

# WADHURST PARISH COUNCIL

**Minutes of a meeting of the Planning Committee held at The Pavilion, Sparrows Green Recreation Ground, South View Road, Wadhurst on 29th January 2022 at 09.30 hrs.**

**Meeting commenced at 09.34hrs**

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

1. To receive apologies for absence - **none**
2. To receive declarations of interest and updates to members' register of interests – **Cllr Anderson declared a personal interest in WD/2021/3034/F; all Cllrs presented declared an interest in TM/2022/0016/TPO**
3. To approve the minutes of the meeting of 22nd January 2022 - **approved**
4. To discuss matters arising from the minutes of the meeting of 22nd January 2022 – **item 11 – Cllr Murphy to request update from Trainee Clerk; item 14.1 on agenda for meeting 29 1 22; item 14.2 Trainee Clerk is making arrangements for this meeting. Cllr C Moore agreed to contact members of planning committee regarding possible meeting dates.**

5. Public forum – time limit 15 minute – **no members of the public present**

6. To consider licence and planning applications received and make recommendations

6.1 Licencing:

None

6.2 Planning:

6.2.1 WD/2021/3028/F

Date of notification: 18th January 2022

Consultee expiry date: 8th February 2022

Location: PAULERS PURY, THREE OAKS LANE, WADHURST, TN5 6PY

Description: Proposed two-storey rear extension and two-storey front extension to a residential dwelling, with demolition of the existing porch. internal remodelling

**COMMENT – No objection**

6.2.2 WD/2021/3034/F

## WADHURST PARISH COUNCIL

Date of notification: 19th January 2022

Consultee expiry date: 9th February 2022

Location: LAND AT PRIMMERS, PRIMMERS GREEN, WADHURST, TN5 6DU

description: demolition of existing garage and garden structures/outbuildings including swimming pool and tennis court. erection of new part single part two storey dwelling with attached garage, landscaping, pool and pool pavilion and associated works

**COMMENT – Objection. The parish council note the planning in principle decision (WD/2021/0630/PIP) and draw from the officer report on this application when commenting on the suitability of this planning application. The report notes that:**

**“the site is constrained given the topography of the site, juxtaposition with neighbouring dwellings and its elevated location with the AONB. A subsequent Technical Details application would need to satisfactorily address the identified issues for concern to be favourably considered.”**

**“the site is situated at a higher level to the cottages fronting Primmers Green to the southwest and ground levels also fall over the fields to the east/south.”**

**“the land is elevated in relation to the existing dwelling and it is at a significantly higher level to the cottages fronting the lane to the south west. There are long reaching views to the east/south east over the AONB. It is acknowledged that this part of Wadhurst has been identified in the 2014 Landscape Character Assessment as being of high landscape value and lying within the remnants of a historic landscape. The general locality to the south of the B2110 is a sensitive area where development would have an unjustified and detrimental impact on the character and appearance of the landscape. The field opposite Primmers was assessed in the SHEELA as inappropriate for development.”**

**“the difference in levels between the site and dwellings sited at a lower level adjacent to the access would need to be carefully considered so that there would not be a significant adverse impact on neighbours’ amenity. The scale and design would need to address the landscape impact on long reaching views in addition to the need for landscape mitigation.”**

**“the site lies in a sensitive AONB location and the limited built form that exists on the site it is visually low key.”**

**“clearly there are matters identified that may preclude development of the site at technical details stage.”**

**This application does not satisfactorily address the identified issues for concern, and does not conserve or enhance the High Weald AONB, which is a requirement of the NPPF (paragraph 176) and Section 85 of the Countryside and Rights of Way Act 2000. Saved**

policy EN6 of the Wealden Local Plan seeks not just to conserve or enhance the natural beauty of the AONB, but also its character, and has regard to traditional settlement patterns and building style. This application should therefore be refused.

- 1) **The Landscape and Visual Assessment (LVA) (hla 437 RO1) does not consider the landscape and visual impact from Pell Hill and Long View. It states that “generally there is a lack of intervisibility between the Site and Wadhurst and other public viewpoints located within the High Weald rural countryside. The handful of properties that may experience a change would be 5 to 8 Primmers Green Cottage and Primmers itself.” This is incorrect. There are long reaching views to the east and south east, with the site, and certainly any dwelling on the site, highly visible from public viewpoints at Pell Hill, and from Pell Hill Cottages and Long View. Pell Hill Cottages are not shown, or not clearly shown, on figures 1, 2, 8, 9, and 12. This contrasts with figure 4.9a of Wealden Local Plan Sites – Landscape and Ecological Assessment Study – July 2017 (Wadhurst sites). It is incorrect to identify viewpoints 1 and 2 as low to medium sensitivity;**
- 2) **The LVA states that the site is “discretely located” at the north eastern edge of Wadhurst, and “is visually discrete as there is significant planting at the boundaries and surrounding built forms.” This fails to acknowledge that the site is on a ridge top location, on the edge of open countryside, highly visible from open countryside, and that the land falls away from the site to the south, east and west;**
- 3) **The LVA notes that the existing “tall tennis court fencing is a visual landscape detractor.” Tennis court fencing cannot be compared with a large, two storey dwelling. The impact on the landscape of the proposed two storey dwelling is even greater given the much smaller footprint of the neighbouring properties at 5 to 8 Primmers Green Cottages, the closeness of the proposed dwelling to these neighbouring properties, and their significantly lower level. The height, scale and massing of the proposed dwelling are inappropriate;**
- 4) **The LVA assesses the landscape sensitivity as medium, but acknowledges that the landscape sensitivity at a national level is judged as high; at a county scale is judged as high, and at a district scale is judged as very high;**
- 5) **The LVA states that the “architecture and landscape design is designed to blend with the local character area by using local vernacular materials, and by being sensitively and discretely located.” The architecture and materials (in particular the roofing materials and roof pitch) are not in keeping with the High Weald Housing Design Guide, and the ridge top location on the edge of open countryside cannot reasonably be described as “sensitive” or “discrete”. The High Weald 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;

