**Minutes of a meeting of the Planning Committee held remotely via Zoom on**

**Saturday 3rd October 2020 at 9.30am**

**Meeting commenced at 9.38hrs**

**Present: - Cllrs Smith, Moore (C), Moore(P) (chair), Niell, Peaford**

1. To receive apologies for absence – **apologies from Cllrs Murphy and 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 19th September 2020 – **approved with a minor amendment – item 4 should read ‘Cllr Murphy to add items *10.2 (rather than 102)’.***

4. To discuss matters arising from the minutes of the meeting of 19th September 2020

* item 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) – **see agenda item 10.1**
* 10.2 (To discuss email received from Cllr Johanna Howell of Wealden District Council) - **see agenda item 6**
* Cllr Murphy updates to the Planning Committee Action Tracker -**noted**

9.42am the meeting was closed as Cllr Smith left the meeting due to internet issues

9.44am Cllr Smith re-joined and the meeting was re-opened

5. Public forum – **no members of the public present.**

6. Discussions with Cllr Howell (Wealden District Council)

**It was agreed to go ahead with the meeting arranged with Cllr Howell on Thursday 8th October, in spite of the inability of some committee members to attend (including the Chair and Cllr Neill) due to Cllr Howell’s limited availability and because Cllrs wish to understand her concerns as soon as possible. Action - Cllrs to provide questions in advance, as requested by the clerk.**

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

**Licencing:** *None*

**Planning:**

**Application No. WD/2020/1611/F**

**Expiry date for comments: 1** October 2020 extended to 5 October 2020

Location: RIVENDELL, FAIRCROUCH LANE, WADHURST, TN5 6PN

Description: REPLACEMENT OF STABLE BUILDING. INSTALLATION OF OUTDOOR SWIMMING POOL WITH ASSOCIATED OUTBUILDINGS AND HARD LANDSCAPING, INCLUDING STEPPED ACCESS

**COMMENT – No objection**

**Application No. WD/2020/1799/F**

**Expiry date for comments: 6 October 2020**

Location: HATTERS, HIGH STREET, WADHURST, TN5 6AG

Description: PROPOSED CONVERSION OF ROOF SPACE TO HABITABLE FLOOR AREA WITH DORMERS AND ROOFLIGHTS.

**COMMENT – Objection : The Parish Council objects on the grounds that the proposed dormers are on a prominent building in a sensitive conservation area and contravene Section 10 – 7.5 of the Wealden design guide by having a detrimental visual impact due to the proposed dormers;**

* 1. **creating an asymmetrical roof line**
  2. **being inappropriately proportioned: by being greater than the recommended maximum 1/3 of the overall roof width**
  3. **overlooking neighbouring property: i.e. the flat above ‘Coast’ (where this has not previously occurred)**
  4. **having a (flat roofed) form that is inappropriate to the existing building’s age and character**

**Application No. WD/2020/1722/F**

**Expiry date for comments: 19 October 2020**

Location: ST VALENTINE, SOUTH VIEW ROAD, SPARROWS GREEN, WADHURST, TN5 6TL

Description: DEMOLITION OF EXISTING DWELLING AND ERECTION OF PAIR OF SEMI-DETACHED DWELLINGS WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING

**COMMENT – No objection. The Parish Council supports the proposal, noting the sympathetic design and inclusion of parking but notes that the design could be further enhanced by the addition of chimneys to match the adjacent buildings.**

**Certificate of Lawful Development**

**7. To consider notices of decisions received**

**Approvals**

**Application No. WD/2020/1331/F**

BASEMENT UPGRADE, GARAGE CONVERSION AND ASSOCIATED ALTERATIONS

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

**Application No. WD/2020/1358/F**

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

DORMERS

RAVENSDALE COTTAGE, FAIRCROUCH LANE, WADHURST, TN5 6PT

**Application No. WD/2020/1427/F**

SINGLE STOREY REAR EXTENSION

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

**Raise no Objections**: *None*

**Prior Approval Required:** *None*

**Application** *None*

**Not Issued**: *None*

**Issue:** *None*

**Refusals:**

**Application No. WD/2018/2742/F**

PROPOSED CONVERSION AND CHANGE OF USE OF EXISTING RURAL BUILDING TO A

HOLIDAY LET.

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

**Withdrawn***: None*

**Permits the Modification:** *None*

**Appeals:** *None*

**Enforcement Notice:** *None*

**Breach of Conditions Notice:** *None*

**8**. **To discuss Tree Preservation Orders** *None*

**9. Community Infrastructure Levy (CiL) –** *nothing to report*

**10. Urgent issues**

10.1 To discuss response to;

Planning for the future - the planning white paper (NALC deadline for responses 15 October)

Transparency and competition: a call for evidence on data on land control (NALC deadline for responses 16 October) **Action – Members of Planning Committee to share information and key points by 13th October via email (following SSALC meeting on 8th October) for collation and submission (Action – all members of Planning Committee)**

10.2 To receive minutes of the Wealden District Council Parish Panel Minutes 26 August 2020 **- Noted**

10.3 Dates for Planning Committee meetings in December 2020 **- Cllrs agreed to adopt the dates proposed by the clerk**

Meeting closed 10.28