

WADHURST PARISH COUNCIL

Minutes of a meeting of the Planning Committee held at The Pavilion, Sparrows Green Recreation Ground, South View Road, Wadhurst on Saturday 20th November 2021 at 0930 hours.

It was agreed unanimously that Cllr Gadd would Chair the meeting and minute the meeting, due to the absence of Cllr Murphy.

Present: - Cllr Gadd (Chair), Cllr P Moore Cllr C Moore, Cllr Smith and Cllr Crawford

1. To receive apologies for absence
Apologies were received from Cllr Anderson
2. To receive declarations of interest and updates to members' register of interest
None received
3. To approve the minutes of the meeting of 23rd October 2021 (the meeting of 6th November 2021 was cancelled as it was not quorate)
The minutes were unanimously approved
4. To discuss matters arising from the minutes of the meeting of 24th April 2021
None discussed.
5. Public forum
No members of public present at the meeting.

6. Licence and planning applications

6.1 Licencing: *None*

6.2 Planning:

6.2.1 [WD/2021/2451/FA](#)

Consultee expiry date: 9th November 2021, extension granted to 22nd November 2021

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

Description: Variation of condition 5 of WD/2020/2332/F (external and internal alterations to existing Barn/Oast House to form ancillary accommodation to main dwelling) to allow for changes to the approved plans.

Response from Wadhurst Parish Planning Committee to WDC: The Committee is delighted to note the reinstatement of local historical features.

6.2.2 [WD/2021/2452/LBA](#)

Consultee expiry date: 12th November 2021, extension granted to 22nd November 2021

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

Description: Variation of condition 8 of WD/2020/2333/LB (external and internal alterations to existing Barn and Oast House to form ancillary accommodation to main dwelling) to allow for changes to the approved plans.

Response from Wadhurst Parish Planning Committee to WDC: The Committee is delighted to note the reinstatement of local historical features.

6.2.3 [WD/2021/1405/F](#) and [WD/2021/2421/LB](#)

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Consultee expiry date: 9th November 2021 (requested an extension to 22/11/21 – no response from WDC)

Location: SNAPE CLOCK HOUSE, SNAPE LANE, WADHURST, TN5 6NS

Description: Conversion of existing outbuilding to holiday let.

Response from Wadhurst Parish Planning Committee to WDC: No objection.

6.2.4 [WD/2021/2326/LB](#)

Consultee expiry date: 17th November 2021 (requested an extension to 22/11/21 – no response from WDC)

Location: SNAPE CLOCK HOUSE, SNAPE LANE, WADHURST, TN5 6NS

Description: Demolition of part of a brick wall (internal) to create an open plan kitchen / dining room.

Response from Wadhurst Parish Planning Committee to WDC: No objection.

6.2.5 [WD/2021/2472/F](#)

Consultee expiry date: 10th November 2021 (requested an extension to 22/11/21 – no response from WDC)

Location: HIGH RISE DEN, TIDEBROOK ROAD, WADHURST, TN5 6PA

Description: Two storey front extension and alterations to fenestration

Response from Wadhurst Parish Planning Committee to WDC: No objection, however the Committee would like to draw WDC's attention to the neighbour's issue regarding loss of light and would urge WDC to assess this impact.

6.2.6 [WD/2021/2633/FR](#)

Consultee expiry date: 19th November 2021 (requested an extension to 22/11/21 – no response from WDC)

Location: 3 THE MARLPIT, DURGATES, WADHURST, TN5 6UP

Description: Erection of front entrance porch, addition of natural timber weatherboard to first floor front elevation of property. Amendment to WD/2020/0305/f to retain the side addition and clad elevations with natural timber weatherboard.

Response from Wadhurst Parish Planning Committee to WDC: No objection.

6.2.7 [WD/2021/2150/F](#)

Consultee expiry date: 17th November 2021 (requested an extension to 22/11/21 – no response from WDC)

Location: FERMAIN, 5 STONE CROSS ROAD, WADHURST, TN5 6LR

Description: Two storey front and side extension with porch and single storey rear extension.

Response from Wadhurst Parish Planning Committee to WDC: No objection.

6.2.8 [WD/2021/2313/F](#)

Consultee expiry date: 17th November 2021 – extensions granted to 22nd November 2021.

Location: BARN ADJACENT TO OAK COTTAGE, COOMBE LANE, WADHURST, TN5 6NU

Description: Erection of dwelling to replace barn conversion approved under the terms of planning permission WD/2019/2416/F with detached garage and proposed access gates.

Response from Wadhurst Parish Planning Committee to WDC: Objection.

This is considered to be an encroachment into the A1 AONB and this proposed build would fundamentally change the character of the lane from 'farmstead' to 'residential'. Although this is use of 'Brownfield', the current existing planning permission (WD/2019/2416/F) in respect of a barn conversion, is appropriate in this location.

WDC should note that this property is situated in a prominent position and therefore is of high impact.

It should also be noted that this property can be easily seen from the nearby public footpaths.

The proposed design of build, is considered to be grossly inappropriate in the HighWeald AONB. The Committee is concerned, with regard to the excessive quantity of glass, low roof pitch and inappropriate materials.

6.2.9 [WD/2021/2654/F](#)

Consultee expiry date: 22nd November 2021

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Location: 17 WESTERN ROAD, WADHURST, TN5 6TX

Description: Proposed loft conversion with dormers.

