WADHURST PARISH COUNCIL

All members of the Planning Committee: I hereby summon you to attend a meeting of the Planning Committee of Wadhurst Parish Council to be held at **The Pavilion**, **Sparrows Green Recreation Ground, Wadhurst at 0930 hours on Saturday 10th September 2022** for the transaction of business as set out below.

Claudine Feltham

Signed Claudine Feltham –Clerk to Wadhurst Parish Council Date: 6th September 2022

AGENDA

1. To receive apologies for absence
2. To receive declarations of interest and updates to members' register of interests
3. To approve the minutes of the meeting of 27th August 2022
4. To discuss matters arising from the minutes of the meeting of 27th August 2022
5. Public forum – time limit 15 minute
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/2022/2008/F
Date of notification: 23rd August 2022
Consultee expiry date: 13th September 2022
Location: COMBE MANOR FARM, COOMBE LANE, WADHURST, TN5 6NU
Description: extension and external modification of the former dairy building at Combe Manor Farm to create a new 3-bedroom dwelling, alongside the construction of an outbuilding to accommodate a biomass boiler and wood store further to WD/2020/2149/F.

6.2.2 WD/2022/2108/F
Date of notification: 24th August 2022
Consultee expiry date: 14th September 2022
Location: 2 FLATTENDEN COTTAGES, THE DENS, WADHURST, TN5 6NL
Description: single storey rear extension to replace existing outbuildings, single storey front extension to replace existing porch, replacement of flat roof with new pitch roof to existing side extension, renewal of windows.

6.2.3 WD/2022/0550/F
Date of notification: 10th August 2022
Consultee expiry date: extension granted to 12th September 2022
Location: THE PADDOCK, TAPSELLS LANE, WADHURST, TN5 6PL
Description: Three new detached houses with detached garages and new crossover.

6.2.4 WD/2022/1835/F
Date of notification: 25TH August 2022
Consultee expiry date: 8th September 2022
Location: PERRINS OAST, WYCK LANE, WOODS GREEN, WADHURST, TN5 6QS
Description: modifications to existing garage and store to provide ancillary accommodation. New external stair and door for access above garage. Changes to fenestration to store including enlarged window opening with new sliding folding doors, horizontal cladding with insulation, wood burner flue and an area of timber decking. Amended Description

The below application has been added in case any additional comments wish to be made following the email enquiry from the Planning Officer.

6.2.5 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.

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 5th 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 5th September 2022)

7.5 WD/2022/1610/MAO
Land to the south of Cousley Wood Road, Sparrows Green, Wadhurst TN5 6SX

7.6 WD/2022/0391/MAJ
Land west of Styles Lane and south of High Street, Wadhurst, TN5 6DZ

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

13.2 Wealden Open Space Assessment Report 2022 *(to stay on agenda until 30.9.22)*
13.3 Wealden Playing Pitch and Outdoor Sport Strategy 2022 *(to stay on agenda until 30.9.22)*
13.4 Wealden Draft Wadhurst Conservation Area Character Appraisal 2020 *(to stay on agenda until 30.9.22)*
13.5 Parking costs and signs for Ashdown Forest

14. Items for Noting:

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

To consider notices of decisions received:
Certificate of Lawful Development: *None*
Raise no Objections: *None*
Prior Approval Required: *None*
Not Issued:

Application No. WD/2022/1409/FR
Description: Retrospective application for installation of two ascot canopies to courtyard area beside pub.
Location: THE OLD VINE, COUSLEY WOOD ROAD, WADHURST, TN5 6ER
Update: refused
Comments from WDC to WPC: *The proposal would result in harm to the Pell Green and Cousley Wood Conservation Area and upon the significance of the adjacent listed building(s) through development within its setting. The application is not supported by Jo Tucker, WDC Conservation Officer, and is refused under delegated powers as no material planning has been provided for the PC stance of no objection.*

Issued: *None*

Withdrawn:

Application No: WD/2022/1285/F
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.
Update withdrawn 31.8.22

Application No. WD/2022/2068/LB
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
Update: withdrawn 1.9.22

Approvals:

Application No. WD/2022/1690/F
Description: PROPOSED GARDEN ROOM ANCILLARY ACCOMMODATION & RAISED DECKING AREA
Location: HOLLY BANK, TURNERS GREEN LANE, TURNERS GREEN, WADHURST, TN5 6TS
Decision: approved
Officer response to the parish council: The application is for a garden room within the residential curtilage of the dwellinghouse. It has no means of independent access which would enable it to be subdivided from the host dwelling and such a change of use would require the benefit of planning permission. As detailed in the report which follows the building is of a scale, form and design which is subordinate to the dwelling it would serve.
There is a legitimate permitted development fall back for such buildings within the curtilage of a dwellinghouse. The building is located within the rear garden, not visible from public vantage points outside of the site within a mature garden which prevents it being a prominent or intrusive form of development which could be considered to be harmful to the character and appearance of the designated landscape, which would be conserved by the development.

Application No. WD/2022/1779/F
Description: proposed new timber framed double open carport.

Location: 3 BELLERBYS GARDENS, WADHURST, TN5 6FP
Decision: approved

15. Urgent Issues at the discretion of the Chair for noting or inclusion on future agenda