

WADHURST PARISH COUNCIL

Minutes of a meeting of the Planning Committee held remotely via Zoom on Saturday 30th January 2021 at 9.30am

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

1. To receive apologies for absence – **apologies received and accepted from Cllr Niell**
2. To receive declarations of interest and updates to members' register of interest – **Cllrs P Moore, C Moore and Smith declared an interest in application number [WD/2021/0053/F](#).**
3. To approve the minutes of the meeting of 2nd January 2021 – **approved.**
4. To discuss matters arising from the minutes of the meeting of 2nd January 2021 – **Cllr Murphy to liaise with the acting Clerk regarding actions referred to as outstanding 6.3.2 and 7.1 from minutes of the meeting of 14th November 2020.**
5. Public forum – 4 members of the public present. **One spoke in favour of application no [WD/2020/2624/F](#); and two spoke in favour of application no [WD/2020/2589/F](#) .**

6. Licence and planning applications

6.1 Licencing: none

6.2 Planning:

6.2.1 Application No: [WD/2020/2568/F](#)

Expiry date for comments: *Extension granted by WDC*

Location: WESTWOOD HOUSE, FAIRCROUCH LANE, WADHURST, TN5 6PR

Description: Proposed tennis court with chain link fencing

COMMENT – NO OBJECTION

6.2.2 Application No: [WD/2020/0816/F](#)

Expiry date for comments: *Extension granted by WDC*

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. **Revisions received:** structural survey, provision of visibility splays, response to objections and minor design amendments to block a and c. date stamped 18/11/2020

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. The parish council is disappointed that its design concerns have not been addressed.

6.2.3 [WD/2020/2573/F](#)

Expiry date for comments: 1st February 2021

Location: BRINKERS, BRINKERS LANE, WADHURST, TN5 6LS

Description: Single storey side extension, new doorway and associated internal alterations.

COMMENT – NO OBJECTION

6.2.4 [WD/2020/2589/F](#)

Expiry date for comments: 1st February 2021

Location: 4 BALLIOL COTTAGES, LOWER HIGH STREET, WADHURST, TN5 6BB

Description: Alterations to enlarge the dwelling by means of a single storey extension and catslide roof with dormer windows to the side and a two-storey extension at the rear. Excavation works and hard landscaping to remodel off road parking area.

COMMENT – NO OBJECTION

6.2.5 [WD/2020/2624/F](#)

Expiry date for comments: 3rd February 2021

Location: CHERRY HINTON, OLD STATION ROAD, WADHURST, TN5 6TZ

Description: Replacement of the existing rear glazed conservatory, roof conversion, internal alterations, redesign of existing access to garden and demolition of existing garage.

COMMENT – OBJECTION on the grounds that the Juliette balcony is not in keeping on this traditional style dwelling. Section 5, paragraph 10.12 of the Wealden Design Guide states that “the incorporation of balconies on smaller traditional –style dwellings and cottages is rarely visually appropriate”. The parish council understands that revised plans have been submitted for this planning application, and requests to be re-consulted on this planning application when the new plans are available to view.

6.2.6 [WD/2020/2651/F](#)

Expiry date for comments: 4th February 2021

Location: FIELDHAVEN, OLD STATION ROAD, WADHURST, TN5 6TZ

Description: Proposed dormer loft conversion to create two additional rooms along with new ensuite and amendments to fenestration at first floor level.

COMMENT – OBJECTION. The wrap around roof design is not in keeping with the High Weald AONB Design Guide, or Wealden Design guide, and is greater than one third of the roof contrary to the Wealden Design Guide (Section 10 Paragraph 7.5).. It is not sympathetic to the design of the house and is not visually appropriate.

6.2.7 [WD/2020/2160/F](#)

Expiry date for comments: 1st February 2021

Location: KELSEY, MOUNT PLEASANT, WADHURST, TN5 6UH

Description: SINGLE STOREY REAR EXTENSION AND FIRST FLOOR EXTENSION

COMMENT – Objection – the WPC objects to the proposal as it is out of keeping with the character of the street and area (against HG4 and HG10 of the Wealden Local Plan (WLP)), overbearing in size and form, creates privacy issues for adjoining properties (against both EN27 and HG10 of the WLP) has inadequate parking for a five-bedroom home, and its prominent, elevated position on a bend exacerbates the visual stop created by the addition of an additional expansive flat-roofed storey and extension.

The proposed design does not comply with HG4 and HG10 of the WLP or the Wealden Design Guide (WDG) (WDG 1.1.12, 5.3.3, 5.4.4, 5.7.7) as the proposed design is out of character; the properties in Mount Pleasant Road and adjoining areas are varied but share a cottage-style theme; with cottage-style windows, gables, chimneys and pitched roofs of clay tiles. The design is unsympathetic to neighbouring properties being visually discordant.

