

WADHURST PARISH COUNCIL

Minutes of a meeting of the Planning Committee held remotely via Zoom on Saturday 5th September 2020 at 9.30am

Meeting commenced at 9.40hrs

The meeting was interrupted due to a power cut between approximately 09.57 and 10.09 due to being inquorate.

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

1. To receive apologies for absence – apologies from Cllr Anderson received and accepted.
2. To receive declarations of interest and updates to members' register of interest - none
3. To approve the minutes of the meeting of 8th August 2020 – approved.
4. To discuss matters arising from the minutes of the meeting of 8th August 2020 – item 9 – update received from Clerk and reported below (item 9).
5. Public forum – one member of the public present who spoke regarding land he owns in Tapsells Lane which has been put forward to Wealden District Council call for sites. Ian Noel, Parish Council Tree Warden, invited to speak by planning committee, spoke regarding Tree Preservation Orders.
6. To consider licence and planning applications received and make recommendations.

Licencing: *None*

Planning:

Application No. WD/2020/1358/F

Expiry date for comments: 28 August 2020 extended to 7 September 2020

Location: RAVENSDALE COTTAGE, FAIRCROUCH LANE, WADHURST, TN5 6PR

Description: REPLACEMENT OF ROOF AND DORMERS AFTER FIRE DAMAGE WITH AMENDED PROFILE AND DORMERS

COMMENT: No objection

Application No. WD/2020/1177/F

Expiry date for comments: 4 September 2020 extended to 7 September 2020

Location: ROOKS WOOD, BUCKHURST LANE, WADHURST, TN5 6JY

Description: PROPOSED LINK ATTACHED PART SUBTERRANEAN ANNEXE FOR ELDERLY RELATIVE

COMMENT: No objection

Application No. WD/2020/1485/F

Expiry date for comments: 8 September 2020

Location: THE OLD DAIRY, HAMBLYS HERBAL DISPENSARY, DURGATES, WADHURST, TN5 6DE

Description: INSTALLATION OF 5NO. ROOF LIGHTS AND 2NO. SASH WINDOWS.

COMMENT: No objection

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Application No. WD/2020/1151/F

Expiry date for comments: 15 September 2020

Location: LODGE HILL OAST, COOMBE LANE, WADHURST, TN5 6NU

Description: CONVERSION OF EXISTING GARAGE TO RESIDENTIAL ANNEXE AT GROUND FLOOR, REPLACEMENT OF DILAPIDATED STAIR TO FIRST FLOOR OF OUTBUILDING AND ERECTION OF ENCLOSURE AROUND IT. NEW PARKING ARRANGEMENTS FOR PROPERTY AND LEVELLING OF GARDEN AREA FOR IMPROVED SOCIAL USE.

COMMENT: No objection; however the parish council requests a condition that no replacement/new garages are permitted on this site due to encroachment of additional buildings on the High Weald AONB.

Application No. WD/2020/1615/F

Expiry date for comments: 15 September 2020

Location: MAYFIELD COTTAGE, MAYFIELD LANE, WADHURST, TN5 6JE

Description: ADDITION OF CARPORT TO EXISTING GARAGE.

COMMENT: No objection

Permitted Development

Application No. WD/2020/7034/ADP

TOWN AND COUNTRY PLANNING ACT 1990

THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (AS AMENDED)

PROPOSED BARN FOR THE STORAGE OF AGRICULTURAL AND FORESTRY EQUIPMENT
COOMBE FARM, COOMBE LANE, WADHURST, TN5 6NU

Clerk to establish role of parish planning committee in considering such applications (Action – clerk).

7. To consider notices of decisions received

Approvals

Application No. WD/2020/1070/F

DEMOLITION OF REAR SINGLE STOREY-EXTENSION; PROPOSED TWO-STORY SIDE EXTENSION WITH DORMERS IN ROOF AND SINGLE-STOREY REAR EXTENSION
1 NEWBURY COTTAGES, NEWBURY LANE, WADHURST, TN5 6HB

