

WADHURST PARISH COUNCIL

Minutes of a meeting of the Planning Committee held at The Pavilion, Sparrows Green Recreation Ground, South View Road, Wadhurst on 8th January 2022 at 09.30 hrs.

Meeting commenced at 09.34 hrs

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

AGENDA

1. To receive apologies for absence – **apologies received from Cllr Niell (apologies were also received from Cllr Smith, but, inadvertently, these were not reported at the meeting by the chair)**
2. To receive declarations of interest and updates to members' register of interests - **none**
3. To approve the minutes of the meeting of 4th December 2021- **approved**
4. To discuss matters arising from the minutes of the meeting of 4th December 2021- **Re: public forum, under standing orders, members of the public may make representations, answer questions and give evidence at a meeting which they are entitled to attend in respect of business on the agenda only; Item 9 – on the agenda for 8/1/22 meeting; item 16.1 – on the agenda for 8/1/22 meeting; Item 12 – outstanding.**
5. Public forum – time limit 15 minute – **no members of the public spoke**
6. **Licence and planning applications**

6.1 Licencing:

None

6.2 Planning:

6.2.1 [WD/2021/2800/F](#)

Consultee expiry date: 22nd December 2021

Location: HOPE HOUSE, COUSLEY WOOD ROAD, WADHURST, TN5 6EY

Description: conversion of the existing garage into habitable accommodation, the insertion of grid roof windows and balcony windows in side and rear elevations, amendments to the fenestration, installation of timber cladding, and the erection of decking to the rear of the property

COMMENT: No objection on the condition that glazing is non-reflective and shielded during darkness in order to preserve the dark skies. Whilst the High Weald AONB is not a dark sky reserve, recordings of the unusually dark skies over the High Weald AONB noted on the High Weald AONB Unit's website are equivalent to a silver tier dark sky reserve. These are some of the darkest skies in the South East. The dark skies are an intrinsic part of the landscape and scenic beauty of the High Weald AONB and increased light spillage caused by the additional glazing would fail to preserve or enhance the High Weald AONB. Interest in 'dark sky tourism' is a growing trend that local tourism businesses could target and benefit from.

6.2.2 . [WD/2021/2891/PO](#)

Consultee expiry date: 7th January 2022

Location: PERRINS OAST, WYCK LANE, WOODS GREEN, WADHURST, TN5 6QS

Description: removal or modification of section 52 agreement dated 31 August 1990 attached to planning permission WD/1989/4059/f (extension to existing garage to form snooker room) to enable removal of restriction on use of snooker room)

COMMENT: No comment

6.2.3 [WD/2021/0638/F](#)

WPC Planning Committee

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Consultee expiry date: 16th December (*extension requested and granted until the 10th January 2022*)

Location: BEWL WATER EVENTS, BEWL WATER, BEWLBRIDGE LANE, LAMBERHURST, KENT, TN3 8JH

Description: change of use and extension of fishing lodge to form 4 x 1 bed tourist units with associated bin and bike store.

COMMENT: Strong objection.

Bewl is a very special part of the HWAONB, being the largest body of open water in the Southeast. As a result, there are unique opportunities for water and nature-based activities that do not exist elsewhere for a considerable distance. Bewl is a haven for wildlife, particularly wildfowl. It is exceptionally tranquil and has exceptionally dark skies. These characteristics have made it a popular destination for the local community and visitors from further away for eco-friendly water and nature-based activities such as rowing, sailing, fishing, walking, cycling, and bird watching.

The 2016 East Sussex County Council (ESCC) landscape character assessment includes the following positive landscape attributes of the Bewl Water area:

- **Tranquil southern banks and nature reserve which provide quiet informal access;**
- **Areas of remote countryside on the undeveloped spurs around the reservoir;**

Largely unspoilt and tranquil rural landscape with few intrusive features. The reservoir has become an established natural and recreation feature...it retains a relative remoteness.

Loss of water-based recreational opportunities and detrimental impact on tourist/visitor numbers

The proposals will result in the loss of water-based fishing amenities and replacement with overnight accommodation. As such;

- i) The plans do not comply with the Water Industry Act requirement to ensure the reservoir's water is made available in the best manner for recreational purposes***
- ii) The plans contravene the East Sussex County Landscape Management Guidelines for Bewl to maximise opportunities for water based recreational activities (where these would not conflict with wildlife).****

The WPC disagrees that the proposals will increase tourism opportunities as visitor numbers will logically be restrained by the proposed new use. This is because there will be a loss of tourist and local community water-based recreational opportunity by removing amenities/ potential opportunities that can be used by the many for fishing in favour of overnight accommodation that will then only be usable by the few (a comparably very small number of overnight visitors).

