

WADHURST PARISH COUNCIL

Minutes of a meeting of the Planning Committee held at The Pavilion, Sparrows Green Recreation Ground, South View Road, Wadhurst on 26th February 2022 at 9.30am.

Meeting commenced at 09.34 hrs.

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

1. To receive apologies for absence – **Apologies received from Cllr Niell**
2. To receive declarations of interest and updates to members' register of interests - **none**
3. To approve the minutes of the meeting of 12th February 2022 - **approved**
4. To discuss matters arising from the minutes of the meeting of 12th February 2022 – **item 10 on agenda for 26th February 2022; item 14.2 – no further update from Trainee Clerk.**
5. Public forum – time limit 15 minute – **one member of the public present who spoke regarding the impact of construction traffic on the highways re: Old Station Road development.**
6. To consider licence and planning applications received and make recommendations

6.1 Licencing:

None

6.2 Planning:

6.2.1 [WD/2022/0088/F](#)

Date of notification: 9th February 2022

Consultee expiry date: 2nd March 2022

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

Description: proposed single storey side and rear extension to replace a previously approved extension.

COMMENT: Objection. The design is not in keeping with the High Weald Housing Design Guide. The High Weald Housing Design Guide was prepared by the High Weald AONB Partnership, including 15 local planning authorities (of which Wealden District Council is one), and published by the High Weald AONB Joint Advisory Committee (JAC), a partnership of 15 local authorities (of which Wealden District Council is one), 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 helps Wealden District Council, and other planning authorities, 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.

The following are reasons for objection:

Flat roof - “The roofscape within the High Weald is particularly distinctive. Hipped or half-hipped roofs are commonplace, as are catslide roofs, varying roof orientation, eaves height and angle can add to character.” (DG5, High Weald Housing Design Guide). “Roof pitches in clay tiled roofs are reasonably steep, occasionally 42.5 degrees, never lower, but more usually 47.5-50 degrees.” (DG7, High Weald Housing Design Guide).

Vertical cladding – “Timber weatherboard cladding, either for the upper floors or the whole building elevation, is highly characteristic of the High Weald....attention should be paid to the prevailing local style to help new development feel ‘of the place.’” (DG7, High Weald Housing Design Guide). The prevailing local style is horizontal, timber weatherboard cladding.

Height of external walls to the north and west elevations – This is imposing and not visually attractive, creating a heavy, blocked appearance from the north west and west, including from the neighbouring property Cherry Hinton. It therefore fails to preserve or enhance the High Weald AONB. If the roof were pitched, which would be in keeping with the High Weald Housing Design Guide, the eaves would be at a lower, and less imposing height.

Roof window - There is a very large roof window on the flat roof proposed, which would cause a high level of light spillage and be harmful to the dark skies. The unusually dark skies over the High Weald AONB have been identified as worthy of conservation by the International Dark Sky Association. 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 businesses could target and benefit from. Wadhurst, both within and outside the development boundary, has some of the darkest skies in the South East (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). Increased light spillage would fail to preserve or enhance the High Weald AONB.

6.2.2 [WD/2022/0107/FR](#)

Date of notification: 10th February 2022

Consultee expiry date: 4th March 2022

Location: HOOK PLACE, HOOK HILL LANE, WADHURST, TN5 6HW

Description: Retrospective application for change of use from c3 to a mixed use of residential and commercial holiday let

COMMENT: No objection. Hook Place is located in a particularly tranquil part of the High Weald AONB. In order to preserve this, the parish council requests a condition regarding noise similar to that imposed on application WD/2020/0717/MAJ, Bewl Water under the Bewl Water Camping Noise Management Plan, ie:

- A strict no noise rule after 10pm
- No large groups, stag or hen parties
- Under 21s to be accompanied by an adult

WADHURST PARISH COUNCIL

- **No playing of percussive instruments (such as bongos or drums)**
- **No amplified music**

6.2.3 [WD/2022/60x01/CM](#) (County matter)

Date of notification: 1st February 2022

Consultee expiry date: *no date given*

Location: Faircrouch Depot, Household Waste Recycling, Faircrouch Lane, Wadhurst, TN5 6PT

Description: use of site as a waste transfer station for construction and demolition waste and installation of two offices.

Note: there are no consultees listed on the district council details for this application.

COMMENT: Objection. This is not an appropriate location for a waste transfer station for construction and demolition waste. The noise, fines and dust from these activities would affect the amenity of the adjoining business park and nearby dwellings. The stated times of opening are significantly longer than the previous use of the site as a household waste recycling site, further impacting on neighbours' amenity. Construction site on-site crushing would lessen the carbon footprint and confine the impact of construction activities to construction sites, which would be a temporary, rather than permanent, nuisance for neighbours. The estimated 20 HGV delivering to the site daily would travel through the centre of the village, exacerbating the severe congestion which is already experienced. Faircrouch Lane itself is single lane in places. We are concerned that the bridge over the railway at the entrance to Faircrouch Lane may not be of sufficient strength of accommodate this number of HGVs on a daily basis.

Action – Trainee Clerk to copy this objection to ESCC/WDC Councillor Bob Standley, and to Economy, Transport and Environment Department at ESCC via their planning applications online (ref WD/859/CM)

Date of notification: 15th February 2022

Consultee expiry date: 8th March 2022

Location: WOODPECKERS & BROWSIDE, MOSEHAM HILL, WADHURST, TN5 6NA

Description: joint planning application. "Woodpeckers" replacement single storey conservatory and erect a first floor rear extension over existing structure. "Browside" to erect a first floor rear extension over existing structure.

