

WADHURST PARISH COUNCIL

Minutes of a meeting of the Planning Committee held at the Pavilion, Sparrows Green Recreation Ground, Wadhurst on 8th October 2022 at 9.30am.

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

Comfort break 10.56 hrs – 11.08 hrs

1. To receive apologies for absence - **apologies received from Cllrs Shairst and Smith**
2. To receive declarations of interest and updates to members' register of interests - **none**
3. To approve the minutes of the meeting of 24th September 2022 - **approved**
4. To discuss matters arising from the minutes of the meeting of 24th September 2022 – **a member of the public contacted Cllr Shairst to point out an inaccuracy in a map submitted in the parish council's objection to WD/2022/0550/F. It was therefore agreed that the map would be corrected and the objection re-submitted to WDC. (Action – Clerk). It was also agreed that with regard to WD/2022/2242/F, Ketley Cottage, that an historic photograph depicting the forge should be submitted to WDC (Action – Clerk).**
5. Public forum – time limit 15 minute – **17 members of the public in attendance. 6 spoke against WD/2022/0662/MA0, Little Windmill Farm. The public forum was extended to approximately 40 mins.**

6. Licence and planning applications

6.1 Licencing: *None*

6.2 Planning:

6.2.1 [WD/2022/2253/F](#) and [WD/2022/2254/LB](#)

Date of notification: 21ST September 2022

Consultee expiry date: 12th October 2022

Location: BUCKLAND HILL FARMHOUSE, BUCKLAND HILL, COUSLEY WOOD, WADHURST, TN5 6QT

Description: air source heat pump located adjacent to existing barn/oast.

Comment: **No objection**

6.2.2 [WD/2022/1593/F](#)

Date of notification: 22nd September 2022

Consultee expiry date: 6th October 2022

Location: Sommerville, Durgates, Wadhurst, TN5 6DF

Description: Two storey rear and single storey side extension including rear dormer windows. Installation of biomass appliance with associated flue

Amended Plans 15/09/2022

Comment: **Objection. The amended plans do not alter the reasons for objection to the original application.**

6.2.3 [WD/2022/2356/F](#)

Date of notification: 26th September 2022

Consultee expiry date: 17th October 2022

Location: WYVERN HOUSE, WINDMILL LANE, WADHURST, TN5 6DJ

Description: conversion of integral double garage into habitable accommodation. Proposed alterations to external finishes, balconies and fenestration, along with new landscaping and sunken pool with pergola

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Comment: **Objection.** Given that the balconies face extensive open countryside, the glass balustrade would cause reflection sufficient to cause harm. In addition, the rooflight would cause light spillage. An intrinsic part of the beauty of the High Weald 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 Reserved, 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 landscapes”*.

Internal light spill is as detrimental to the dark skies as poorly considered external lighting. The South Downs National Park DNS TAN Appendix: Glazing – internal light spill 2021 notes that:

“In general, internal glazing will cause light to spill horizontally and – in the case of sky lights – directly upward, which are the most damaging paths of light. Internal spill can – and will – have a similar impact to external lighting, particularly in interrupting and disrupting the continuity of the dark landscape.”

They recommend that glazing should not exceed 25% of the floor area, and should not be on roofs or ceilings without sufficient mitigation.

They also note that “although visible light passes through glass, it makes glazing – when viewed from a sufficient distance outside in the landscape – an ‘effective luminous surface’, where the level of luminance (light emitted from the surface) will be a function of the internal illumination (light falling onto the glass from inside) and visible light transmission (VLT) properties of the glass. In this respect, glazing can be categorised as a ‘special’ type of illuminated advertisement.”

Given the open countryside to the south and west, the light spillage from the unshielded glazing would affect the foraging, mating and migratory behaviours of a wide range of nocturnal wildlife, as well as create an ‘effective luminous surface’ when viewed from the open countryside.

The High Weald AONB Unit include the following advice to maintain the dark skies for which the High Weald AONB is renowned:

“Always remember to draw your curtains or blinds at night to prevent intrusive light unnecessarily spilling out of your home”.

There is no information provided with the application to indicate that curtains or blinds will be affixed and used.

