

WADHURST PARISH COUNCIL

Minutes of a meeting of the Planning Committee held remotely via Zoom on Saturday 28th November 2020 at 9.30am

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

1. To receive apologies for absence – **apologies from Cllr Niell 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 14th November 2020 – **approved.**
4. To discuss matters arising from the minutes of the meeting of 31st October 2020 – **arrangements for meeting with Cllr Howell – Cllr Howell unavailable on proposed date. Clerk to arrange date in January (action – Clerk.) 6.3.2 - outstanding (action Cllr Murphy). 7.1 – further details requested from Wealden District Council (WDC) Planning Enforcement (action Cllr Murphy/Clerk).**
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/2020/2181/F](#)

Expiry date for comments: **3 December 2020**

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.

COMMENT – No objection

6.2.2. Application No: [WD/2020/2160/F](#)

Expiry date for comments: 30th November 2020

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.

6.2.3 Application No: [WD/2020/2149/F](#)

Expiry date for comments: 7th December 2020

Location: Coombe Manor Farm, Coombe Lane, Wadhurst, TN5 6NU

Description: Resubmission of a full planning application for the conversion and minor alteration of an agricultural building to create a residential dwelling house to include a change of use of land to residential.

COMMENT – OBJECT. Having regard to policy DC18 of the Wealden Local Plan, the notice of decision for the previously approved planning application for this site (WD/2006/1348/F) included condition no 5; that there would be only one dwelling remaining on the site. Whilst the existing dwelling relating to this earlier planning application was demolished as required, there is currently a mobile home on the site, and therefore there are currently two dwellings on the site, with this 2020 application potentially adding a further dwelling in this fairly isolated location in the High Weald AONB. It would neither conserve nor enhance the High Weald AONB to permit further development of this site.

6.3 Certificate of Lawful Development: *None*

To consider notices of decisions received

6.3.1 Application No. [WD/2020/0717/MAJ](#)

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.

Update: approved by WDC.

A copy of the Council's Decision Notice, along with the officer report, can be viewed online at <http://planning.wealden.gov.uk/plandisp.aspx?recno=149521>.

6.3.2 Application No. [WD/2020/1799/F](#)

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

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Description: Proposed conversion of roof space to habitable floor area with dormers and rooflights.

Update: approved by WDC.

A copy of the Council's Decision Notice, along with the officer report, can be viewed online at

<http://planning.wealden.gov.uk/plandisp.aspx?recno=151066>

Raise no Objections: *None*

Prior Approval Required: *None*

Application *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: *None*

8. To discuss Tree Preservation Orders

Application: [TM/2020/0299/TPO](#)

Location: 1 Little Park, Durgates, Wadhurst, TN5 6DL

Description: Work as per schedule on 3 oak trees with tree preservation order (Wadhurst) no 47, 1988

NO COMMENT

9. Conservation areas

9.1 Meeting with Conservation Officer – consider items for discussion – **what is the role of the Conservation Officer; how do parishioners obtain advice from the conservation Officer; what is the approach of the Conservation Officer to the conservation of Wadhurst High St. (action – Clerk).**

10. CIL - noted

11. Urgent issues - none