

# WADHURST PARISH COUNCIL

**Minutes of a meeting of the Planning Committee held at the Pavilion, Sparrows Green Recreation Ground, Wadhurst on 27<sup>th</sup> August 2022 at 9.30am.**

**Claudine Feltham**

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

**Meeting commenced at 09:31 hrs**

1. To receive apologies for absence - **apologies received from Cllrs Niell and Murphy**
2. To receive declarations of interest and updates to members' register of interests - **none**
3. To approve the minutes of the meeting of 13<sup>th</sup> August 2022 - **approved**
4. To discuss matters arising from the minutes of the meeting of 13<sup>th</sup> August 2022 - **none that are not covered on the agenda**
5. Public forum – time limit 15 minute **9 members of the public attended to object against WD/2022/0550/F, THE PADDOCK, TAPSELLS LANE, WADHURST, TN5 6PL. (6 spoke)**
6. To consider licence and planning applications received and make recommendations
7. To consider live planning applications for further consideration and recommendations
8. To consider planning appeals received and make recommendations
9. Planning Control (& High Street Planning Enforcement)
10. To discuss Tree Preservation Orders
11. Conservation areas
12. CIL
13. Policy/Correspondence/Consultations
14. Items for noting
15. Urgent issues at the discretion of the Chair for noting or inclusion on future agenda.

## **6. Licence and planning applications**

**6.1 Licencing:** *None*

### **6.2 Planning:**

#### **6.2.1 [WD/2022/0550/F](#)**

Date of notification: 10<sup>th</sup> August 2022

Consultee expiry date: 30<sup>th</sup> August 2022

Location: THE PADDOCK, TAPSELLS LANE, WADHURST, TN5 6PL

Description: Three new detached houses with detached garages and new crossover.

**COMMENT: Object. The committee agreed to draft an objection for further discussion and approval at the next planning committee meeting.**

#### **6.2.2 [WD/2021/3037/F](#)**

Date of notification: 12<sup>th</sup> August 2022

Consultee expiry date: 26<sup>th</sup> August 2022

Location: 1 WALTERS COTTAGES, WADHURST, TN5 6BG

Description: construction of a new house in the grounds and subdivision of the land (revised house design and site layout to that approved under extant planning permission WD/2019/1357/F).

**COMMENT: Object. We object to the increased roof height and scale, the mass of which is out of keeping with neighbouring properties. The inclusion of balconies is against Wealden design guidance and this increase in second-floor glazing at the rear of this ridge-top development on to open fields in 'A1' AONB threatens the intrinsically dark skies.**

#### **6.2.3 [WD/2022/1992/FA](#)**

Date of notification: 17<sup>th</sup> August 2022

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Consultee expiry date: 7<sup>th</sup> September 2022

Location: COMBE MANOR FARM, COOMBE LANE, WADHURST, TN5 6NU

Description: variation of condition 2 of WD/2020/2149/F (resubmission of a full planning application for the conversion and minor alteration of an agricultural building to create a residential dwelling house to include a change of use of land to residential) to increase height of building, replace weathered steel roofing of gambrel to fibre cement, replace stained timber cladding with corrugated weathered steel cladding, inserting new door on eastern elevation and replacement of high-level window with larger window on northern elevation.

**COMMENT: Object. This is in unspoilt 'A1' AONB rural countryside, as such the change of use of land to residential is urbanising and inappropriate as it would detract from the farmstead setting. The retention of agricultural building appearance is highlighted in the High Weald AONB Management Plan. The glass roof is not in keeping with an agricultural building and threatens the very dark skies in this remote location, as do the roof lights.**

## **6.2.4 [WD/2022/0630/F](#) and [WD/2022/1410/LB](#) (identical details)**

Date of notification:

Consultee expiry date:

Location: OWLERS, COUSLEY WOOD ROAD, WADHURST, TN5 6EY

Description: internal alterations to main house for en suite bathroom and internal and external alterations and extension of existing annexe outbuilding to create glazed link to form kitchen/family room.

**COMMENT: Object. We object to the inappropriate contemporary design and materials in this keystone conservation area property. Owlery is specifically named in the designation of the conservation area (1998 Cousley Wood Conservation Area Designation). The current annex reflects the local vernacular of agricultural buildings. The proposed vertical cladding is not in keeping with the host building or the local vernacular. Large expanses of glazing are also out of keeping and will have a detrimental impact on dark skies.**

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

Date of notification: 18<sup>th</sup> August 2022

Consultee expiry date: 1<sup>st</sup> September 2022

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

Description: single storey side extension.

