

# WADHURST PARISH COUNCIL

Minutes of a meeting of the Planning Committee held remotely via Zoom on Saturday 24<sup>th</sup> April 2021 at 9.30am

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

Meeting commenced at 09.38hrs

1. To receive apologies for absence – **apologies received and accepted from Cllr Anderson**
2. To receive declarations of interest and updates to members' register of interest – **Cllr C Moore declared a personal interest in applications [WD/2020/0200/MAJ](#) and [WD/2020/0201/LBR](#)**
3. To approve the minutes of the meeting of 10<sup>th</sup> April 2021 – **approved.**
4. To discuss matters arising from the minutes of the meeting of 10<sup>th</sup> April 2021 – **item 6.2.1 completed; WD/2019/2252/0 – submission made to PINS; response to WDC Enforcement – outstanding (Action - Cllr Murphy)**
5. Public forum – **7 members of the public present. 3 spoke against the Shelaa submission for Little Windmill Farm, Windmill Lane, Cousley Wood, Wadhurst.**

## 6. Licence and planning applications

### 6.1 Licencing: none

### 6.2 Planning:

#### 6.2.1 [WD/2021/0297/FR](#)

Expiry date for comments: 30<sup>th</sup> April 2021

Location: LAND ADJOINING OLD MONKS, MONKS LANE, COUSLEY WOOD, WADHURST, TN5 6EW

Description: Part retrospective application for erection of barn for storage purposes to facilitate the keeping of sheep and other livestock.

**COMMENT: OBJECTION. Encroachment into the High Weald AONB. The cost of erecting the proposed barn for the keeping of 30 sheep would make the enterprise economically unviable, and therefore the stated contribution to the local rural economy through the provision of local produce would not be realised. Therefore, the parish council is concerned regarding future conversion and domestication of the High Weald AONB.**

#### 6.2.2 [WD/2021/0546/F](#)

Expiry date for comments: 3<sup>rd</sup> May 2021

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

Description: Erection of a powder coated aluminium lean-to glasshouse sited on existing brick walls

**COMMENT: No objection**

#### 6.2.3 [WD/2021/0606/F](#)

Expiry date for comments: 3<sup>rd</sup> April 2021

Location: THE OLD VICARAGE, HIGH STREET, WADHURST, TN5 6AA

Description: Rear kitchen extension reinstatement of a previously demolished extension.

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Defer to next planning committee meeting on 8<sup>th</sup> May 2021. Wealden District Council website states expiry date for comments as 14<sup>th</sup> May 2021. The planning committee is unclear as why application WD/2021/0607/LB describes the application as “reinstatement of a previously demolished kitchen range” but describes this application as “rear kitchen extension reinstatement of a previously demolished extension.” Action – clerk to clarify with WDC.

### 6.2.4 [WD/2021/0607/LB](#)

Expiry date for comments: 3<sup>rd</sup> April 2021

Location: THE OLD VICARAGE, HIGH STREET, WADHURST, TN5 6AA

Description: Reinstatement of a previously demolished kitchen range.

Defer to next planning committee meeting on 8<sup>th</sup> May 2021. Wealden District Council website states expiry date for comments as 14<sup>th</sup> May 2021. The planning committee is unclear as why application WD/2021/0606/F describes the application as “rear kitchen extension reinstatement of a previously demolished extension” but describes this application as “reinstatement of a previously demolished kitchen range”. Action – clerk to clarify with WDC.

### 6.2.5 [WD/2021/0659/FR](#)

Expiry date for comments: 5<sup>th</sup> May 2021

Location: LITTLE ORCHARD, TIDEBROOK ROAD, WADHURST, TN5 6PQ

Description: Retrospective application for retention of framework to the existing double garage.

**COMMENT: OBJECTION.** The officer report for application WD/2020/0059/FR, a retrospective application for a two bay garage and car port, referred to in this application as “the existing double garage” determined that “the unauthorised third bay of the garage building which has been constructed, shall be demolished within three months from the date of this permission and the garage building shall thereafter be constructed in accordance with the approved plans and thereafter retained unaltered.” The reason stated for this was “To enable the Local Planning Authority to regulate and control the development of land, to preserve visual amenities of the locality, and to secure a satisfactorily standard of development, having regard to SPO13 and WCS14 of the Wealden Core Strategy Local Plan 2013, Saved Policies EN6 and EN27 of the adopted Wealden Local Plan 1998 and advice in paragraphs 127 and 172 of the NPPF.” The officer report goes on to state that “the original scheme was considered too large for the siting and the garage has been reduced in size to a two bay garage with lower roof height” and “the size and location of the garage is not considered ideal within the site as there are other outbuilding near the entrance where the garage could have been located which would have grouped them together. However, the size and height of the garage has been reduced from that originally proposed and it is now considered to be more acceptable in the location.” Whilst this application is for the retention of framework, rather than the retention of a third, closed, bay, it would add bulk to the building which was only recently determined to be unacceptable. This remains the case.

### 6.2.6 [WD/2021/0657/F](#)

Expiry date for comments: 5<sup>th</sup> May 2021

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

Description: Proposed single storey extension

**COMMENT: No objection**

### 6.2.7 [WD/2021/0475/FA](#)

Expiry date for comments: 6<sup>th</sup> May 2021

Location: FORMER NATIONAL WESTMINSTER BANK, HIGH STREET, WADHURST, TN5 6BH

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Description: Minor material amendment to WD/2020/1086/F (conversion of the former bank premises to a retail unit at ground floor level, and 2 no. flats at first and second floor levels) to allow for changes to fenestration and inclusion of a balcony area to rear.

