

WADHURST PARISH COUNCIL

Minutes of a meeting of the Planning Committee held at The Pavilion, Sparrows Green Recreation Ground, South View Road, Wadhurst on 4th December 2021 at 09.30 hrs.

Meeting commenced at 09.35 hrs

Present: - Cllrs Gadd (in part. Left meeting at 10.05 hrs) C Moore, P Moore, Murphy (chair), Niell, Smith

AGENDA

1. To receive apologies for absence – **none due**
2. To receive declarations of interest and updates to members' register of interests – **Cllrs C Moore and P Moore both declared a pecuniary interest in WD/2021/2620/F and left the room during the consideration of this item.**
3. To approve the minutes of the meeting of 20th November 2021 – **approved subject to correction of typing error (space between “minute” and “the” in first sentence)**
4. To discuss matters arising from the minutes of the meeting of 20th November 2021- **none**
5. Public forum – time limit 15 minute – **PCSO Ratcliff spoke regarding feedback solicited on policing priorities for the parish. Cllrs C Moore and P Moore spoke against application WD/2021/2620/F.**
6. To consider licence and planning applications received and make recommendations

6. Licence and planning applications

6.1 Licencing:

None

6.2 Planning:

6.2.1 [WD/2021/2620/F](#)

Consultee expiry date: 9th December 2021

Location: COMBE HOUSE, WADHURST PARK, COOMBE LANE, WADHURST, TN5 6NT

Description: Extension of existing oak framed garage

COMMENT: Objection on the grounds that this is an encroachment into the High Weald AONB. The design and access statement states that the extension is required “to allow more safe space to storage machinery and tools for their large gardens, also higher bays garage to fit two tractors and trailers.” (sic) The size of the gardens does not warrant machinery including two tractors and trailers and other equipment for their upkeep sufficient to justify this encroachment into the High Weald AONB for their storage.

6.2.2 [WD/2021/2775/F](#)

Consultee expiry date: 10th December 2021

Location: 85 QUEENS COTTAGES, WADHURST, TN5 6RN

Description: Proposed two-storey side extension to form a new attached dwelling and external works

COMMENT: No objection; however, the parish council is concerned that the existing parking space to the north is usable, given its size and the narrow highway, on a bend, from which it is accessed, and would request Wealden District Council to assess this. Given that Queens Cottage is a narrow highway with significant on-road parking, the parish council requests a planning condition that four, usable parking spaces are retained in perpetuity.

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6.2.3 [WD/2021/1825/F](#)

Consultee expiry date: 3rd December 2021, (email has been sent to WDC advising of meeting date and short extension granted)

Location: TIDEBROOK MANOR FARM, TIDEBROOK ROAD, WADHURST, TN5 6PD

Description: RETENTION OF BUILDING AND USE AS A FOUR BEDROOM HOLIDAY LET. Amended plans (received 15/11/2021) deleting garage provision, revised description as building not used for agricultural purposes and further detail of lack of agricultural need to fenestration

COMMENT: No comment

6.2.4 [WD/2021/2794/LB](#)

Consultee expiry date: 15th December 2021

Location: GORDON HOUSE, HIGH STREET, WADHURST, TN5 6AA

Description: Replacement of 4 existing casement windows and a rear back door window

COMMENT: No objection

6.2.5 [WD/2021/2802/FA](#)

Consultee expiry date: 16th December 2021

Location: LOWER COUSLEY WOOD FARM, UNIT 1, COUSLEY WOOD ROAD, WADHURST, TN5 6HF

Description: variation of condition 3 attached to wd/2013/0910/f (change of use of agricultural barn (unit 1) from b8 to b1 use) to allow for operating hours to be extended).

COMMENT: No objection; however, the parish council is not aware whether the site notices have been displayed, and therefore whether the neighbouring householders are aware of this planning application. Given the potential noise nuisance for these householders within the tranquil High Weald AONB, the parish council will re-consider its comments on this planning application if it is made aware of any concerns by such householders.