It would be of considerable detriment to lose the fishing amenities, which of course require a body of water, in favour of a use (accommodation) which does not require the special characteristics of Bewl and could instead be placed pretty much anywhere else in the district.

Change of character of the area

The 2016 East Sussex County Council (ESCC) landscape character assessment sets out the following vision for Bewl Water:

“an attractive large water feature as a tourist facility offering active recreation as well as tranquil enjoyment. A tranquil and remote area of the high Weald and in conjunction with the neighbouring areas a mysterious ‘wilderness’ with the extensive woodlands and Bewl Water as the core.....the informal recreation value of the area maximised without detracting from the remoteness of the area.”

Its landscape management guidelines state:

“maximise opportunities for and manage water based recreational activities where these would not conflict with wildlife.”

WDC has previously asked for a comprehensive plan for the site rather than piecemeal applications.

Residents are concerned that the proposals indicate a move away from the historic water and nature-based character of Bewl and towards a commercial ‘centre-parks’ character. Residents are understandably concerned that their use and access to ‘green’ activities is being removed in favour of paying guests. (H. Wylam “*Instead of being a place of quiet relaxation for lovers of the countryside, it will become urbanised, noisy and light polluting.*”)

Given the ESCC landscape character assessment, the parish council is of the firm opinion that the best manner in which to make this land available for recreational purposes is one which:

1. Does not conflict with wildlife;
2. Retains its informal recreation value;
3. Provides tranquil enjoyment;
4. Is retained as a mysterious ‘wilderness’

Threat to Dark Skies

The Fishing Lodge lies directly between Lamberhurst and Wadhurst. The ‘made’ Lamberhurst Neighbourhood Plan acknowledges that most of Lamberhurst has dark skies and the Plan contains a dark skies policy with the objective “To retain dark skies over the parish.”

Wadhurst has an emerging Neighbourhood Plan with a similar objective and a policy that does not support development proposals which detract from the unlit environments of the Parish. Wadhurst Parish and the High Weald Area of Outstanding Natural Beauty have some of the darkest skies in the Southeast. (Sky Quality Meter readings taken around Wadhurst indicate skies as dark as 21.09 mags/arcsec² – a figure that corresponds to a Silver Tier International Dark Sky Reserve. It follows from this that Bewl Water enjoys some of the best dark skies in the Southeast. This can be confirmed from the interactive dark skies map on CPRE’s website.)

The proposal includes two sets of external stairs that will each need to be lit, exterior balconies and extensive glazing, all of which will be light polluting. The proposal does not include any measures to prevent light pollution. Furthermore, vehicle headlights from night-time vehicle movements will further increase light pollution and can be expected to be extensive as there are no evening or night-time facilities at Bewl Water. See saved policy EN29.

Noise Nuisance

The Bewl Valley functions as a natural amphitheatre. Even modest noise from one side carries all around the valley. Sound travels long distances undiminished over water. Because Bewl Water lies in a bowl, residents all around Bewl's bowl suffer noise from Bewl's visitors and activities. **Holiday accommodation with outside balconies and staircases on raised ground right on the waterfront will exacerbate this problem.**

Parishioners have raised numerous complaints of noise nuisance with the existing activities already.

Detrimental impact on Wildlife

Bewl Water is recognised as the most important inland water in the Southeast for migrating and indigenous waterfowl, with many protected species including ospreys. As the Fishing Lodge is located on raised ground overlooking the waterfront, noise and light pollution (as outlined above) from overnight use will be detrimental to Bewl Water's wildfowl.

Out of keeping design in an extremely prominent building on the landscape

It is the most prominent building on the landscape. It sits near the water's edge in an elevated position without any screening around it. Whilst the white weatherboarding is typical of the area, this makes it even more prominent, particularly from around and across Bewl Water, as the white weatherboarding stands out against the darker background of rising ground. Consequently, the proposed balconies, platforms and external stairs will be very prominent in the landscape. These design elements are out of keeping with the building's style and particularly inappropriate in such an exposed location. The Wealden Design Guide (section 5, 10.12) states that incorporation of balconies on traditional smaller style dwellings and cottages is rarely visually appropriate.

