

# WADHURST PARISH COUNCIL

Minutes of a meeting of the Planning Committee held at The Pavilion, Sparrows Green Recreation Ground, South View Road, Wadhurst on 7<sup>th</sup> May 2022 at 9.30am.

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

Meeting commenced at 09:35 hrs

## AGENDA

1. To receive apologies for absence – **apologies received from Cllr Niell**
2. To receive declarations of interest and updates to members' register of interests – **Cllr Anderson declared a personal interest in WD/2021/3034/F; Cllr Smith declared a personal interest in WD/3451/CC**
3. To approve the minutes of the meeting of 9th April 2022 – **approved**
4. To discuss matters arising from the minutes of the meeting of 9th April 2022 – **Cllr Anderson submitted apologies prior to the meeting but these were not received by the Chair until after the meeting.**
5. Public forum – time limit 15 minute – **one member of the public spoke against WD/2021/3113/FR**

## 6. Licence and planning applications

### 6.1 Licencing:

6.1.1: [WK/202201806](#) (*there appears to be an issue with the link, raised with Licencing*)

Date of notification: 27<sup>th</sup> April 2022

Consultee expiry date: not supplied

Location: Unit B2, Durgates Industrial Estate, Durgates, Wadhurst, East Sussex, TN5 6BF

Description: Premises Licence Thos Birch Libations Company. The application is for sale or supply of alcohol: Monday to Friday from 9am to 5pm with off sales only.

**COMMENT: The parish council is unable to comment on this licence application as members of planning committee were unable to access the documentation relating to the planning application on Wealden District Council's website.**

### 6.2 Planning:

6.2.1. [WD/2021/3034/F](#)

Date of notification: 20<sup>th</sup> April 2022

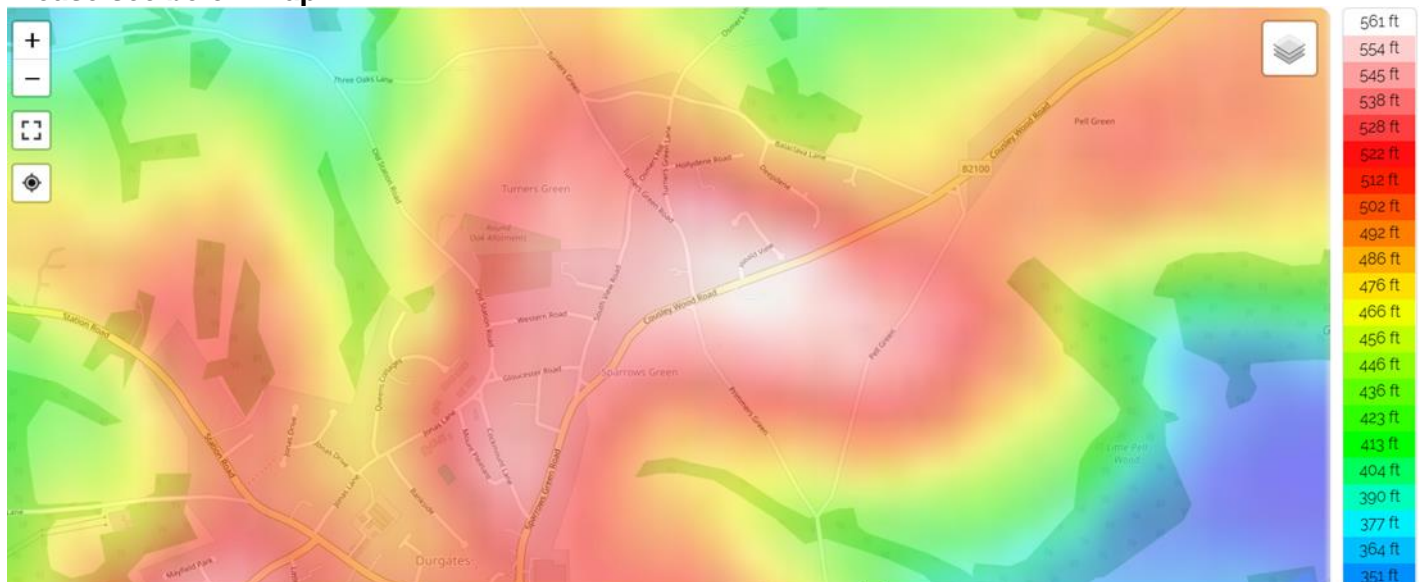
Consultee expiry date: 4<sup>th</sup> May 2022 (*extension granted until 10<sup>th</sup> May*)

