

WADHURST PARISH COUNCIL

Minutes of a meeting of the Planning Committee held remotely via Zoom on Saturday 2nd January 2021 at 9.30am

Present: - Cllrs Anderson (from 09.40), Moore (C), Moore (P), Murphy (chair), Niell, Peaford, Smith

1. To receive apologies for absence – **none**
2. To receive declarations of interest and updates to members' register of interest – **none**
3. To approve the minutes of the meeting of 28th November 2020 – **approved. Item 4 amended to read "to discuss matters arising from the minutes of the meeting of 14th November 2020"**.
4. To discuss matters arising from the minutes of the meeting of 14th November 2020 – **Cllr Murphy to liaise with the acting Clerk regarding actions referred to as outstanding 6.3.2 and 7.1.**
5. Public forum – **no members of the public present.**

6. Licence and planning applications

6.1 Licencing: *None*

6.2 Planning:

6.2.1 Application No: [WD/2020/2332/F](#) and [WD/2020/2333/LB](#)

Expiry date for comments: 25 December 2020, approved extension by WDC to 2nd January 2021

Location: BUCKLAND HILL FARMHOUSE, BUCKLAND HILL, COUSLEY WOOD, WADHURST, TN5 6QT

Description: External and internal alterations to existing barn/oast house to form ancillary accommodation to main dwelling.

COMMENT – No objection

6.2.2 Application No: [WD/2020/2396/F](#)

Expiry date for comments: 28 December 2020, approved extension by WDC to 2nd January 2021

Location: BALACLAVA COACH HOUSE, PELL GREEN, WADHURST, TN5 6EE

Description: Proposed 2-storey extension and alterations to rear of dwelling.

COMMENT – No objection

6.2.3 Application No: [WD/2020/2436/LB](#)

Expiry date for comments: 31 December 2020, approved extension by WDC to 2nd January 2021

Location: THE COTTAGE, HIGH STREET, WADHURST, TN5 6AJ

Description: Removal of one internal wall.

COMMENT – No objection

6.2.4 Application No: [WD/2020/2462/F](#)

Expiry date for comments: 5th January 2021

Location: 4 WALTERS COTTAGES, WADHURST, TN5 6BG

Description: Proposed roof conversion, including new dormer window to rear and half gable to side, new rooflight and solar panels to roof.

COMMENT – Objection. Section 10, Paragraph 2.6, of the Wealden Design Guide states that for buildings in the AONB, the acceptability of proposals for extension will be measured against the degree to which it is considered they would enhance or maintain the essential character and quality of such areas. The Guide goes on to state that in a sensitive location, such as the AONB, applicants and agents will be required to clearly demonstrate that their proposals will both be in keeping with the existing building and will not have a detrimental impact on the character of amenities of the area or neighbouring properties. It also states that dormers must be proportioned appropriately for the building; the total width of all dormers should not exceed 1/3 the width of the main roof (Section 5, Figure 10.6).

Section 5, paragraph 10.6 states that developments using different styles of roof in an ad hoc manner will generally be unacceptable, eg half-hipped and hipped, and that roofs with asymmetrical pitches should be avoided. Dormers should not dominate the composition and the roofscape, and should be smaller than the windows on the same elevation and kept low on the roof, well below the ridge line. The pitch should normally match that of the main roof.

At Section 10 paragraph 2.3, the Guide states that even outside the AONB, refusal is likely where the extension over-dominates and is without a sound design justification. The proposal would not enhance or maintain the essential character and quality of the High Weald AONB. It is not in keeping with the existing building, a semi-detached dwelling, and would have a detrimental impact on the appearance and character of the adjoining semi-detached property, in particular, by virtue of destroying the inherent symmetry embodied in the building's design; specifically the roofline. The proposed dormers are over bearing and occupy in excess of the recommended one third of the overall roof width, dominating the roofscape, as well sitting high on the roof and meeting the ridge line. As proposed, the appearance of the building as a whole is unbalanced and compromised.

6.2.5 Application No: [WD/2020/2479/F](#)

Expiry date for comments: 6th January 2021

Location: LONG VIEW, COUSLEY WOOD ROAD, WADHURST, TN5 6DY

Description: Single storey rear extension, creation of a new doorway and alterations to existing joinery.

COMMENT – No objection.

6.2.6 Application No: [WD/2020/2418/F](#)

Expiry date for comments: 6th January 2021

Location: PARK COTTAGE, DURGATES, WADHURST, TN5 6DE

Description: Proposed first floor infill dormer extension including internal alterations, two first floor balconies and replacement of existing weather boarding.

COMMENT – Objection. The proposed balconies would create overlooking of the privacy zone of the neighbouring properties (contrary to Section 5, Paragraph 10.12, of the Wealden Design Guide, which states that 'the incorporation of balconies on smaller traditional style dwellings and cottages is rarely visually appropriate' and they should 'Ensure that they do not directly overlook the 'privacy zone' of adjoining gardens' (Section 10, Paragraph 2.7 gives the following 'privacy zone' definition : 'privacy zone' immediately adjacent to the rear of an adjoining dwelling (usually 3 metres from the rear of the dwelling)).

6.2.7 Application No: [WD/2020/2489/F](#)

Expiry date for comments: 11th January 2021

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Location: BROWSIDE CATTERY, MOSEHAM HILL, WADHURST, TN5 6NA

Description: First floor rear extension and fenestration alterations.

