand for an increase of 80 pitches, concern that there will be no net gain in employment or income within the local economy. Given that the other camping sites in the vicinity provide year-round employment, if planning permission was granted for this application and these other businesses become unviable as a result, there would be a net loss in employment;
- 5) Those using the campsite would be reliant on private cars to access their everyday needs beyond the site;
- 6) The traffic generated by 80 pitches would create congestion on the A21 at peak arrival and departure times;
- 7) There are inadequate showers, toilets and washing up facilities on the site. This is an application for temporary consent; given this and the highly sensitive AONB location, it would be unacceptable to erect structures to provide additional facilities of this kind;
- 8) In 2017, in response to the now refused application for 58 earth lodges on this site (WD/2017/0210/MAJ), Southern Water wrote as follows:

“The planning application form makes reference to drainage using Sustainable Urban Drainage Systems (SUDS). Under current legislation and guidance SUDS rely upon

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facilities which are not adoptable by sewerage undertakers. Therefore, the applicant will need to ensure that arrangements exist for the long term maintenance of the SUDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system. Thus, where a SUDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should: Specify the responsibilities of each party for the implementation of the SUDS scheme Specify a timetable for implementation Provide a management and maintenance plan for the lifetime of the development. This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The application details for this development indicate that the proposed means of surface water drainage for the site is via a watercourse. The Council's technical staff and the relevant authority for land drainage consent should comment on the adequacy of the proposals to discharge surface water to the local watercourse."

In response to this application, Southern Water have indicated that there are no public surface water sewers to serve this development; therefore alternative means of draining surface water from the development would be required; not involving disposal in to a public sewer.

Given this is an application for temporary consent, together with the highly sensitive AONB location, the engineering required to provide SUDS and an alternative means of draining surface water would be unacceptable.

Application No. WD/2020/1215/FR

Expiry date for comments: 6 August 2020 extended to 10 August 2020

Location: BARTLEY MILL BARN, BARTLEY MILL ROAD, WADHURST, TN3 8BH

Description: RETROSPECTIVE APPLICATION FOR ENTRANCE GATE AND 2NO. LAMP STANDARDS WITHIN THE SITE

COMMENT – Objection. The proposed lamps do not complement the listed building and rural setting. The PC notes the comments of the Enforcement Officer that this is the second attempt to regularise issues on this site.

Application No. WD/2020/1427/F

Expiry date for comments: 25 August 2020

Location: COUSLEY PLACE, COUSLEY WOOD ROAD, WADHURST, TN5 6HF

Description: SINGLE STOREY REAR EXTENSION

COMMENT: Objection. The glazed gable has a high potential to pollute our unusually dark skies, which have been identified as worthy of conservation by the International Dark Sky Association.

Application No. WD/2020/1274/F

Expiry date for comments: 20 August 2020

Location: 4 MANOR BANK, COCKMOUNT LANE, WADHURST, TN5 6UD

Description: DEMOLISH AND REMOVE EXISTING GARAGE AND REPLACE WITH A TWO STOREY SIDE AND REAR EXTENSION

COMMENT: Comment – Given the pressure for on street parking on Cockmount Lane and environs, there should be no loss of on-site parking.

Application No. WD/2020/1331/F

Expiry date for comments: 20 August 2020

Location: THE SHRUBBERY, COUSLEY WOOD ROAD, WADHURST, TN5 6EF

Description: BASEMENT UPGRADE, GARAGE CONVERSION AND ASSOCIATED ALTERATIONS

COMMENT: No objection

Application No. WD/2020/1332/F

Expiry date for comments: 20 August 2020

Location: THE SHRUBBERY, COUSLEY WOOD ROAD, WADHURST, TN5 6EF

Description: NEW DORMER WINDOW, AREA OF DECKING, BALCONY UPGRADE AND MINOR EXTERNAL ALTERATIONS

COMMENT: No objection

7. To consider notices of decisions received

Approvals:

Application No. WD/2020/0909/F

ERECTION OF 3 BAY GARAGE, SINGLE STOREY OAK FRAMED BUILDING
RIVENDELL, FARCROUCH LANE, WADHURST, TN5 6PN

Application No. WD/2018/0072/F

CONSTRUCTION OF HARD STANDING FOR PARKING AND CROSSOVER
23 BANKSIDE, WADHURST, TN5 6UL

Application No. WD/2020/0516/F

PROPOSED NEW MULTI USE GAMES AREA WITH ARTIFICIAL TURF SURFACE, MEANS OF ENCLOSURE, ACCESS FOOTPATH AND ASSOCIATED GROUNDWORKS.
SACRED HEART SCHOOL, MAYFIELD LANE, WADHURST, TN5 6DQ

Raise no Objections: *None*

Prior Approval Not Required: *None*

Application *None*

Not Issued: *None*

Issue:

Application No. WD/2020/0703/LDE

USE OF AN ENLARGED AREA OF GARDEN (BEYOND THAT ORIGINAL APPROVED) FOR A PERIOD IN EXCESS OF 10 YEARS.

WEST WOODS, CHURCHSETTLE LANE, WADHURST, TN5 6NH

Refusals:

Application No. WD/2019/2252/O

PROPOSED PHASED DEVELOPMENT OF 5 NO. SELF-BUILD DWELLINGS, ASSOCIATED ACCESS AND INFRASTRUCTURE WORKS.

LAND WEST OF TURNERS GREEN ROAD, WADHURST, TN5 6TW

Withdrawn: *None*

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Permits the Modification

Application No. WD/2019/1902/PO

VARIOUS MODIFICATIONS TO THE SECTION 106 AGREEMENT DATED 18 MARCH 2019 ATTACHED TO WD/2016/0402/MAO (REVISED ILLUSTRATIVE LAYOUT FOR 21 DWELLINGS; SCHEME NOW EXCLUDES FOOTWAY AND ROAD IMPROVEMENTS AND INCLUDES PROVISIONAL DRAINAGE MEASURES).

LAND EAST OF OLD STATION ROAD, WADHURST, TN5 6TZ

Appeals: *None*

Enforcement Notice: *None*

Breach of Conditions Notice: *None*

8. To discuss Tree Preservation Orders – None

9. Community Infrastructure Levy (CiL) – Cllr C Moore to contact the Clerk for an update regarding CiL payments for Bellerby's College (action Cllr C Moore)

10. Urgent issues - None