**COMMENT: Objection. 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”. Whilst the former National Westminster bank is not a small property, it is in the conservation area and is a historic, landmark building in a prominent location. It is immediately adjacent to smaller traditional-style dwellings – Linden Cottage (to which it is attached) and Pilbeam Cottage – and would be an overbearing addition, detracting from the appearance of these cottages, and from the host building itself. Whilst located at the rear, the proposed balcony would be highly visible from the south eastern approach to the village, and incongruous. In addition, the balcony would overlook the entrance to Belmont Surgery, which the parish council considers would be detrimental to the privacy of patients visiting the Surgery.**

### 6.2.8 [WD/2020/0200/MAJ](#) and [WD/2020/0201/LBR](#)

Expiry date for comments: 30<sup>th</sup> April 2021

Location: SKINNERS FARM, BEST BEECH HILL, WADHURST, TN5 6JT

Description: Proposed conversion of former granary to provide a three-bedroom dwelling, Sussex Barn (Colyers Barn) to provide a four-bedroom dwelling and Dairy to provide a four-bedroom dwelling; Conversion of former Oast as ancillary accommodation to Skinners Farmhouse to provide two-bedroom first floor apartment with games room and home office below; separation of former annexe from Skinners Farmhouse to provide separate two-bedroom dwelling with associated landscaping and external works. Retrospective listed building consent for works to Skinners Farmhouse, Granary, Sussex Barn (Colyers Barn) and Oast. replacement septic tank for Skinners Farmhouse and Oast and the construction of a new shared sewerage treatment tank. Amended plans received 06/04/2021.

Summary of Amendments:

- Omit Plots 6 and 7 from the Scheme (The New Build Enabling Development)
- The Chicken Shed is now shown as being retained
- The Cart Shed western projecting roof is to be removed thus returning the structure to its original dimensions
- The extension to the Farmworkers Cottage has been deleted from the scheme and the use of the Farmworkers cottage has changed from habitable space to garage and store
- The removal of fencing from the Upper Courtyard
- The omission of the extensions to Miriam’s Cottage
- Changes to the designs of the windows to Colyers Barn, The Granary and The Courtyard Dairy
- Parking to the Granary relocated from the Upper Yard to the Lower Yard
- Changes to the fenestration of the Courtyard Dairy
- Detailed drawing of proposed doors, windows and sections to address concerns of the heritage team

**Defer to next planning committee on 8<sup>th</sup> May 2021. Wealden District Council website states the expiry date for comments as 10<sup>th</sup> May 2021.**

**To consider notices of decisions received:**

**Certificate of Lawful Development:**

**Raise no Objections:** *None*

**Prior Approval Required:** *None*

**Not Issued:** *None*

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## Issued:

### Application [WD/2020/2453/F](#)

Description: Single storey rear extension to existing house.

Location: CHANCES, NEWBURY LANE, WADHURST, TN5 6HD

Decision: Approved

### Application [WD/2021/0019/F](#)

Description: Erection of a two-bay garage and shed together with ancillary works.

Location: THE GRANARY, GREAT BUTTS FARM, THE GRANARY, COUSLEY WOOD, WADHURST, TN5 6EP

Decision: Approved

### Application [WD/2021/0092/F](#)

Description: Proposed rear conservatory.

Location: HURSTWOOD, DURGATES, WADHURST, TN5 6RS

Decision: Approved

**Refusals:** *None*

**Withdrawn:**

### Application No. [WD/2021/0179/F](#)

Location: 85 QUEENS COTTAGES, WADHURST, TN5 6RN

Description: To construct a 1 bedroom dwelling adjacent to 85 Queens Cottages with additional car parking space at rear of property together with new front entrance porch to 85 Queens Cottages.

Update: Withdrawn

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

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

Description: First floor rear extension and fenestration alterations.

Update: Withdrawn

**Permits the Modification:** *None*

**Appeals:** *None*

## Enforcement Notice:

Update from Planning Committee North held 1<sup>st</sup> April 2021:

Reference: C/2019/0332

Location: OWL COTTAGE, WADHURST, TN5 6 RU.

Update: WDC *'RESOLVED that Enforcement Action be authorised in accordance with the Officer recommendations set out in the agenda report. Councillor Howell, Chairman, and Local Ward Member spoke in relation to this application but did not vote. In accordance with the Council's Constitution (Part 3 Planning Committee) the Deputy-Chairman, Councillor Waller, took the chair for this application'*.

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

## 7. Planning Control

## 8. To discuss Tree Preservation Orders:

## 9. Conservation areas

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### **10. Community Infrastructure Levy**

Notice received from WDC that the parish council will be receiving £12,970.11 in CIL funds during April 2021.

- **Noted**

### **11. SHELAA Application**

Location: Little Windmill Farm, Windmill Lane, Cousley Wood, Wadhurst

Proposal: 3.5 hectare site for 12 dwellings (10 x affordable dwellings and 2 x full price dwellings). 2.5 hectares of land to remain as green open space for residents to enjoy. All dwellings to have solar water, solar PV and rainwater harvesting located on flat roof dwellings. - **Noted**

### **12. Urgent issues – none**

**Meeting ended at 11.07 hrs.**