

WADHURST PARISH COUNCIL

Minutes of a meeting of the Planning Committee held at the Pavilion, Sparrows Green Recreation Ground, Wadhurst on 2nd July 2022 at 9.30am.

Present: - Cllrs Anderson, Crawford (substitute) Murphy (chair), Shairp, Smith

Meeting commenced at 09:33 hrs

Comfort break 10.10hrs – 10.12 hrs

1. To receive apologies for absence - **apologies received from Cllrs C Moore, P Moore and S Niell**
2. To receive declarations of interest and updates to members' register of interests - **Cllr Crawford declared a personal interest in WD/2022/1285/F.**
3. To approve the minutes of the meeting of 18th June 2022 - **approved**
4. To discuss matters arising from the minutes of the meeting of 18th June 2022 – **item 6.2.2 WD/859/CM – East Sussex County Council advised that any further comments need to be submitted by 1/7/22**
5. Public forum – time limit 15 minute – **6 members of the public in attendance. 3 spoke against application WD/2022/0391/MAJ; 1 spoke in favour of application WD/2022/0391/MAJ. 1 spoke re: Bewl Water fishing lodge appeal. The public forum was extended to approximately 60 mins.**

6. Licence and planning applications

6.1 Licencing: None

6.2 Planning:

6.2.1 [WD/2022/1195/F](#)

Date of notification: 17th June 2022

Consultee expiry date: 8th July 2022

Location: WESTERLEIGH COTTAGE, MAYFIELD LANE, WADHURST, TN5 6JE

Description: Erection of domestic driveway to serve dwelling

COMMENT: NO OBJECTION

6.2.2 [WD/2022/1088/F](#)

Date of notification: 17th June 2022

Consultee expiry date: 8th July 2022

Location: WALLANDS LODGE, BRINKERS LANE, WADHURST, TN5 6LU

Description: Proposed rear single storey extension

COMMENT: NO OBJECTION. The site is outside of the development boundary. Given the high volume of glazing, including a large roof lantern, the parish council request that the glazing is shielded at night due to the impact on the dark skies. An intrinsic part of the beauty of the High Weald AONB is its unusually dark skies, some of the darkest in the South East. The High Weald AONB unit report that Sky Quality meter (SQM) readings taken around Wadhurst indicate skies as dark as 21.09 mags/arcsec² – a figure that corresponds to Silver Tier International Dark Sky Reserve, described by the International Dark Sky Association as being: “ *Night-time environments that have minor impacts from light pollution and other artificial light disturbance, yet still display good quality night skies and have exemplary night-time lightscapes.*” We note the comments of the Conservation Officer to application number [WD/2021/0559/MAJ](#) that the roof lights proposed for that application (also outside of the development boundary) “are felt contrary to the dark skies policy within the High Weald AONB Management Plan”.

6.2.3 [WD/2022/0391/MAJ](#)

Date of notification: 22nd June 2022

Consultee expiry date: 13th July 2022

Location: LAND WEST OF STYLES LANE AND SOUTH OF HIGH STREET, WADHURST TN5 6DZ

Description: Construction of 18 no. new dwellings (including 6 no. affordable dwellings) with associated hard and soft landscaping.

COMMENT: OBJECTION. Grounds for objection include the impact of the enlargement and urbanisation of the High St vehicular access on the conservation area, green gap and listed buildings; the impact of the Styles Lane vehicular access on Styles Lane with its narrow highway and on street parking; the impact on the Grade 11 listed Wadhurst Castle Park and Garden, including noise and potential loss of business; surface water drainage; traffic congestion on the High Street and ecology. Wealden District Council advised that they had granted the parish council an extension until 22nd July 2022 and therefore further consideration of the detailed reasons for objection to take place at the planning committee on 16th July 2022. Cllr Crawford voted against the objection. Action – Clerk to add this item to the agenda for planning committee on 16th July 2022. The parish council's objection and full reasons for objection to be submitted to WDC following the meeting on 16th July 2022.

6.2.4 [WD/2022/1285/F](#)

Date of notification: 22nd June 2022

Consultee expiry date: 13th July 2022

Location: LIMBER COTTAGE, BEST BEECH HILL, WADHURST, TN5 6JT

Description: Demolition of existing garage and erection of new side extension (part 2 storey). new carport, new 2 storey front extension with internal alterations. including relocated access.

COMMENT: NO OBJECTION

6.2.5. [WD/2022/1407/F](#)

Date of notification: 24th June 2022

Consultee expiry date: 15th July 2022

Location: MYRTLE COTTAGE, TICEHURST ROAD, WADHURST, TN5 6NE

Description: Single storey side extension.

COMMENT: NO OBJECTION

6.2.6 [WD/2022/1309/F](#)

Date of notification: 24th June 2022

Consultee expiry date: 15th July 2022

Location: 42 JONAS DRIVE, WADHURST, TN5 6RL

Description: Proposed single storey side extension and extension of depth of rear terrace.

