

WADHURST PARISH COUNCIL

Minutes of a meeting of the Planning Committee held remotely via Zoom on Saturday 27th March 2021 at 9.30am

Present: - Cllrs Anderson (in part, left the meeting at 11.52), Moore (C), Moore (P), Murphy (chair), Niell, Smith

1. To receive apologies for absence – **none received**
2. To receive declarations of interest and updates to members' register of interest – **none received**
3. To approve the minutes of the meeting of 14th March 2021 – **approved.**
4. To discuss matters arising from the minutes of the meeting of 27th February 2021 - **none**
5. Public forum – **6 members of the public present. 2 spoke against WD/2020/2365/MAO.**

6. Licence and planning applications

6.1 Licencing: *none*

6.2 Planning applications

6.2.1 Application: [WD/2020/2593/F](#)

Expiry date for comments: 29th March 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. Plans have been amended to address officer & parish concerns. Dormer & 2-storey extension reduced in size. Given topography of the site, overlooking from patio not an issue.

COMMENT: No objection

6.2.2 Application: [WD/2021/0532/F](#)

Expiry date for comments: 5th April 2021

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

Description: Proposed alterations to window and door fenestration to the rear and side together with a first-floor balcony to the rear.

COMMENT: No objection. The parish council notes the inclusion of a balcony to the rear. Although the parish council has objected to balconies on other dwellings, these are smaller, traditional style dwellings and cottages. The WDG notes that balconies are rarely visually appropriate on such dwellings and also considers that there is a history of the 'sleeping gallery' on larger houses within the District. This is a larger house, and the proposed balcony does not appear to directly overlook the 'privacy zone' of adjoining gardens.

6.2.3 Application: [WD/2020/2365/MAO](#)

Expiry date for comments: 29th March 2021

Location: LAND TO THE NORTH OF MARLING HOUSE, STATION ROAD, WADHURST, TN5 6RT

Description: Outline planning application for residential development of 35 dwellings.

COMMENT – Objection. The parish council discussed its grounds of objection at length, and noting the published date for the expiry of comments on this application is later than the date published on the planning committee agenda, agreed to draft the objections and agree via email by 31st March 2021.

WADHURST PARISH COUNCIL

To consider notices of decisions received:

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

Location: LAND AT FREESTYLE, DENE FARM, WADHURST ROAD, MARK CROSS, TN6 3PD
Description: Change of use and conversion of 2 redundant agricultural buildings to residential use comprising one 3 bed single storey dwelling with one bed single storey annex.

Decision: Approved

WDC response to Parish Council: The concerns of the Parish Council are acknowledged. However, national and local planning policies permit the conversion of rural buildings even if they are located in unsustainable locations.

The agent was advised that Block A, occupying a prominent location in the AONB adjacent to designated ancient woodland, would not be policy compliant as its conversion and the creation of a domestic curtilage and additional works to create the drive would not 'enhance its immediate setting' to meet the requirements of the NPPF. This block has now been omitted from the scheme. Block C is not worthy of conversion in its own right and given its proximity to Block B it is now proposed to form annex accommodation to Block B. The scheme as amended is considered to conform with the relevant planning policies.

Application No. [WD/2021/0151/E](#)

Location: BUTTONS BARN, BUTTONS LANE, WADHURST, TN5 6NW

Description: A 3 metre by 6 metre shed to the side of the barn. Decision: Approved

Application No. [WD/2020/2623/E](#)

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

Description: Proposed replacement heritage out-building in the existing walled garden, photovoltaic panels and a new private sewer treatment tank.

Decision: Approved

Certificate of Lawful Development: *None*

Raise no Objections: *None*

Prior Approval Required: *None*

Not Issued: *None*

Issued: *None*

Refusals:

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

Location: COMBE 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 Decision: Refused

WDC response to Parish Council: Planning permission was granted in 2006 (application reference WD/2006/1348/F) for the demolition of the existing dwelling and workshop building and for the erection of a new dwelling. This was accompanied by the standard demolition condition (Condition 5 of the decision notice), which required the demolition of the existing dwelling within three months of the first occupation of the new dwelling and the removal of all arising material from the site. It is common practice to apply this condition to prevent both the existing and proposed dwelling being retained on site. The condition does not, however, prevent the land owner applying to the Local Planning Authority for the erection of

WADHURST PARISH COUNCIL

another dwelling on site; such application to be judged on merits. The workshop, proposed to be demolished under planning permission WD/2006/1348/F, was later the subject of application WD/2012/2570/F and a subsequent appeal decision which allowed the workshop to be retained on the site. This was subject to Condition 5 of the Inspector's decision, which required the demolition of the extension to the Dutch barn. The Council has been informed by a local resident that the extension to the Dutch barn has not yet been removed, along with concerns regarding the stationing of a mobile home.

Nevertheless, although the Dutch barn and mobile home are located on land within the applicant's ownership, they are located outside of the current application site (demarcated by the red line) and cannot therefore be conditioned to be removed, or controlled, under this application. There are separate provisions to secure this – enforcement action – which is being investigated. Any subsequent applications for the retention of the extension to the Dutch barn or mobile home would be completely independent to this application and would be determined on their own merits.

The previous planning permissions WD/2006/2149/F and WD/2012/2570/F and their associated conditions relate to a separate planning unit, with the building the subject of this current planning application falling outside of the approved red line area for the previous permission.