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. Amended design and external materials and detached garage. Plans received 14.04.2022

**COMMENT: Object. The parish council previously submitted an objection to this planning application; the amended design increases rather than ameliorates our concerns, which also form the basis of our objection to this amended application. The height of the roof has been increased considerably, which is of particular concern given that this land is the highest point in Wadhurst.**

Please see below map:



The proposed dwelling is not only at a higher level to the cottages fronting Primmers Green to the southwest, and Pell Cottages to the south east, but is also of a distinctly different scale, form and mass to these properties. This is contrary to the Wealden Design Guide and High Weald AONB Management Plan.

Paragraph 10.3 of the Wealden Design Guide states:

**Scale, form and massing – will have an important influence on the quality of the environment and character of the streetscape...the amount of accommodation provided and resultant footprint will be affected by the character of the area, townscape (urban and rural) its relationship with adjacent buildings site or design constraints....care needs to be taken to ensure that:**

- **The scale and massing does not lead to over-dominant buildings in inappropriate locations, for example, visually exposed ridges and infill sites (emphasis added);**
- **The emphasis of the building does not create discord in the streetscene through the use of inappropriate scale;**
- **It seeks to avoid the scale and massing of roofs resulting in visually top-heavy buildings;**
- **The established eaves levels are generally respected in existing streetscenes...;**
- **The mass of roofs and gable widths do not appear discordant and out of character with the more traditional roof forms and hierarchy of roofs. Unacceptable shallow pitches or false mono-pitches should be avoided;**
- **...detailing should be appropriate to neighbouring buildings and to the general locality without resulting in blandness.**

Paragraph 10.4 states:

**Roofscapes of any size are one of the most important ways of integrating new development into an existing streetscene provided that certain cues, principles and materials are taken into account.**

**The HWAONB Management Plan is a statutory management plan, published by the High Weald Joint Advisory Committee under the Countryside and Rights of Way Act on behalf of 14 councils, including Wealden District Council. It sets out local authority policies for the management of the High Weald AONB. Objective S3 of the High Weald AONB Management Plan is:**

“to enhance the architectural quality of the High Weald and ensure development reflects the character of the High Weald in its scale, layout and design.”

We note the delegated officer recommendation to the PIP application for this site (WD/2021/0630/PIP) “a dwelling should be allowed as an exception to the normally restrictive policies” and that this is based on the current shortfall in housing land supply. Given the constraints of the site (topography, juxtaposition with neighbouring dwellings and elevated location within the AONB) identified in response to the PIP application, we consider that only a single storey dwelling, of a scale and mass in keeping with the cottages fronting Primmers Green/Pell Hill would be the only form of development suitable on this site.

### 6.2.2. [WD/2021/3116/FA](#)

Date of notification: 20<sup>th</sup> April 2022

Consultee expiry date: 5th May 2022 (*extension granted until 10<sup>th</sup> May*)

Location: BALACLAVA INN, COUSLEY WOOD ROAD, WADHURST, TN5 6EE

Description: Minor material amendment to WD/2020/0805/f (conversion and extension of existing building into 3 x 1 bed flats and 3 x 2 bed flats with associated parking and amenity space) involving variation of condition 2 to enable alteration of the roof along with internal alterations in order to achieve roof space and efficiency, and associated external alterations. amended plans received 06/04/2022. Amendments include the reinstatement of chimney stacks, removal of dormers and the large glazed window to the side, and the addition of roof lights

**COMMENT: No objection. The parish council requests that the roof lights are dark skies compliant. The unusually dark skies over Wadhurst 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 tourism 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.**