Reflection and Glare from Extensive Glazing

In addition to the threat to dark skies from the extensive glazing, the extensive glazed patio doors at first and ground floor level on the east elevation will reflect sunlight from the south, making the building even more prominent from around and across the reservoir.

The proposed development is particularly sensitive due to its prominent, elevated position with no screening from the water meaning that light spill will be exacerbated by reflection and glare off the water.

Lack of Facilities for Overnight Visitors

As noted above, WDC has previously asked for a comprehensive plan for the site rather than piecemeal applications.

Without a comprehensive plan the proposals should be refused as it is not clear how the lack of facilities on site for this change of use to overnight accommodation will be addressed, and hence it is unclear as to the wider impact on this HWAONB location.

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There are no facilities at Bewl Water for overnight visitors. This new use as overnight accommodation will bring pressure for more development for on-site entertainment and pub-type facilities; alternatively visitors will drive off-site in the evenings, creating noise and light pollution when returning.

Other matters

The WPC notes resident concerns about the road access and draws WDC's attention to these. (M. Ford *"Roadway access to the Fishing Lodge from Bewl Water's entrance shown on the Site Plan accompanying the application is contrary to the internal road circulation within Bewl Water. This is shown on Condition Plan 9509-018-Internal Road Layout, being the plan produced by Monson, drawing number 9505/01 Issue B, submitted to the Council in December 2021 in discharge of condition 5 to planning approval WD/2020/0717/MAJ. This latter plan clearly shows the SW/NE roadway up from the waterfront behind the Boat House Bistro to be one way, exit only and not a roadway to the Fishing Lodge."*)

The WPC notes resident concerns about encroachment onto the HWAONB from previous planning permissions given due to the lack of fitness for purpose of this building, which now seems to be viable again, and draws WDC's attention to these. (M.Ford *"Building Unfit for Use - The fishing lodge was declared unfit for use a few years ago. This provided the excuse for a temporary application for a new build wooden building alongside the former waterfront Clubhouse to provide these facilities. Inevitably, the temporary permission became permanent. Now the previously alleged unfit building is claimed suitable for conversion and change of use."*)

In addition to current complaints about noise, the WPC notes numerous resident concerns about non-compliance with previous planning conditions and draws WDC's attention to these. (M.Ford *"This application should not be considered as the applicants have proved unwilling to meet the conditions imposed on their previous application at Bewl Water. Conditions put on the temporary camping permission WD/2020/0717/MAJ have been ignored by the Applicant and have not been enforced by WDC despite complaints to WDC. Therefore, it may be concluded that any conditions placed on the fishing lodge conversion will similarly be ignored and not be enforced."*) (Yurts currently being advertised for winter breaks when a condition was no camping between 1 October and 30 April; bookings can be made on their website) (removal of the mobile toilet block during the 7 non-camping months has not been complied with) (That requiring changing Bewl's vehicle exit (at least during the camping season) was not implemented during last summer's camping season)

The WPC draws WDC's attention to the concerns raised by Rother re applications on the other side of the reservoir and potential lack of consistency between LPA's. (J.Kent *"Recent planning applications on edge of Bewl (in Rother) have severely restricted glazing on the elevation overlooking the reservoir citing concerns about Dark Skies and light pollution, this development is much more sensitive as there is no screening from the water and light spill will cause reflection and glare from the water."*)

The WPC notes the safety concerns from the former Head Ranger and draws WDC's attention to these. (A. Lloyd *"This proposal gives me sleepless nights, with the Fishing Lodge which was the main lookout from a very prominent position overlooking the main water area and was used by the staff to monitor the recreational activities on the water. The proposed use as overnight accommodation without any active surveillance this close to the waters edge is dangerous! One of the undertakings given in the Act Of Parliament 1968 that created BEWL was that it should be used*

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for supervised recreation, which means only daytime use. As it is impossible to monitor the vast 15 mile shoreline properly at night.”)

Therefore, we join with Ticehurst Parish Council in urging Wealden Councillors to reject this application and any similar ones in the future.

Non-compliance with Section 3(5) of the Water Industry Act 1963

* Section 3(5) of the Water Industry Act 1963 requires Southern Water to ensure the reservoir’s “water ... is made available for recreational purposes and is so made available in the best manner.”