Response from Wadhurst Parish Planning Committee to WDC: Objection dormers are overly large, being far greater at 3/4 of the main roof length rather than the one third of roof length specified in the Wealden design guide. Too high upon main roof attaching almost at the roof ridge, and of a different roof type, flat, to the main roof which is pitched (against Wealden design guidance). This design is more a roof extension than dormer something that is not supported in the Wealden design guide. The dormer will be highly visible from the street as they are to the side of the building exposing a large flat elevation to the front of the property visible from the street. This will ruin the street scene by unbalancing the roof symmetry with adjacent property creating a discordant element.

6.2.10 [WD/2021/2019/FR](#)

Consultee expiry date: 25th November 2021

Location: BEECHCROFT, FAIRGLEN ROAD, WADHURST, TN5 6JL

Description: Retrospective application for the re-modelling and extension of existing bungalow.

Response from Wadhurst Parish Planning Committee to WDC: Objection (by majority).

This property is considered to be inappropriate in its style for the surroundings, of inappropriate scale and is an example of over massing of a site. In addition, it is believed to be overbearing, excessively overlooking the neighbouring property and is invasive of the 'privacy zone'. It is also noted that, the property is forward of the 'building line'

6.2.11 [WD/2021/2647/F](#)

Consultee expiry date: 29th November 2021

Location: RIVENDELL, FAIRCROUCH LANE, WADHURST, TN5 6PN

Description: Conversion of part of garage to ancillary guest accommodation/ home study.

Response from Wadhurst Parish Planning Committee to WDC: No objection.

6.2.12 [WD/2021/2687/LB](#)

Consultee expiry date: 30th November 2021

Location: ORCHARD COTTAGE, WADHURST CASTLE, DURGATES, WADHURST, TN5 6DA

Description: The replacement of the existing single-glazed timber sash and casement windows with new double-glazed timber sash & casement windows. The installation of 3 no. Velux rooflights to the rear roof pitch and 3 no. Velux rooflights to the front roof pitch. The installation of 3 no. new timber doors.

Response from Wadhurst Parish Planning Committee to WDC: No objection.

6.2.13 [WD/2021/2628/F](#)

Consultee expiry date: 3rd December 2021

Location: YAFFLE HOUSE, CASTLE WALK, WADHURST, TN5 6DB

Description: Form a new garden store and bin store on the south west boundary with alterations to the side access gate and adjoining fence.

Response from Wadhurst Parish Planning Committee to WDC: 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.

Please see update below: refused

No update

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

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

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

No update

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

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

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

No update

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

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

Description: Outline application for development of 35 residential dwellings.

No update

11. [WD/2020/2426/MRM](#)

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).

Notice from WDC and circulated to WPC Planning Committee 3/11/2021: the above application is being considered by members of the Planning Committee North on 11 November 2021. The meeting commences at 10.00am, and will be held at the

Civic Community Hall, Wealden District Council Offices, Vicarage Lane, Hailsham, BN27 2AX.

Update: planning permission GRANTED. To see the decision notice please click [here](#)

No update

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/2021/1506/F](#)

Description: Proposed amendments to existing outbuilding to include replacement roof, erection of external staircase and alterations to fenestration.

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

Decision: Approved

Application No. [WD/2021/2365/FA](#)

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.

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

Decision: Approved

Application No. [WD/2021/2271/F](#)

Description: erection of two storey rear extension

Location: 11 WESTERN ROAD, WADHURST, TN5 6TX

Decision: approved

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Comment from WDC to WPC: *Whilst not strictly applicable in this instance, it is important to note that Juliet balconies can be installed under permitted development without recourse to the local planning authority. Therefore, the government deem them to be acceptable forms of development that would not normally require the benefit of formal planning permission. In this instance, the applicant's rear garden area is already overlooked by first floor windows contained within the rear elevations of neighbouring properties and also by the rear and side facing dormer windows contained within the roof of 9 Western Road. Therefore, the proposed Juliet balcony is not considered to materially alter the existing levels of mutual overlooking between the properties along this stretch of the road. It is not considered that the level of glazing incorporated within the elevations of the extension would materially increase the level of artificial light spill from the site or the wider residential street to warrant refusal, especially considering the permitted development fall-back.*

Application No. [WD/2021/1872/F](#)

Description: Proposed removal of 2 no. conservatories and their replacement with new single storey extensions, built on the same footprint with associated general alterations.

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

Decision: approved

Refusals:

Application No. [WD/2021/1056/O](#)

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

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

Decision: refused

Withdrawn: None

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 (e.g., 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

Enforcement Notice: *None*

Breach of Conditions Notice: *None*

12. Planning Control & High Street Planning Enforcement

The committee notes that advice from the WDC Conservation Officer Jo Tucker, with regard to the frontage of 'Magic Fade' positioned in the High St in the Conservation area, is still awaited.

Action: Clerk to chase

13. To discuss Tree Preservation Orders

14. Conservation areas

15. Community Infrastructure Levy

16. Policy/Correspondence/Consultations

16.1 Propose amendment to Standing Orders in respect of consultations – Cllr C Moore

Decision was made, to request at Full Council, that the WPC Standing Orders be amended, to permit the Planning Committee to comment and submit responses in respect of Consultations, due to the tight timeframes.

16.2 Policy for Wadhurst Planning Protocol – Cllr C Moore

Deferred to the next meeting.

17. Urgent issues