COMMENT: NO OBJECTION

6.2.7 [WD/2022/1285/F](#)

Date of notification: 22nd June 2022

Consultee expiry date: 13th July 2022

Location: LIMBER COTTAGE, BEST BEECH HILL, WADHURST, TN5 6JT

Description: Demolition of existing garage and erection of new side extension (part 2 storey). new carport, new 2 storey front extension with internal alterations. including relocated access

Void – repeat of agenda item 6.2.4

6.2.8 [WD/2022/1407/F](#)

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Date of notification: 24th June 2022
Consultee expiry date: 15th July 2022
Location: MYRTLE COTTAGE, TICEHURST ROAD, WADHURST, TN5 6NE
Description: Single storey side extension

Void – repeat of agenda item 6.2.5

6.2.9 [WD/2022/1309/F](#)

Date of notification: 24th June 2022
Consultee expiry date: 15th July 2022
Location: 42 JONAS DRIVE, WADHURST, TN5 6RL
Description: Proposed single storey side extension and extension of depth of rear terrace.

Void – repeat of agenda item 6.2.6

6.2.10 [WD/2021/2924/F](#)

Date of notification: 27th June 2022
Consultee expiry date: 18th July 2022
Location: THE BOAT HOUSE BISTRO, BEWL WATER, BEWLBRIDGE LANE, COUSLEY WOOD, WADHURST, TN3 8JH
Description: Extensions and alterations to the boat house bistro, replacement of the adjacent fishing facility building and change of use to form 6 x 1 bed and 5 x 2 bed tourist units, creation of a cafe with terrace, with some sailing club facilities retained. **Deferred to next meeting of planning committee on 16th July 2022. Action – Clerk to include on the agenda for planning committee on 16th July 2022.**

6.2.11 [WD/2021/0559/MAJ](#) – (extension requested until 22nd July)

Date of notification: 28th June 2022
Consultee expiry date: 12th July 2022
Location: WEALD HALL RESIDENTIAL HOME, MAYFIELD LANE, WADHURST, TN5 6HX
Description: Conversion of care home to form 8 no. flats together with the construction of 9 no. new dwellings and associated works following the demolition of existing lodge. *Reduction in number of new dwellings and rearrangement of parking layout at front*

COMMENT: OBJECTION. The reduction in the number of dwellings and rearrangement of parking layout does not ameliorate our previously submitted concerns. We note the comments of the Conservation Officer that “the views back to the site from the AONB and Windmill Farm are important and the development of the site needs to sit into the hillside and respect the topography of the site as it drops into the valley to the south. With this in mind the barn like houses to the rear of the site are too high (three storeys) and the roof lights are felt contrary to the dark skies policy within the High Weald AONB Management Plan....the screening on this boundary also needs to be reinforced to screen the development and specifically the glazing (windows, wagon doors, lower roof lights) in this setting”.

7. [WD/2021/0559/MAJ](#) – See 6.2.11

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.

Void – repeat of agenda item 6.2.11

8. Planning Control (& High Street Planning Enforcement) – no items

8.1 Traffic management plan for the Old Station Road development – void. This item was taken at planning committee on 18/6/22

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9. To discuss Tree Preservation Orders – **no items**

10. Conservation areas – **no items**

11. CIL – **no items**

12. Policy/Correspondence/Consultations

12.1 Proposal To Full Council for Legal opinion to clarify impact of Monkhill Ruling - Proposal to recommend to full council that legal opinion is sought in order to clarify the impact of the Monkhill ruling in relation to Wadhurst with up to £3,000 budget to be transferred from reserves and the selection of a planning law adviser to be delegated to planning committee. **Planning committee supported this proposal being made to full Council. Action – Cllr Shairp to take forward this item to full council.**

12.2: Four licensing objectives – Discuss so that WPC are better able to respond to future licence applications. where the planning topics are covered? What are the Current land classifications? Address concerns over issues with the WDC website and the inability to find applications has been addressed – **deferred to the next meeting of planning committee . Action – Clerk to add to the agenda for the next meeting of planning committee.**

Urgent Issues - **none**

13. Items for Noting -

To consider notices of decisions received:

Certificate of Lawful Development: *None*

Raise no Objections: *None*

Prior Approval Required: *None*

Not Issued: *None*

Issued: *None*

Approvals:

Application No: [WD/2022/0737/F](#)

Description. Erection of a side extension and alteration to existing chimney stacks.

Location: YEW TREE FARM, DEWHURST LANE, WADHURST, TN5 6QE.

Decision: Approved

Application No: [WD/2021/3113/FR](#)

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

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

Decision: Approved

Refusals:

Application No: [WD/2022/0622/F](#)

Description: Replace existing shopfront window with like for like.

Location: 1 ST JAMES SQUARE, THE SQUARE, WADHURST, TN5 6BL

Decision: Refused

Application No: [WD/2022/1141/LB](#)

Description: Replace existing shopfront window with like for like.

Location: 1 ST JAMES SQUARE, THE SQUARE, WADHURST, TN5 6BL

Decision: Refused

Withdrawn:

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Application No: [WD/2022/0666/F](#)

Description: Proposed detached double garage and shed including alterations to drive area

Location: WYCK COTTAGE, WYCK LANE, WOODS GREEN, WADHURST, TN5 6QS

Withdrawn

Appeals: *None*

Enforcement Notice: *None*

Breach of Conditions Notice: *None*

Meeting ended 11.33 hrs