- 6) The LVA states that the “new scheme would involve new built forms that would be offset by the removal of landscape detracting elements.” The construction of a partially two storey dwelling cannot be offset by the demolition of a tennis court, and the landscape impact would not, therefore, be minimal as stated;
- 7) There is extensive glazing, including roof lights, which would be harmful to the dark skies. Given the ridgetop location and proximity of open countryside, this harm is particularly significant. 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 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/arcsec<sup>2</sup> – 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.

#### 6.2.3 WD/2022/0075/F

Date of notification: 19th January 2022

Consultee expiry date: 9th February 2022

Location: FAIRCROUCH, FAIRCROUCH LANE, WADHURST TN5 6PT

Description: Restoration of c19th glasshouses.

**COMMENT: No objection**

#### 6.2.4 WD/2021/2822/LB

Date of notification: 19th January 2022

Consultee expiry date: 9th February 2022

Location: FAIRCROUCH, FAIRCROUCH LANE, WADHURST TN5 6PT

Description: Restoration of c19th glasshouses.

**COMMENT: No objection**

6.2.5 WD/2021/3112/FR

Date of notification: 21st January 2022

Consultee expiry date: 11th February 2022

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

Description: Retrospective permission for greenhouse and loggia within garden wall

**COMMENT: No objection**

6.2.6 WD/2021/2770/F

Date of notification: 24th January 2022

Consultee expiry date: 14th February 2022

Location: 13 MAYFIELD PARK, WADHURST, TN5 6DH

Description: Two storey side extension, incorporating the replacement of the existing flat roof across the front elevation with a pitched to flat roof and support posts, including minor amendments to existing windows and doors. Proposed changes to front driveway with retaining wall, path and steps.

**COMMENT: Objection. The loss of garaging would remove x 2 parking spaces. The proposed block plan shows x 2 car parking spaces provided on the driveway, but there is a net loss of car parking spaces. Given the lack of safe, on street parking in the cul-de-sac, and in particular, the location of this dwelling in relation to the turning circle, this would have an adverse impact on the street scene and neighbours' amenity. The proposed raised driveway behind a retaining wall would have an adverse impact on the street scene and neighbours' amenity, with vehicles parked on the drive at a significantly elevated level. Some form of balustrading would be required along the retaining wall for safety reasons, and this too would have an adverse impact on the street scene and neighbours' amenity. The High Weald Housing Design Guide states that "layout should minimise the need for retaining structures, and any that are required should be placed within the plot rather than be visible from the street." The High Weald 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**

## WADHURST PARISH COUNCIL

**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 plans do not indicate how the drainage would be adapted in order to cope with the changes to the driveway, or how surface water run off would be contained.**

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.

To consider notices of decisions received:

Certificate of Lawful Development: None

Raise no Objections: None

Prior Approval Required: None

Not Issued: None

Issued: None

Application No WD/2021/2800/F

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

## WADHURST PARISH COUNCIL

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

Decision: Approved

Refusals: None

Withdrawn: None

Appeals: None

Enforcement Notice: None

Breach of Conditions Notice: None

### 9. Planning Control & High Street Planning Enforcement

10. High Weald Housing Design Guide – Cllr Murphy – **The Parish Council note that Rother District Council have adopted the High Weald AONB Housing design guide as a material consideration in the determination of planning applications. The guide supports the objectives of the High Weald AONB Management Plan 2014-2019, helping to ensure higher quality and landscape-led design that reflects intrinsic High Weald character. Action - Cllr Murphy to draft correspondence to WDC requesting that WDC formally adopt the guide, supporting its duty to preserve and enhance the High Weald AONB.**

### 11. To discuss Tree Preservation Orders

#### 11.1 TM/2022/0010/TCA

Description: Fell two ash, one cherry and one willow tree and reduce crown of one willow tree (t5) by 3m subject to regulations designated Wadhurst conservation area October 1971/May 1998/March 2017.

**COMMENT: No comment**

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

#### 11.2 TM/2022/0016/TPO

Description: fell one oak tree (t403) and pollard one oak tree to 8m (t409) within tree preservation order (Wadhurst) no28, 1980 Location: SPARROWS GREEN RECREATION GROUND, STATION ROAD, WADHURST

**COMMENT: No comment**

## WADHURST PARISH COUNCIL

12. Conservation areas

13. Community Infrastructure Levy

14. Policy/Correspondence/Consultations

Policy for Wadhurst Planning Protocol – deferred from 22.01.2022 - Cllr C Moore. Please see circulated email – **Action – Cllr C Moore to circulate a final draft for agreement at the next planning committee meeting.**

15 Urgent Issues – none

Meeting ended: 11.20 hrs

(There were two brief adjournments for comfort breaks.)