COMMENT: No objection

6.2.5 [WD/2022/0087/CD](#) (Condition Discharge)

Date of notification: n/a

Consultee expiry date: *No consultees listed on the WDC website*

Location: Land east of Old Station Road, Wadhurst, TN5 6TZ

Description: Application for approval of details reserved by condition 5 attached to WD/2020/2426/MRM

COMMENT: The parish council positively notes the reduction in close-board fencing from previous plans for the site. In line with the High Weald Housing Design guide, we request that the proposed mature hedging is native hedging. "hedges.... can be successfully created from a mixture of hornbeam, beech and hazel for example, to maintain a locally distinctive,

semi-rural character....locally non-native or invasive species such as laurel, leylandii....should be avoided". (DG10 High Weald Housing Design guide).

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.

Action – Trainee Clerk to remove this as a standing agenda item following the withdrawal of this planning application.

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.

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/2021/2969/F](#)

Description: To erect a timber clad garden studio.

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

Decision: approved

Application No [WD/2021/2840/F](#)

Description: Change of use from office to dwellinghouse.

Location: SENIAB, STATION ROAD, WADHURST TN5 6DF

Decision: approved

Application No [WD/2021/0773/F](#)

Description: Rear extension and remodelling of the existing roof.

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

Decision: approved

Application No [WD/2021/2878/F](#)

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)

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

Decision: approved

Application No. [WD/2021/2988/FA](#)

WADHURST PARISH COUNCIL

Description: Variation of conditions 2 and 5 of application number WD//2020/1611/F (replacement of stable building, installation of outdoor swimming pool with associated outbuildings and hard landscaping including stepped access) to provide for oak terrace incorporating pool equipment store and stepped access down to pool and summer room.

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

Decision: approved

Application No. [WD/2021/2823/F](#)

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.

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

Approved

Refusals: *None*

Withdrawn:

Application No: [WD/2021/2978/F](#)

Description: Conversion of two barns into two holiday let accommodation

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

Decision: Withdrawn

Application No: [WD/2021/2979/LB](#)

Description: Conversion of two barns into two holiday let accommodation

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

Decision: Withdrawn

Appeals: *None*

Enforcement Notice:

Location: Land at Coombe Manor Farm, Coombe Lane, Wadhurst.

The breach of planning control alleged: Without planning permission, change of use of the land from agriculture to a mixed use for agriculture and for the stationing of a mobile home for residential purposes.

(Full notice emailed to Planning Committee 16.2.22) – noted

Breach of Conditions Notice: *None*

9. Planning Control & High Street Planning Enforcement

10. WD/2019/2458/F & WD/2019/2459/LB - Residential bin storage point. Email from WDC circulated to planning committee members

11. High weald housing Design Guide – Cllr Murphy – included on the agenda in error

12. To discuss Tree Preservation Orders

12.1: Application No: [TM/2022/0014/TPO](#)

Date of Notification: 14th January 2022

Location: LITTLE STONEBRIDGE, THREE OAKS LANE, WADHURST TN5 6PY

Description: reduce crown of one oak by a maximum of 3m to previous reduction points within tree preservation order (Wadhurst) no. 14, 2000 - **noted**

13. Conservation areas

14. Community Infrastructure Levy

15. Policy/Correspondence/Consultations

- a. Policy for Wadhurst Planning Protocol – Cllr. Claire Moore to circulate final draft for approval.
– **included on the agenda in error**

15.2 Street Naming & Numbering SNN1444D (development at Old Station Road)

Message from WDC Digital Services: *I have received a plan of the above development which will require one new street names, for which the Developer has provided a number of proposed names: **Scots Pine, Ash, Willow, Beechwood, Buttercup, Ivy, Blackthorn, Manor House, Meadow, Chapels, Potters or Grassland.** The suffix for the chosen street name will be provided by Wealden District Council. In line with our Street Naming and Numbering Policy we are contacting your council as a courtesy and would be pleased to receive your Council's comments, in writing, on the proposed name(s) by 3rd March 2022. – Cllr Moore referred to advice received from a parishioner regarding the history of this site:*

Historically, the area spanning what is now Southview Road corner, and the back of Western Road was called The Briars, as it was full of brambles. The bungalow on the corner of Western Road is called Briars, and several houses nearby were named Briar Cottage, Briar Corner, etc., although some may have subsequently been re-named. The bungalow site was a village amenity for those without grazing or tethering facilities, and led directly into the development site, a field, for communal horse use by villages. It was always thus known as the Pony Field. During the Great War, the field was owned by the descendants of the Llewellyn-Jones family, who allowed it to be used for the training of men and horse-drawn armaments, gun carriages etc. The horses were in the main domestic/family pets and had to be trained to pull heavy equipment. The young foot soldiers also had little or not training in warfare, and were assembled there for a few weeks training, sleeping under canvas under the trees backing onto Western Rd. At the end of the conflict, the Podger family, from Round Oak Mead, were deeply saddened at the loss of so many of the young men from “the field”, and financed the planting of many of the Scots Pine trees as a memorial. There was no official village war memorial until several years later. Many of the young soldiers would have walked to Wadhurst station, never to return; thus making The Walks a totally inappropriate and insensitive name for the development. Many of the soldiers were from The Sussex Yeomanry and the Royal

WADHURST PARISH COUNCIL

Sussex Regiment. Action – all members to forward suggested names to Chair by 2pm on Sunday 27/2/22.

16. Urgent Issues – Cllr P Moore had received a request from a member at Ticehurst Parish Council to meet regarding Bewl Water.

Meeting closed at 10.34hrs