

WADHURST PARISH COUNCIL

Minutes of a meeting of the Planning Committee held remotely via Zoom on Thursday 6th May 2021 at 18.00hrs.

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

1. To receive apologies for absence – **none**
2. To receive declarations of interest and updates to members' register of interest –**Cllr C Moore and Cllr P Moore declared a personal interest in planning applications [WD/2020/0606/F](#) and [WD/2020/0607/LB](#)**
3. To approve the minutes of the meeting of 25th April 2021 – **approved subject to amendment that Cllr P Moore declared a personal interest in applications [WD/2020/0606/F](#) and [WD/2021/0607/LB](#), and Cllr C Moore declared a personal interest in the same applications and not as minuted.**
4. To discuss matters arising from the minutes of the meeting of 24th April 2021 – **none which are not covered on this agenda.**
5. Public forum – **2 members of the public present; both speaking in favour of planning applications [WD/2020/0200/MAJ](#) and [WD/2020/0201/LBR](#)**

6. Licence and planning applications

6.1 Licencing: *None*

6.2 Planning:

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

Consultee expiry date (from WDC website): 3rd May 2021

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

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

Planning Committee notes that WDCs website indicates that comments on the application may be made until 14/5/21

COMMENT: No objection

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

Consultee expiry date (from WDC website): 3rd May 2021

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

Description: Reinstatement of a previously demolished kitchen range.

The planning committee notes that WDCs website indicates that comments on this application may be made until 14/5/21, and also that the description for this planning application has been amended on WDCs website, and now reads "rear kitchen extension reinstatement of a previously demolished extension".

COMMENT: No objection

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

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Consultee expiry date (from WDC website): 30th 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

The planning committee notes that WDCs website indicates that comments on these applications may be made until 10/5/21.

COMMENT – No objection subject to the incorporation of the High Weald AONB Unit's recommended conditions. The planning committee notes that the High Weald AONB Unit is not a statutory consultee, and therefore submits their comments as its comments. (Claudes – I will send as a separate document; can you submit together with the comments please and show it as an appendix to the minutes?)

6.2.4 [WD/2021/0699/F](#)

Consultee expiry date (from WDC website): 12th May 2021

Location: WOODCOTE, BUCKHURST LANE, WADHURST, TN5 6JY

Description: Demolition of existing dwelling, garage, stables, outbuildings, tennis court and fencing and erection of replacement dwelling, garage and stable. Improved access. Landscaping and planting.

COMMENT: Objection. The zinc roof is not in keeping with the High Weald AONB location, or the High Weald AONB Housing design guide, or WDC design guide. The proposed dwelling neither conserves or enhance the High Weald AONB. An intrinsic part of the beauty of the High Weald AONB is its unusually dark skies, some of the darkest in the South East. The High Weald AONB unit report that Sky Quality meter (SQM) readings taken around Wadhurst indicate skies as dark as 21.09 mags/arcsec² – a figure that corresponds to Silver Tier International Dark Sky Reserve, described by the International Dark Sky Association as being: “Night-time environments that have minor impacts from light pollution and other artificial light disturbance, yet still display good quality night skies and

have exemplary night-time lightscapes. The proposed alterations would have a detrimental impact on these dark skies. The planning committee would like to see non-reflective glazing.

6.2.5 [WD/2021/0862/F](#)

Consultee expiry date (from WDC website): 11th May 2021

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

Description: Proposed loft conversion to create additional bedroom along with new ensuite.

COMMENT: Objection: the proposal relates to a site which is within the development boundary for Wadhurst as defined in the saved Policy GD1 of the Wealden Local Plan 1998. The application relates to an attractive traditional Victorian style cottage which contributes positively to the character of Old Station Road, which also lies within the High Weald Area of Outstanding Natural Beauty. The proposed flat roofed dormer window would, by reason of its comparative large scale, massing and bulk in regard to the existing roof slope, form an incongruous & dominant form of alteration to the building which would be detrimental to the character of the property and its immediate neighbour together with the visual amenities of the immediately surrounding area. Whilst at the rear of the property, it can be viewed from the public realm at Queens Cottages. The proposal would be contrary to saved Policies HG10, EN6 and EN27 of the Wealden Local Plan 1998, together with SPO13 of the Core Strategy Local Plan 2013; the extensive roof alterations would also fail to accord with guidance contained Section 10 Parts 7.5 and 7.6 of the Wealden Design Guide (Supplementary Planning Document (November 2008) which is adopted SPG linked to EN1 and EN27 of the Wealden Local Plan. It is also considered that the nature of the roof alterations would conflict with 130 and 172 of the NPPF 2019. 2. The planning committee would be more favourable if the dormer was of a double pitch design.

6.2.6 [WD/2021/0854/F](#)

Consultee expiry date (from WDC website): 11th May 2021

Location: RAVENSDALE BARN, FAIRCROUCH LANE, WADHURST, TN5 6PT

Description: Minor external alterations including fenestration changes: replacement windows, insertion of window/glazing panels, alteration to existing openings. Enclosing covered area on south elevation: relocation and addition of posts. New weatherboarding section. Associated works.

COMMENT: Objection: the alterations detract from the essential character of the property as a barn; the proposal therefore fails to conserve or enhance the natural beauty of the High Weald AONB landscape. An intrinsic part of the beauty of the High Weald AONB is its unusually dark skies, some of the darkest in the South East. The High Weald AONB unit report that Sky Quality meter (SQM) readings taken around Wadhurst indicate skies as dark as 21.09 mags/arcsec² – a figure that corresponds to Silver Tier International Dark Sky Reserve, described by the International Dark Sky Association as being: “Night-time environments that have minor impacts from light pollution and other artificial light disturbance, yet still display good quality night skies and have exemplary night-time lightscapes. The proposed alterations would have a detrimental impact on these dark skies.

6.2.7 [WD/2021/0853/F](#)

Consultee expiry date (from WDC website): 19th May 2021

Location: RAVENSDALE FARM, FAIRCROUCH LANE, WADHURST, TN5 6PT

Description: Demolition of existing conservatory and replacement with oak framed extension. Minor fenestration changes and replacement & new weatherboarding to main house (dark stained).

COMMENT: No objection

To consider notices of decisions received:

Certificate of Lawful Development: *None*

Raise no Objections: *None*

Prior Approval Required: *None*

Not Issued: *None*

Issued:

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

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.

Update: approved by WDC

Refusals: *None*

Withdrawn: *None*

Permits the Modification: *None*

Appeals: *None*

Enforcement Notice: *None*

Breach of Conditions Notice: *None*

7. Planning Control

7.1 Little Windmill Farm, Windmill Lane, Cousley Wood, Wadhurst – response from WDC Enforcement re removal of hedgerow.

This is subject to appeal. WDC have advised that they are waiting on notification of the Inspector's site visit, and understand that there is both a shortage of specialist Inspectors that deal with this type of matter, and a backlog due to the Covid-19 pandemic restrictions.

8. To discuss Tree Preservation Orders: *None*

9. Conservation areas - none

10. Community Infrastructure Levy - none

11. Urgent Issues none

Meeting closed 18.44 hrs