**The Landscape Management Guidelines in The East Sussex County Landscape Assessment for Bewl Water include “Maximise opportunities for and manage water based recreational activities where these would not conflict with wildlife”.

6.2.4 [WD/2021/2787/F](#)

Consultee expiry date: 27th December 2021 (*extension granted by WDC to 10th January 2022 at the very latest*).

Location: RUDDIGORE, CASTLE WALK, WADHURST, TN5 6DB

Description: Demolition of existing garage and side entry area. new/proposed side extension. erection of garage and proposed first floor side extension, balcony and external spiral staircase. tile hanging to first floor of dwelling.

COMMENT: Objection. The proposed first floor terrace is situated very close to the neighbouring property, Bancroft, to the west, and overlooks the privacy zone of Bancroft.

6.2.5 [WD/2020/2214/F](#)

Consultee expiry date: 31st December 2021

Location: WISKETTS BARN, BEALS BARN GARDENS, BEWLBRIDGE LANE, COUSLEY WOOD, WADHURST, TN5 6HJ

Description: single storey detached building to Wisketts barn to act as a holiday let and occasional b & b use, managed by the owner/occupier of Wisketts barn.

COMMENT: No objection.

6.2.6 [WD/2021/2167/F](#)

Consultee expiry date: 31st December 2021

Location: 2 ANGLE PLACE, COCKMOUNT LANE, WADHURST, TN5 6SJ

Description: To replace existing windows with outward opening patio doors

COMMENT: No objection.

6.2.7 [WD/2021/2878/F](#)

Consultee expiry date: 3rd January 2022 (*extension granted until the 24th January*)

Location: WOODHEY, HOLLYDENE ROAD, WADHURST, TN5 6TT

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Description: part single-/part two storey side extension and single storey rear extension; new open porch and steps; render finish to existing brickwork to ground floor on front elevation (additional 2m depth glazed rear single storey extension and minor amendments pursuant to approved scheme WD/2021/1429/F)

COMMENT: Objection. The plot is elevated from neighbouring Rosewood to the east. The addition of a 2m depth glazed rear single story extension would impact on the privacy of both Rosewood and Woodhey. In addition, the glazed extension would fail to preserve and enhance the High Weald AONB due to the impact on the dark skies. Whilst the High Weald AONB is not a dark sky reserve, recordings of the unusually dark skies over the High Weald AONB noted on the High Weald AONB Unit's website are equivalent to a silver tier dark sky reserve. These are some of the darkest skies in the South East. The dark skies are an intrinsic part of the landscape and scenic beauty of the High Weald AONB. Interest in 'dark sky tourism' is a growing trend that local tourism businesses could target and benefit from.

6.2.8 [WD/2021/2823/F](#)

Consultee expiry date: 4th January 2022

Location: RIDGEFOLD, STATION ROAD, WADHURST, TN5 6RT

Description: extensions, alterations and remodelling of existing bungalow. conversion of existing roof structure to habitable rooms with gable and dormer extensions and the erection of an oak frame car port

COMMENT: Objection. The proposed dwelling does not conserve or enhance the High Weald AONB. The dwelling sits on one of the main entrances into the village in a prominent location. The glazing, building materials and design are not in keeping with the High Weald Housing Design Guide, or Wealden Design Guide. The High Weald Housing Design Guide was prepared by the High Weald AONB Partnership, including the 15 local planning authorities, and published by the High Weald AONB Joint Advisory Committee (JAC), a partnership of 15 local authorities, Defra, Natural England and organisations representing rural interests. The JAC is supported by the High Weald AONB unit which provides advice on how to conserve and enhance the High Weald AONB. The advice provided by the AONB Unit assists public bodies and statutory undertakers to meet their duty as set out in Section 85 of the Countryside and Rights of Way Act 2000 to have regard to the purpose of conserving and enhancing the natural beauty of AONBs in making decisions that affect it. The High Weald Housing Design Guide gives clear, succinct, practical and consistent advice on design expectations for new housing development within the High Weald AONB, which will enable higher quality and landscape-led design that reflects intrinsic High Weald character and is embedded with a true sense of place, without stifling innovation and creativity. It is the High Weald Housing Design Guide, and not any contemporary "local precedent", that provides the blueprint for all development within the High Weald AONB. The High Weald Housing Design Guide states "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." In addition, the extensive glazing would fail to preserve and enhance the High Weald AONB due to the impact on the dark skies. Whilst the High Weald AONB is not a dark sky reserve, recordings of the unusually dark skies over the High Weald AONB noted on the High Weald AONB Unit's website are equivalent to a silver tier dark sky reserve. These are some of the darkest skies in the South East. The dark skies are an intrinsic part of the landscape and scenic beauty of the High Weald AONB. Interest in 'dark sky tourism' is a growing trend that local tourism businesses could target and benefit from.

