

WADHURST PARISH COUNCIL

Minutes of a meeting of the Planning Committee held at The Pavilion, Sparrows Green Recreation Ground, South View Road, Wadhurst on 23rd October 2021 at 09.30 hrs.

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

Meeting commenced at 09.34hrs

AGENDA

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 interests – **none declared**
3. To approve the minutes of the meeting of 9th October 2021 – **approved**
4. To discuss matters arising from the minutes of the meeting of 9th October 2021 – **item 10 email correspondence has been circulated by the clerk; Wadhurst Post Office planning approval – email correspondence has been circulated by the clerk. Chair to draft further email to WDC on this matter – action Cllr Murphy; item 12, parish council support for TPO has been added to correspondence on planning application for this site.**
5. **Public forum – time limit 15 minute – No members of the public present.**

6. Licence and planning applications

6.1 Licencing:

None

6.2 Planning:

6.2.1 [WD/2021/2365/FA](#)

Consultee expiry date: 26th October 2021

Location: LAND BETWEEN FARTHINGS AND THE WINNATS, BALACLAVA LANE, WADHURST, TN5 6EH

Description: Variation of condition 10 of WD/2017/0356/F (construction of new dwelling house) to allow changes in the design, internal layout, fenestration and landscaping.

COMMENT: No objection

6.2.2 [WD/2021/1381/FR](#)

Consultee expiry date: 22nd October 2021

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

Description: First floor rear extension and fenestration alterations. Retrospective planning for the cladding to the ground floor existing extension.

No further comments

6.2.3 [WD/2021/2360/F](#)

Consultee expiry date: 29th October 2021

Location: 10 OSMERS HILL, WADHURST, TN5 6QJ

Description: Loft extension

Comment: Objection. Design is unsympathetic to the local character, built environment and wider High Weald AONB. The proposals are not in keeping with the Wealden Design Guide in a number of aspects. The proposed dormer has a flat roof, not in keeping with the roof style of the house, dominates the roofscape and does not read as a subordinate element on the side elevation, highly visible from the street. This is a traditional style house, where juliette balconies are considered inappropriate.

6.2.4 [WD/2020/2426/MRM](#)

Consultee expiry date: 22nd October 2021 (email sent to WDC advising response will be submitted by 25th October 2021)

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

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).

Updated surface water drainage plans received 09/03/2021, Revised plans.

Updated surface water drainage plans received 09/03/2021, Revised plans.

COMMENT: Objection. In setting out its purpose, The High Weald Design Guide (HWDG) states that delivering appropriate new housing development within the AONB, “presents an exciting opportunity for developers and designers to be part of the High Weald’s future, ensuring its success in the centuries to come. Past development has shown how this special opportunity has often been squandered on generic housing developments failing to capitalise on the true character of the place, often referencing local distinctiveness merely in superficial detailing or vernacular ‘styling’ of individual buildings, but without understanding or deploying deeper, locally characteristic design or place-making elements in layout, grain and massing for example. This Guide has been written to change that, to help in balancing housing delivery with the statutory duty on local authorities to conserve and enhance the AONB, and setting the standards expected of new housing development in the High Weald”. The HWDG was published in 2019.

For this reason, when examining the surrounding influences, late twentieth and early twenty first century housing estates, prior to the publication of the HWDG, such as those relied upon in the revised design and access statement, should not necessarily be drawn upon as templates for this development without further, detailed exploration of whether or not they truly deploy local characteristic design. The position of the parish council is that the referenced Waters Reach development does not do so. The HWDG should be used as the template.

Similar buildings with different brick and roof tiles are not typical of the High Weald AONB. The buff bricks and brown roof tiles proposed are not in keeping with the HWDG. The expansive high, close boarded fencing between units 5 and 6 is overbearing and viewable from the street. Close board fences are not an appropriate boundary treatment to define either the fronts or sides of plots from the public realm. They are uncharacteristic of vernacular treatments, and contribute little to visual quality or placemaking. Tall chimneystacks are also to be found throughout the area, and articulate the individual building and the wider streetscape. We would therefore like to see chimney stacks incorporated into the design.

The revised design and access statement includes erroneous references to north of the A27 as a “surrounding influence”. It also states that the site will be connected to Old Station Road via an existing path, when no such path exists. It erroneously states that it is not possible to create a permeable layout. The parish council’s previous objection states that the entrance to the allotments included in previous iterations of the design in previous planning applications would create the permeability required by HWDG. This should be included.

Whilst the revised design and access statement states that it has developed management plans for public green spaces, there are no public green spaces included. There is no specification for the

WADHURST PARISH COUNCIL

number and species of new trees, which should be confirmed and included in the conditioning of this site. In particular, the now removed veteran Oak trees at the entrance to the site require replacement by three mature trees for each tree removed.