COMMENT – No objection.

6.2.8 Application No: [WD/2020/2370/F](#)

Expiry date for comments: 11th January 2021

Location: ROSEMARY COTTAGE, STATION ROAD, WADHURST, TN5 6RS

Description: PROPOSED SIDE AND REAR EXTENSION

COMMENT – No objection.

6.2.9 Application No: [WD/2020/2391/F](#)

Expiry date for comments: 12th January 2021

Location: LOTH LORIEN, FAIRCROUCH ROAD, WADHURST, TN5 6PN

Description: Two storey rear extension with garden rooms and associated landscaping works

COMMENT – No objection.

6.2.10 Application No: [WD/2020/2426/MRM](#)

Expiry date for comments: 13th January 2021

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

Description: Reserved matters pursuant to outline planning permission WD/2016/0402/MAO (revised illustrative layout for 21 dwellings, Scheme now excludes footway and road improvements and includes provisional drainage measures).

COMMENT – Objection (detailed reasons to be agreed by email by 5pm on 10th January 2021).

The following agenda item has not been sent to WPC for consultation or comment but has been added to the agenda for information purposes:

6.2.11 Application No: [WD/2020/2204/D](#)

Location: THE STABLES, WADHURST PARK, WADHURST, TN5 6NT

Description: Demolition of five-bedroom timber framed building.

Certificate of Lawful Development: None

6.3 To consider notices of decisions received

6.3.1 Application: [WD/2020/1151/F](#)

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.

Update: Approved by WDC

6.3.2 Application: [WD/2020/2071/F](#)

Location: RUDDIGORE, CASTLE WALK, WADHURST, TN5 6DB

Description: Demolition of existing garage and side entry area. New/proposed side extension to form utility room, log store and passage, repositioned garage and car port and proposed first floor side extension to provide 2 new bedrooms.

Update: Approved by WDC

6.3.3 Application: [WD/2020/2119/F](#)

Location: CALCOT, BALACLAVA LANE, WADHURST, TN5 6EH

Description: Rear single storey extension and side first floor extension

Update: Approved by WDC

6.3.4 Application: [WD/2020/2206/F](#)

Location: FIR TREE COTTAGE, NEWBURY LANE, WADHURST, TN5 6EY

Description: Proposed single storey rear extension including internal and external alterations.

Update: Approved by WDC

6.3.5 Application: [WD/2020/1722/F](#)

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

Update: Approved by WDC

6.3.6 Application: [WD/2020/1163/FA](#)

Location: THORNBURY, SOUTH VIEW ROAD, SPARROWS GREEN, WADHURST, TN5 6TW

Description: Minor material amendment to WD/2018/1928/f (single-storey rear and side extension) involving variation of Condition 3 (list of approved plans) to enable amendments to location and size of external openings and addition of covered front porch.

Update: Approved by WDC

6.3.7 Application: [WD/2020/2181/F](#)

Location: WELL CROFT, FAIRGLEN ROAD, WADHURST, TN5 6JL

Description: Replacement of existing windows with double glazed UPVC windows, enlargement of existing living room window and installation of new picture window to the front of the dwelling and installation of additional picture window to north east elevation.

Update: Approved by WDC

6.3.8 Application: [WD/2020/2045/F](#)

Location: HERONS LEA, TAPSELLS LANE, WADHURST, TN5 6PL

Description: Single storey rear extension

Update: Approved by WDC

Raise no Objections: *None*

Prior Approval Required: *None*

Not Issued: *None*

Issued: *None*

Refusals:

Application No. [WD/2020/1615/F](#)

Description: Addition of carport to existing garage.

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

Update: refused by WDC.

Withdrawn: *None*

Permits the Modification: *None*

Appeals: *None*

Enforcement Notice:

Reference No. 20/172 C/2019/0236

Location: LAND ADJ. TO THE ELECTRICITY SUBSTATION, ASSOCIATED WITH 2 SAVAGE PIT (WANNOCK) COTTAGE, STATION ROAD, WADHURST

Update: Enforcement Action be authorised in accordance with the Officer recommendations set out in the agenda report.

Breach of Conditions Notice: *None*

7. Planning Control

8. To discuss Tree Preservation Orders:

Provisional Tree Preservation Order 2020/0026 (Wadhurst) dated 10/12/2020.

Land at Marling House and Marling Cottage, Station Road, Wadhurst, East Sussex. The site is a mix of detached dwellings and associated amenity space with open countryside and agricultural land beyond. The site is visually sensitive, being located on high ground within the High Weald AONB.

Trees within the TPO area are a varied mix of individual open grown trees, mature field boundaries and larger groups of trees and as arboriculture features in an elevated position, they provide good visual amenity, landscape character and green infrastructure. An outline planning application, numbered WD/2020/2365/MAO, has been submitted to the Council and would require the removal of a number of specimens in order to facilitate the proposed development. In August last year significant tree removal took place at the access to the site leading to a loss of public visual amenity. (Comment from Acting Clerk: WD/2020/2365/MAO has not yet gone live on the WDC planning website so there are no plans visible – however an application with MAO would mean Major Application Outline)

9. Conservation areas

10. Community Infrastructure Levy

11. Urgent issues

The next planning committee meeting is scheduled for 16th January 2021.

Meeting ended at 11.08