**COMMENT: No objection**

## **6.2.6 [WD/2022/2067/F](#) and [WD/2022/2068/LB](#) (identical details)**

Date of notification: 19<sup>th</sup> August 2022

Consultee expiry date: 9<sup>th</sup> September 2022

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

Description: construction of a new three bay oak framed garage to replace the existing fabric structure

**COMMENT: No objection.**

## **6.2.7 [WD/2022/2021/F](#) and [WD/2022/2022/LB](#) (identical details)**

Date of notification: 22<sup>nd</sup> August 2022

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

Location: STREAM COTTAGE, WENBANS LANE, WADHURST, TN5 6NR

Description: Demolition of existing pool shed and erection of single storey kitchen/breakfast room and pool house extension and alterations to shape of existing swimming pool.

**COMMENT: Object. The large amount of glazing and particularly the glazed gable end, which is unlikely to be curtained, is detrimental to the intrinsically dark skies in this area. The slate roof is out of keeping with the clay tiles of the host roof.**

## **6.2.8 [WD/2022/2097/F](#)**

Date of notification: 22<sup>nd</sup> August 2022

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

Location: SNAPE COTTAGE, SNAPE LANE, WADHURST, TN5 6NS

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Description: replacement single storey rear extension

COMMENT: **No objection. However, the slate tiles are out of keeping with the clay tiles of the host roof.**

## 7. Live planning applications

### 7.1 [WD/2021/0559/MAJ](#)

Weald Hall Residential Home, Mayfield Lane, Wadhurst, TN5 6HX

### 7.2 [WD/2022/0535/MAO](#)

Land to the north of Marling House, Station Rd, Wadhurst TN5 6RT

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

The Boat House Bistro, Bewl Water, Bewlbridge Lane, Cousley Wood, Wadhurst, TN3 8JH.

*(Note: this has now also gone to Tunbridge Wells Borough Council and Rother District Council and the deadline for their responses is 5<sup>th</sup> September 2022)*

### 7.4 [WD/2021/2925/F](#)

Bewl Water, Sailing Hut, Bewlbridge Lane, Cousley Wood, Wadhurst, TN3 8JH

*(Note: this has now also gone to Tunbridge Wells Borough Council and Rother District Council and the deadline for their responses is 5<sup>th</sup> September 2022)*

### 7.5 [WD/2022/1610/MAO](#)

Land to the south of Cousley Wood Road, Sparrows Green, Wadhurst TN5 6SX

- Traffic survey for the proposed access for WD/2022/1610/MAO

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

Land west of Styles Lane and south of High Street, Wadhurst, TN5 6DZ

**The owner of the Castle has invited the planning committee for a site visit – the Committee agreed to organise for a group to attend.**

**8. Appeals:** *None*

**9. Planning control and High Street Enforcement:** *None*

**Breach of Conditions Notice:** *None*

**10. To discuss Tree Preservation Orders:** *None*

**11. Conservation areas**

**12. Community Infrastructure Levy**

**13. Policy/Correspondence/Consultations**

**13.1** Buxted Parish Council statement re WDC Planning – **to stay on agenda for next meeting**

**13.2** Request for temporary directional signs for the Old Station Road development

**13.3** Wealden Landscape Character Assessment 2022 *(to stay on agenda until 30.9.22)*

**13.4** Wealden Open Space Assessment Report 2022 *(to stay on agenda until 30.9.22)*

**13.5** Wealden Playing Pitch and Outdoor Sport Strategy 2022 *(to stay on agenda until 30.9.22)*

**13.6** Wealden Draft Wadhurst Conservation Area Character Appraisal 2020 *(to stay on agenda until 30.9.22)*

**14. Items for Noting:**

**14.1** WDC motion to protect Wealden's rivers and seas. - **Noted**

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## 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/2022/1570/F](#)**

Description: proposed annex to existing garage with new loft, dormer windows and external staircase.

Location: NEWLANDS FARM, DEWHURST LANE, WADHURST, TN5 6QE

### **Application No. [WD/2022/1418/F](#)**

Description: erection of single storey side extension

Location: FAIRHAVEN, TURNERS GREEN, WADHURST, TN5 6TU

*Comments from WDC to WPC: 'It is considered that additional light emitting from extension would be proportionate in context with light already omitting from the existing building, and any increase in light spill would be limited. Additionally, the property is not isolated and is surrounded by other properties to the south-east and north-east some of which already benefit from existing conservatories.*

*The proposal requires planning permission as it is to be sited on the side of the property within the AONB, however, planning permission would not be required for a glazed extension on the rear of the property as it could be constructed under permitted development. It is considered that a glazed roof extension on the side of the property would not lead to a greater impact in terms of light pollution than one that could be constructed on the rear elevation under permitted development'.*

## **16. Urgent Issues at the discretion of the Chair for noting or inclusion on future agenda**

- **None**

Meeting ended: 11.10 hrs.