6.2.6 [WD/2021/0729/F](#)

Consultee expiry date: 17th December 2021

Location: 4 GLOUCESTER COTTAGES, SOUTH VIEW ROAD, SPARROWS GREEN, WADHURST, TN5 6TG

Description: To supply and fit 1 x timber framed single glazed casement window to the second floor bedroom

COMMENT: No objection

6.2.7 [WD/2021/0730/LB](#)

Consultee expiry date: 20th December 2021

Location: 4 GLOUCESTER COTTAGES, SOUTH VIEW ROAD, SPARROWS GREEN, WADHURST, TN5 6TG

Description: To supply and fit 1 x timber framed single glazed casement window to the second floor bedroom.

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.
: *refused*

Action – Trainee Clerk to remove this item from future Planning Committee agendas.

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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 car 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 the revised layout and other matters addressed in the correspondence from the Principal Transport Planner, dated 14th October 2021, and consider any further comments the parish council might wish to make on this planning application.

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.

Action – Trainee Clerk to remove this item from future Planning Committee agendas.

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).

Action – Trainee Clerk to remove this item from future Planning Committee agendas.

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/2021/1381/FR](#)

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

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

Decision: Approved.

Application No. [WD/2020/2426/MRM](#)

Description: (revised illustrative layout for 21 dwellings, scheme now excludes footway and road improvements and includes provisional drainage measures)

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

Decision: Approved

Application No. [WD/2021/2528/F](#)

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

Location: 12 OSMERS HILL, WADHURST, TN5 6QJ

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Decision: Approved

Application No. [WD/2021/1394/LDP](#)

Description: Erection of playground and surrounding safety fence.

Location: WADHURST INSTITUTE HALL AND FIELD, WASHWELL LANE, WADHURST, TN5 6AP

Decision: Approved - with suggestion of discussion with esc Archaeology prior to groundworks.

Application No. [WD/2021/2469/F](#)

Description: Erection of oak framed garage with annexe accommodation above

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

Decision: Approved

Application No. [WD/2021/2472/F](#)

Description: two storey front extension and alterations to fenestration

Location: HIGH RISEDEN, TIDEBROOK ROAD, WADHURST, TN5 6PA

Decision: Approved

Refusals:

Application No. [WD/2020/2556/FR](#)

Description: A retrospective application for the siting of a mobile home and its ancillary use as staff accommodation in association with the holding at combe manor farm

Location: COOMBE MANOR FARM, COOMBE LANE, WADHURST, TN5 6NU

Decision: Refused

Application No. [WD/2020/2436/LB](#)

Description: Removal of one internal wall

Location: THE COTTAGE, HIGH STREET, WADHURST, TN5 6AJ

Decision: Refused

Withdrawn:

Application No. [WD/2021/2053/F](#)

Description: construction of detached two storey folly built within existing garden wall to provide a home office and loggia.

Location: THE GARDEN HOUSE, DEWHURST LANE, WADHURST, TN5 6QB

Decision: Withdrawn

Application No. [WD/2020/2365/MAO](#)

Description: outline planning application for residential development of 35 dwellings

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

Decision: Withdrawn

Appeals: *None*

Enforcement Notice: *None*

Breach of Conditions Notice: *None*

12. Planning Control & High Street Planning Enforcement

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Update from enquiries with WDC Enforcement re the frontage of 'Magic Fade' positioned in the High St

Planning Committee notes the correspondence from WDC Planning Enforcement, that the panel displays below the shop windows require consent by virtue of their size and position, and that to date, the tenants have been unwilling to remove these. The parish council also notes the advice that the only next step would be to prosecute, and that Planning Enforcement will discuss with the legal team "due to the current circumstances and court priorities." The observations of the parish council are that the previously illuminated sign is not currently illuminated. Action – Cllr P Moore to draft correspondence to WDC regarding planning enforcement in the High Street conservation area.

13. To discuss Tree Preservation Orders - none

14. Conservation areas - none

15. Community Infrastructure Levy - none

16. Policy/Correspondence/Consultations

16.1 Policy for Wadhurst Planning Protocol – Cllr C Moore

Action – deferred to the next meeting of the planning committee. Trainee Clerk to re-circulate the paper drafted by Cllr C Moore prior to the next meeting.

16.2 Amendment to Standing Orders in respect of consultations – to note that this is on the agenda for full council 9th December 2021.

Noted

17. Urgent issues - none