### 6.2.3. [WD/2022/0636/F](#)

Date of notification: 21<sup>st</sup> April 2022

Consultee expiry date: 12<sup>th</sup> May 2022

Location: 2 FLATTENDEN COTTAGES, THE DENS, WADHURST, TN5 6NL

Description: Single storey rear extension to replace existing garage, single storey front extension to replace existing porch, replacement of flat roof with new pitch roof to existing side extension. timber cladding to existing extension and renewal of windows

**COMMENT: Objection. The proposed development is outside of the development boundary in a rural location in the High Weald AONB. The amount of glazing would be harmful to the dark skies and AONB. The unusually dark skies over Wadhurst 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 tourism 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. The glazing would cause significant reflection, harmful to visual amenity in the AONB. In particular, the glazed gable and gallery window are considered unacceptable. The zinc roof is not in keeping with the Wealden Design Guide (WDC) or High Weald Housing Design Guide (High Weald AONB Unit).**

## 6.2.4 [WD/2021/3113/FR](#)

Date of notification: 3<sup>rd</sup> May 2022

Consultee expiry date: 17<sup>th</sup> May 2022

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

Description: Retrospective permission for garden and hobby sheds, plus hobby railway track and footbridge over.

**COMMENT: Object.** The parish council previously submitted an objection to this application, which at that time was retrospective permission for garden and hobby sheds only. The reasons given for this previous objection remain valid. We also object to the footbridge, which due to its height is obtrusive and visible outside the curtilage of The Garden House. We note the comments of Jo Tucker, WDC Senior Heritage Officer, that the structures do not create “permanent harm to the non designated heritage asset and its significance”. The reference to permanent harm suggests that there is some degree of temporary harm, and are confused by this because this is an application for permanent planning permission.

## 6.2.5 [WD/3451/CC](#) – also see circulated letter

Date of notification: 26<sup>th</sup> April 2022

Consultee expiry date: 03<sup>rd</sup> May 2022 – (*Extension granted until 11<sup>th</sup> May 2022*)

Location: UPLANDS COMMUNITY COLLEGE, LOWER HIGH STREET, WADHURST TN5 6AZ

Description: Consultation on Planning Application WD/3451/CC – Retrospective planning permission for the retention of 2no. mobile classrooms

**COMMENT: Objection.** There is insufficient car parking on site for the users of the college, causing overspill on to adjacent roads and subsequent congestion.

## 7. [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/2022/0403/F](#)

Description: Conversion of part of garage block to include loft conversion with dormer to create ancillary overspill living accommodation

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

Decision: Approved

### **Application No:** [WD/2022/0119/F](#)

Description: Replacement of rooflight with rooflight larger in size

Location: CHURCH OF ST PETER AND ST PAUL, CHURCH STREET, WADHURST, TN5 6AR

Decision: Approved

### **Application No:** [WD/2022/0079/F](#)

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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.

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

Decision: Approved

**Application No:** [WD/2021/2652/F](#)

Description: Change of use of area of woodland for extension of church graveyard.

Location: LAND ADJOINING ST JOHN THE BAPTIST CHURCH, TIDEBROOK ROAD, WADHURST, TN5 6PA

Decision: Approved

**Refusals:** *None*

**Appeals:** *None*

**Enforcement Notice:** *None*

**Breach of Conditions Notice:**

**Application No:** [WD/2022/0440/LDE](#)

Description: breach of planning condition number 2 of planning permission reference number WD/02/0880/F - removal of an agricultural occupancy condition from the dwelling house at Greencap nursery

Location: GREEN CAP NURSERY, SLEEPERS STILE ROAD, COUSLEY WOOD, WADHURST, TN5 6QX

Decision: Issued

**8. Planning Control & High Street Planning Enforcement - none**

**9. To discuss Tree Preservation Orders - none**

**10. Conservation areas - none**

**11. Community Infrastructure Levy - none**

**12. Policy/Correspondence/Consultations**

**12.1:** High Weald AONB Management Plan review – please see circulated email, feedback required by End June – **carry forward this item to the next meeting of planning committee (action – trainee clerk).**

**13. Urgent Issues – none**

Meeting ended: 10:58 hrs