6.2.9 [WD/2021/2840/F](#)

Consultee expiry date: 10th January 2022

Location: SENIAB, STATION ROAD, WADHURST TN5 6DF

Description: change of use from office to dwelling house

COMMENT: No objection.

6.2.10 [WD/2021/2864/F](#)

Consultee expiry date: 11th January 2022

Location: SOUTH LODGE, HOUNSELL PLACE, WADHURST ROAD, MARK CROSS, TN6 3PF

Description: demolition of existing outbuilding and greenhouse; replacement outbuilding to provide ancillary residential accommodation

COMMENT: Objection. The design does not preserve or enhance the High Weald AONB. The roofscape of settlements in the High Weald is one of the key defining built characteristics, and in order to embed a sense-of-place it is critical for new roofscapes to reflect and contribute to this. The roof pitch of the proposed outbuilding does not do so. Within, the High Weald AONB, characteristically, roof pitches in clay tiles roofs are reasonably steep; occasionally 42.5 degrees, never lower, but more usually 47.5-50 degrees. The proposed building materials are not listed. We would wish to see materials that enforce the distinctive local character as detailed in the High Weald Housing Design Guide.

6.2.11 [WD/2021/2915/F](#)

Consultee expiry date: 11th January 2022

Location: STROOD HOUSE, WADHURST ROAD, MARK CROSS, TN6 3PB

Description: demolition of existing extension; erection of a singlestorey extension and bike store to garage

COMMENT: No objection.

6.2.12 [WD/2021/2969/F](#)

Consultee expiry date: 13th January 2022

Location: 4 EASTFIELD COTTAGES, TIDEBROOK ROAD, WADHURST, TN5 6PF

Description: to erect a timber clad garden studio.

COMMENT: No objection.

6.2.13 [WD/2021/0773/F](#)

Consultee expiry date: 13th January 2022

Location: PUXTY, WOODS GREEN, WADHURST, TN5 6QN

Description: Rear extension and remodelling of the existing roof.

The proposed dwelling does not conserve or enhance the High Weald AONB. The dwelling faces open countryside in a prominent, elevated location. The glazing, building materials and design are not in keeping with the High Weald Housing Design Guide, or Wealden Design Guide. The High Weald Housing Design Guide was prepared by the High Weald AONB Partnership, including the 15 local planning authorities, and published by the High Weald AONB Joint Advisory Committee, a partnership of 15 local authorities, Defra, Natural England and organisations representing rural interests. The JAC is supported by the High Weald AONB unit which provides advice on how to conserve and enhance the High Weald AONB. The advice provided by the AONB Unit assists public bodies and statutory undertakers to meet their duty as set out in Section 85 of the Countryside and Rights of Way Act 2000 to have regard to the purpose of conserving and enhancing the natural beauty of AONBs in making decisions that affect it. The High Weald Housing Design Guide gives clear, succinct, practical and consistent advice on design expectations for new housing development within the High Weald AONB, which will enable higher quality and landscape-led design that reflects intrinsic High Weald character and is embedded with a true sense of place, without stifling innovation and creativity. It is the High Weald Housing Design Guide, and not any contemporary “local precedent”, that provides the blueprint for all development within the High Weald AONB. The High Weald Housing Design Guide states “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.” In addition, the extensive glazing would fail to preserve and enhance the High Weald AONB due to the impact on the dark skies. Whilst the High Weald AONB is not a dark sky reserve,

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recordings of the unusually dark skies over the High Weald AONB noted on the High Weald AONB Unit's website are equivalent to a silver tier dark sky reserve. These are some of the darkest skies in the South East. The dark skies are an intrinsic part of the landscape and scenic beauty of the High Weald AONB. Interest in 'dark sky tourism' is a growing trend that local tourism businesses could target and benefit from.