Application No. WD/2020/1252/F

DEMOLITION CONSERVATORY AND ERECTION OF SINGLE STOREY REAR EXTENSION
3 THE GABLES, COCKMOUNT LANE, WADHURST, TN5 6UG

Application No. WD/2020/1086/F

CONVERSION OF THE FORMER BANK PREMISES TO A RETAIL UNIT AT GROUND FLOOR LEVEL, AND 2 NO. FLATS AT FIRST AND SECOND FLOOR LEVELS.
FORMER NATIONAL WESTMINSTER BANK, HIGH STREET, WADHURST, TN5 6BH

Application No. WD/2020/0711/LB

REPAIR AND STRENGTHEN THE SECOND STOREY FLOOR STRUCTURES IN THE MAIN HOUSE.
FAIRCROUCH, FAIRCROUCH LANE, WADHURST TN5 6PT

Raise no Objections:

Application No. WD/2020/1372/OH

ALTERATIONS TO THE HIGH VOLTAGE (HV) AND LOW VOLTAGE (LV) OVERHEAD LINES
BEWLBRIDGE LANE, WADHURST, TN5 6HJ

Prior Approval Not Required: None

Application *None*

Not Issued: *None*

Issue: *None*

Refusals: *None*

Withdrawn:

Application No. WD/2020/0996/F

CONVERSION AND ALTERATION ALONG WITH PART REPLACEMENT OF AN AGRICULTURAL BUILDING TO CREATE A RESIDENTIAL DWELLING HOUSE INCLUDING BIO-MASS BOILER AND STORE ALONG WITH CHANGE OF USE OF LAND TO RESIDENTIAL.
COOMBE MANOR FARM, COOMBE LANE, WADHURST, TN5 6NU

Permits the Modification: *None*

Appeals: *None*

Enforcement Notice: *None*

Breach of Conditions Notice: *None*

8. To discuss Tree Preservation Orders

Application No: TM/2020/0242/TPO

REDUCE 1X NORWAY MAPLE BY 25-30% AND THIN CROWN BY 10-15% WITHIN TREE PRESERVATION ORDER NO 16, 1990
42 LITTLE PARK, WADHURST, TN5 6DL

COMMENT: On the advice of the parish Tree Warden, no more than 25% reduction should be permitted. Crown lifting should be considered as an alternative to crown thinning.

9. Community Infrastructure Levy (CiL)

Wealden District Council have advised that the CiL payment in respect of the Wadhurst Place site is still being actively worked on by their legal department, but no payment has been received as yet. (Action – retain on action tracker for further review, Cllr Murphy).

Cllr C Moore reported that since May 2018, the parish council has commented on 92 applications where a 'decision' has been made by WDC. In 60% of cases, the parish council was aligned with WDC in having no objections and the applications were approved by WDC; in 19% of cases, the parish council objected to the planning application but it was approved by WDC; in 3% of cases, WDC refused planning applications that the parish council raised no objections to. 1% of the total relates to applications that the parish council objected to which were refused by WDC; and 4% of applications were objected to by the parish council but were subsequently withdrawn or amended.

10. Urgent issues

10.1 To discuss response to Surrey & Sussex Local Association of Councils' email regarding the Ministry of Housing, Communities and Local Government three consultations on reform of the planning system:

1. Changes to the current planning system – Due to the short timescale between members of planning committee receiving this consultation document and the meeting, refer to full council as a response is due to NALC by 17th September 2020 – action Clerk;
2. Planning for the future (the planning white paper) – Due to the short timescale between members of the planning committee receiving this consultation document and the meeting, refer to the next meeting of the planning committee as a response is due to NALC by 15th October 2020 – action Clerk'

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3. Transparency and competition: a call for evidence on data on land control – Due to the short timescale between members of planning committee receiving this consultation document and the meeting, refer to the next meeting of the planning committee as a response is due to NALC by 16th October 2020 – action Clerk;

10.2 BT Consultation on the Removal of Telephone Boxes – Wadhurst parish council to request to adopt telephone box at the junction of High Street and Washwell Lane (action – Clerk)

10.3 To note WDC's Draft Statement of Community Involvement (SCI) Consultation - noted. Response to comments link in email is not working – Clerk to request response from WDC (action – Clerk)

10.4 Inappropriate music festival

Clerk to reply to correspondent detailing role of parish council as statutory consultee, and advice that the parish council is unable to consider a licence application that has not been submitted. (Action – Clerk).

Meeting ended – 11.22 hrs