6.2.5 [WD/2021/2469/F](#)

Consultee expiry date: 1st November 2021

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

Description: Erection of oak framed garage with annexe accommodation above.

COMMENT: No objection

6.2.6 [WD/2021/2528/F](#)

Consultee expiry date: 8th November 2021

Location: 12 OSMERS HILL, WADHURST, TN5 6QJ

Description: Remove existing pitched roof porch. form a new single story pitched roof side extension.

COMMENT: No Objection

7. [WD/2021/1056/O](#)

Location: LAND WEST OF TURNERS GREEN ROAD AND ADJACENT TO SPARROWS GREEN RECREATION GROUND, WADHURST, TN5 6TW

Description: Phased development of 5 no. self-build dwellings, associated access and infrastructure works.

8. [WD/2021/1285/MAO](#)

Location: LAND TO THE SOUTH OF COUSLEY WOOD ROAD, SPARROWS GREEN, WADHURST, TN5 6DY

Description: Outline application (seeking approval of access) for the erection of up to 21 residential dwellings. All other matters reserved.

9. [WD/2021/0559/MAJ](#)

Location: Weald Hall Residential Home, Mayfield Lane, Wadhurst, TN5 6HX.

Description: Conversion of care home to form 8 x flats together with the construction of 13 x new dwellings associated works following the demolition of existing lodge.

Action – planning committee members to review details of the proposed revised layout

10. [WD/2020/2365/MAO](#)

Location: Land to the north of Marling House, Station Road, Wadhurst, TN5 6RT

Description: Outline application for development of 35 residential dwellings.

To consider notices of decisions received:

Certificate of Lawful Development: *None*

Raise no Objections: *None*

Prior Approval Required: *None*

Not Issued: *None*

Issued:

Application No. [WD/2021/1939/F](#)

Description: Two storey side extension and additional vehicle access and off road parking.

Location: 1 MAPLESDEN COTTAGES, CHURCHSETTLE LANE, WADHURST, TN5 6NQ

Decision: approved by WDC

WADHURST PARISH COUNCIL

Application No. [WD/2021/1707/FR](#)

Description: Part retrospective application for the creation of vehicular access to field, formation of hardstanding and erection of gate.

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

Decision: approved by WDC

Comment from WDC to WPC: *'Whilst there may be integral access to the field from Little Orchard, this would not provide the applicant with a practical route to the land for any agricultural activities that may take place on the site. The removal of a small section of hedgerow in this instance is not comparable to that which has taken place at Little Windmill Farm, which was far more extensive and detrimental to the visual amenity of the area and to the character of the rural landscape.'*

Refusals: None

Withdrawn:

Application No. [WD/2021/1119/E](#)

Location: KEEPERS LODGE, MONKS LANE, COUSLEY WOOD, WADHURST, TN5 6EW

Description: Proposed first floor addition along with a proposed two storey rear extension and a single storey side extension including a Juliet balcony and internal alterations

Appeals:

Town and Country Planning Act 1990

Site: COMBE MANOR FARM, COOMBE LANE, WADHURST, TN5 6NU

Proposal: 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

Planning Inspectorate Ref: APP/C1435/W/21/3275207

On 9 March 2021 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.

The Planning Inspectorate have introduced an on-line appeals service which you can use to comment on this appeal. This service can be found through the Appeals Casework Service website (<https://acp.planninginspectorate.gov.uk>). The Inspectorate may publish details of your comments on the internet. As your comments may include personal information (eg. name, address, etc.), please ensure that you only provide information that you are happy will be made available to others in this way. If you supply information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

Alternatively, representations can be made in writing (please enclose THREE copies of your representations) and sent direct to The Planning Inspectorate at the address below, quoting APP/C1435/W/21/3275207. The Planning Inspectorate will not acknowledge your letter. The Planning Inspectorate Room: 3C, Temple Quay House, 2 The Square, Temple Quay, BRISTOL, BS1 6PN

E-mail: east2@planninginspectorate.gov.uk

Action – deadline for comments to PINS is 30th November 2021. Planning Committee members to consider comment for consideration at planning committee on 6th November 2021. Clerk to add to the agenda.

Enforcement Notice:

Breach of Conditions Notice: None

11. Planning Control & High Street Planning Enforcement

12. To discuss Tree Preservation Orders

13. Conservation areas

14. Community Infrastructure Levy

15. Policy/Correspondence/Consultations

Pre application policy – Cllr C Moore

Deferred to the next planning committee meeting on 6th November 2021

16. Urgent issues

Meeting ended 10:36 hrs