6.2.14 [WD/2021/2979/LB](#)

Consultee expiry date: 14th January 2022

Location: EARLYE FARM, PARTRIDGES LANE, WADHURST, TN5 6LA

Description: Conversion of two barns into holiday accommodation

COMMENT: No objection

6.2.15 [WD/2021/3045/LDE](#)

Consultee expiry date: *not detailed on WDC website*

Location: HOUNDELL STUD FARM, CARAVAN, WADHURST ROAD, MARK CROSS, TN6 3PF.

Description: Certificate of lawfulness (existing) for the stationing and use of a caravan for residential purposes for a continuous period in excess of 10 years.

COMMENT: No comment

7. [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.

8. [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 – Cllr Murphy to draft correspondence to WDC regarding the parish council's understanding that there is a statutory requirement for WDC to notify the parish council of any alteration to the planning application accepted by WDC. The parish council notes that an email, dated 14th October 2021, published under this planning application, refers to revised plans having been submitted, including a revised layout. The parish council therefore requests WDC to formally notify us of these, and any other, alterations to the planning application for our further consideration and comment.

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/2021/2326/LB](#)

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

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

Decision: Approved

Application No. [WD/2021/2649/F](#)

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Description: formation of rooms in roof, rear dormer window and internal alterations

Location: PIPERS COTTAGE, 2 GLOUCESTER ROAD, WADHURST, TN5 6TA

Decision: Approved

Application No. [WD/2019/2319/F](#)

Description: demolition of an existing dwelling, and associated domestic outbuilding, and the construction of a replacement dwelling

Location: MERRYFIELDS, BEST BEECH HILL, WADHURST, TN5 6JT

Decision: Approved

Application No. [WD/2021/2647/F](#)

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

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

Decision: Approved

Application No. [WD/2021/2633/FR](#)

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.

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

Decision: Approved

Application No. [WD/2021/2150/F](#)

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

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

Decision: Approved

Application No. [WD/2021/1825/F](#)

Description: Retention of building and use as a four-bedroom holiday let

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

Decision: Approved

Application No. [WD/2021/2628/F](#)

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

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

Decision: Approved

Application No. [WD/2021/2452/LBA](#)

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.

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

Decision: Approved

Application No. [WD/2021/2451/FA](#)

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.

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

Decision: Approved

Refusals:

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Application No. [WD/2021/2313/F](#)

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

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

Decision: Refused

Application No. [WD/2021/2687/LB](#)

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.

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

Decision: Refused

Application No. [WD/2021/2360/F](#)

Description: Loft extension

Location: 10 OSMERS HILL, WADHURST, TN5 6QJ

Decision: Refused

Withdrawn: *None*

Appeals: *None*

Enforcement Notice: *None*

Breach of Conditions Notice: *None*

9. Planning Control & High Street Planning Enforcement

10. To discuss Tree Preservation Orders

Application No. [TM/2021/0361/TCA](#)

Description: work to 3 oak trees subject to regulations, designated Wadhurst conservation area October 1971/may 1998/march 2017

Location: BRAIDWOOD, HIGH STREET, WADHURST, TN5 6AH - **noted**

11.1 Please see [here](#) the update on TPO **WD/2021/1285/MAO**, which has not been upheld. **Action – Trainee Clerk to re-circulate the update which a number of Members were unable to open, and defer to the next meeting of planning committee.**

12. Conservation areas

13. Community Infrastructure Levy

14. Policy/Correspondence/Consultations

14.1 Policy for Wadhurst Planning Protocol – Cllr C Moore - **Action – defer to next meeting of planning committee.**

14.2 Claimed Public Footpath: Adding the footpath from Footpath 51 at Oak Wood Wadhurst to Footpath 45 at Beggars Roost Wadhurst. To consider whether public rights of way exist under Section 53(5) of the Wildlife and Countryside Act 1981 for an Order modifying the County Council's Definitive Map and Statement of Public Rights of Way. Click [Here](#) to view report - **noted**

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- 14.3** Address/discuss the email from a concerned parishioner about the ongoing and proposed developments at Bewl Water. See agenda item **6.2.3**. Click [here](#) to view the communication – **Action – Trainee Clerk to bring this communication to the attention of Cllr Edwards, the parish council’s representative on the Bewl Water Monitoring Group. Cllr Murphy to draft correspondence to WDC regarding planning enforcement at Bewl Water.**

15. Urgent issues - none

Meeting ended: 11.10 hrs. There were two adjournments – between 10.40 and 10.45; and between 11.00 and 11.05 for comfort breaks.