Additionally, the schemes are not comparable as the previous permissions related to a replacement dwelling and the retention of a barn, in contrast to the current proposal which relates to the conversion of a redundant agricultural building. There is policy support for the reuse of redundant agricultural/rural buildings in the adopted Wealden Local Plan 1998 (Saved Policy DC8) and the National Planning Policy Framework (paragraph 79).

An independent structural survey has identified that the building is structurally sound and capable of conversion without significant rebuilding, modification or extension. The current building and surrounding area is dilapidated and injurious to the rural setting and wider AONB countryside. Therefore, the minor alterations required to repair and to domesticate the building, and the additional landscaping and biodiversity benefits of the scheme (for example, the inclusion of a sedum roof, removal of a significant amount of concrete hardstanding, sowing of a wild meadow, planting of a hedgerow and integrated bat boxes), are considered to improve the visual amenities, thereby benefiting the rural setting and wider High Weald AONB landscape.

Application No. [WD/2020/2651/E](#)

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

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

Decision: Refused

WDC response to Parish Council: The Parish Council comments are noted. The applicants and agent have been in pre application discussions with regard to the dormers and these have been reduced significantly from a submission in 2018 which was withdrawn as the wraparound dormer was considered to overwhelm the rear roof slopes. The application before us has reduced the size and position the dormer 800mm from the eaves and 500mm down from the ridge line. There are other examples of dormers in the vicinity and it is considered that the location of the property although being within AONB the property is within a tight ribbon of development on the western side of Old Station Road where differing house types can be found and not open to wide views in the locality. The impact upon the public realm would be very modest as the works are largely concealed. The alterations would allow a family to continue to enjoy village life and whilst not an approach condoned within design guidance; the impact

WADHURST PARISH COUNCIL

would not be so great as to warrant refusal. The required accommodation would be hard to achieve by other approaches in terms of useable headroom within the roof area.

Withdrawn: *None*

Permits the Modification: *None*

Appeals:

WD/2019/2252/O

Planning Inspectorate Ref: APP/C1435/W/20/3265921

Town and Country Planning Act 1990

Appeal by Landstrom Group Ltd (the Appellant)

Site: LAND WEST OF TURNERS GREEN ROAD, WADHURST, TN5 6TW

Proposal: PROPOSED PHASED DEVELOPMENT OF 5 NO. SELF-BUILD DWELLINGS, ASSOCIATED ACCESS AND INFRASTRUCTURE WORKS.

On 20 July 2020 the Council refused to grant the necessary permission for the above site, and the reasons for refusal can be viewed on the Council's website at www.planning.wealden.gov.uk. The Planning Inspectorate has received notice of a planning appeal against this decision.

The Secretary of State considers that the written representations procedure be followed for this appeal. This procedure requires that those owners and occupiers of properties near the site and those who expressed a view at application stage be informed of the appeal and be given the opportunity to submit further views in writing. Please Note: Any views received in writing by the Council at the application stage will have been forwarded to The Planning Inspectorate, for the Inspector's attention

Planning Committee noted that comments on the appeal are due to PINS by 15th April 2021, and therefore agreed that this item should be added to the agenda for planning committee on 10th April for decision.

Enforcement Notice: *None*

Breach of Conditions Notice: *None*

7. Planning Control

As a planning committee, we are concerned that there is an increasing amount of close board fencing/gating being erected in the parish without planning permission, and which has a detrimental on the character of Wadhurst.

7.1 Larches, Cousley Wood Road/Monks Lane, Wadhurst

7.2 Gate at Minsmere, Southview Rd, Wadhurst

7.3 Fence at Bramall House, Faircrouch Lane, Wadhurst

7.4 Fence at 35 Bankside, Wadhurst

7.5 Fence at 9 Pell Close, Wadhurst

7.6 Fence at 2 Jonas Drive, Wadhurst

The above, with the exception of 7.2 have been reported to WDC Planning Enforcement. 7.2 to be reported to WDC Planning Enforcement – action Clerk.

7.7 Coombe Manor Farm

WD/2020/2149/F

(Refused)

<https://planning.wealden.gov.uk/plandisp.aspx?recno=1515>

85 WD/2006/1348/F (Approved with Conditions)

<https://planning.wealden.gov.uk/plandisp.aspx?recno=9547>

WADHURST PARISH COUNCIL

It was agreed that Cllr C Moore would draft a letter to WDC Planning regarding the parish council's concerns regarding breach of planning conditions regarding WD/2006/1348/F. **Action – Cllr C Moore.**

8. Updates

8.1 The WDC website has been updated with their Local Plan [Consultation Summary Report](#).

WDC will be undertaking evidence gathering and further engagement to help inform and shape the new local plan. The timetable for the production of the local plan is set out in their [Local Development Scheme](#). This sets out that they will undertake a statutory Regulation 18 consultation on a draft local plan (as currently projected) in spring 2022

Noted

8.2 Update from the WDC Planning (North) Cluster meeting from Cllr C Moore

Cllr Moore reported that parish councils were asked for the top 3 concerns of residents, and that she had indicated that the top concern for Wadhurst parishioners is the conservation of the AONB. Concerns reported by other parishes included infrastructure to support new planning developments, and broadband/mobile phone signals.

9. To discuss Tree Preservation Orders: *none*

10. Conservation areas - *none*

11. Community Infrastructure Levy - *none*

12. Urgent issues - *none*

The next planning committee meeting is scheduled for 8th April 2021.

Meeting closed at 12.12