With regard to WLP EN27, WDG 5.4.4 and WDG 5.10.12, the proposal has an unacceptable adverse impact on privacy and amenity of adjoining neighbours by reason of its scale height and form, including the creation of a large balcony/roof garden with three sets of sliding patio doors at first-floor height. The window to the front elevation which overlooks the neighbours rear garden and windows (privacy zone) creates a lack of privacy at less than minimum privacy distance (WDG 5.4.4). The two-storey extension dominates the existing building (WDG 5.3.3), not being recessed from the wall plane (WDG 5.3.3) a point that is worsened by the dwelling's proximity to its boundary, and will unacceptably overshadow the neighbouring property, depriving it of daylight (WDG 10.2.7 / Building Research Establishment (BRE) 209). The WDG notes that refusal for this extension would be likely, per WDG 10.2.3, even if it was outside the HWAONB (for which stricter guidance under WDG 10.2.6 requires that extensions should enhance or maintain the existing character) as its size is over the 60% maximum guideline, being nearer to 100%. The proposed extension conflicts with design guidance including the overall effect of bolt-on elements (against WDG 5.7.7) rather than retaining overall simplicity and functionality of form and design. This doubling in size of the property and addition of three bedrooms contains no proposal for increased parking which is unrealistic given the narrow road and lack of on-street parking.

6.2.8 [WD/2020/2323/F](#)

Expiry date for comments: 9th February 2021

Location: CHITTINGHURST, TIDEBROOK ROAD, WADHURST, TN5 6PQ

Description: Outdoor swimming pool.

COMMENT – NO OBJECTION

6.2.9 [WD/2020/2593/F](#)

Expiry date for comments: 9th February 2021

Location: YEW TREE, OLD STATION ROAD, WADHURST, TN5 6TZ

Description: Demolition of an existing single storey garage and conservatory. Proposed two storey side extension, single storey rear extension and rear dormer roof.

COMMENT – OBJECTION. The design is not in keeping with the High Weald AONB Design Guide, or Wealden Design guide, and the dormers are greater than one third of the roof contrary to the Wealden Design Guide (Section 10 Paragraph 7.5). It is not sympathetic to the design of the house. Given the raised ground level adjacent to the retaining wall, the parish council is also concerned regarding overlooking in the rear garden of the neighbouring property.

6.2.10 [WD/2020/2448/F](#)

Expiry date for comments: 15th February 2021

Location: BARN ADJACENT TO OAK COTTAGE, COOMBE LANE, WADHURST, TN5 6NU.

Description: Erection of dwelling to replace barn conversion approved under the terms of planning permission WD/2019/2416/F with detached garage and proposed access gates.

Defer to planning committee on 13th February 2021, as Wealden District Council planning lists the expiry date for comments as 15th February 2021.

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

Expiry date for comments: 13th January 2021

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

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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).

Defer to planning committee on 13th February 2021, as Wealden District Council planning lists the expiry date for comments as 19th February 2021.

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

Expiry date for comments: 8th February 2021

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

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

COMMENT OBJECTION. The proposed balconies are not visually appropriate, and 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)). Given the location of this property at the entrance to the village, the parish council also objects to the replacement of historic timber weatherboard with cement fibre weatherboard.

6.2.13 Application No: [WD/2021/0053/F](#)

Expiry date for comments: 16th February 2021

Location: RYDAL, JONAS LANE, WADHURST, TN5 6RQ

Description: Detached three-bay garage

The application was not considered due to being inquorate given the declarations of interest.

Certificate of Lawful Development: *None*

To consider notices of decisions received:

Application: [WD/2020/2479/F](#)

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

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

Update: planning application approved by WDC.

Raise no Objections:

Application No: [WD/2020/1944/F](#)

Expiry date for comments: 19 January 2021

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

Description: Extension of existing garage to provide additional ancillary living accommodation to the main house. Deletion of roof conversion - alternative design extending the existing garage.

Response submitted to WDC: No objections

Prior Approval Required: *None*

Not Issued: *None*

Issued: *None*

Refusals: *None*

Withdrawn: *None*

Permits the Modification: *None*

Appeals: *None*

Enforcement Notice: *None*

Breach of Conditions Notice: *None*

7. Planning Control

8. To discuss Tree Preservation Orders:

8.1 Application: [TM/2021/0011/TPC](#)

Location: CROFT PLACE, GILLOW LANE & LEGAT CLOSE, WADHURST, TN5 6FA

Description: Work as per schedule subject to conditions related to planning permissions 2017/2405 and 2018/1792.

9. Conservation areas – remove as standing agenda item.

10. Community Infrastructure Levy – noted.

11. Policy – communication of planning policies – Planning Committee to promote and raise public awareness of the High Weald AONB Design Guide and Wealden Design Guide by selecting a topic each month for promotion via the parish council’s communication channels.

12. Urgent issues

A parishioner has contacted the parish council and WDC Cllr Howell raising their concerns over the approval of the following application:

Application: WD/2020/1722/F

Location: St Valentine, South View Road, Wadhurst.

Description: demolition of existing dwelling and erection of pair of semi-detached dwellings with associated access, parking and landscaping.

Wadhurst parish council has raised its concerns with Wealden District Council (WDC) regarding WDCs failure to re-consult the parish council when significant amendments were made to this planning application prior to its approval.

The next planning committee meeting is scheduled for 13th February 2021.

Meeting ended at 11.36