6.2.4 [WD/2022/2338/F](#)

Date of notification: 27th September 2022

Consultee expiry date: 18th October 2022

Location: THE OAST HOUSE, BEST BEECH HILL, WADHURST, TN5 6JH

Description: partial demolition of existing rear single storey mono-pitch extension and replace with a flat roof single storey extension.

Comment: **Objection.** The proposals would dilute the local Wealden character, and are therefore not of place, and are not sympathetic to the existing building, contrary to paragraph 130 of the NPPF. The flat roof and glazing do not comply with the guidance set out in the High Weald AONB Housing Design Guide.

The WDC Landscape Character Assessment 2022 recommends that:

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- buildings reinforce and respond to local character in their scale, layout and design, reflecting the local vernacular in the use of materials;
- Development should draw on the principles contained within the High Weald AONB design guidance (HWAONBDG), High Weald guidance on the selection and use of colour in development and objectives of the High Weald AONB Management Plan.

The roof light would cause harm to the dark skies, particularly as the dwelling is in an elevated position. An intrinsic part of the beauty of the High Weald 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 Reserved, 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 landscapes*”.

Internal light spill is as detrimental to the dark skies as poorly considered external lighting. The South Downs National Park DNS TAN Appendix: Glazing – internal light spill 2021 notes that:

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They recommend that glazing should not exceed 25% of the floor area, and should not be on roofs or ceilings without sufficient mitigation.

They also note that “although visible light passes through glass, it makes glazing – when viewed from a sufficient distance outside in the landscape – an ‘effective luminous surface’, where the level of luminance (light emitted from the surface) will be a function of the internal illumination (light falling onto the glass from inside) and visible light transmission (VLT) properties of the glass. In this respect, glazing can be categorised as a ‘special’ type of illuminated advertisement.”

Given the open countryside to the south and west, the light spillage from the unshielded glazing would affect the foraging, mating and migratory behaviours of a wide range of nocturnal wildlife, as well as create an ‘effective luminous surface’ when viewed from the open countryside.

The High Weald AONB Unit include the following advice to maintain the dark skies for which the High Weald AONB is renowned:

“Always remember to draw your curtains or blinds at night to prevent intrusive light unnecessarily spilling out of your home”.

There is no information provided with the application to indicate that curtains or blinds will be affixed and used.

6.2.5 [WD/2022/1861/F](#) and [WD/2022/1862/LB](#)

Date of notification: 27th September 2022

Consultee expiry date: 18th October 2022

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

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Description: The proposal is to carefully dismantle an existing unsafe boundary wall and to rebuild in reused bricks and bricks to match.

Comment: **No objection**

6.2.6 [WD/2022/0662/MAO](#)

Date of notification: 3rd October 2022

Consultee expiry date: 24th October 2022

Location: Little Windmill Farm, Windmill Lane, Cousley Wood, Wadhurst

Description: Phased development of 12 x single story detached flat-roofed bungalows

Comment: **Objection. Full reasons for objection to be agreed at the next meeting of planning committee on 22nd October 2022.**

6.2.7 [WD/2022/2345/CD](#)

Location: Land east of Old Station Road Wadhurst TN5 6TZ

Proposal: retrospective application for approval of details reserved by conditions 12, 13, 14 attached to WD/2016/0402/MAO.

There is a travel plan and landscape management plan to be considered.

Comment: Comment: **Objection**

Preliminary Travel Plan - The parish council does not agree with the following assessments:

paragraph 3.3 "The Grove is a reasonable one kilometre, circa 10minute, walk from Wadhurst village centre". The Post office noted in the table below (located inside Jempsons) is at the edge of the village centre; so, even using the 5km/h walking pace assumed in the table (rather than the suggested 4km/h suggested by the Ramblers organisation) the village centre is 15 minutes rather than 10minutes away.

Table 3.1 summarises the walking and cycling distances to local amenities.

Table 3.1: Walking and Cycling Distances to Local Amenities

Amenity	Distance	Walking Time	Cycling Time
Happy House Takeaway	400metres	5mins	3mins
COOP Wadhurst	500metres	7mins	2mins
Wadhurst CE Primary School	550metres	7mins	3mins
Wadhurst Post Office	1200metres	14mins	4mins
Belmont Surgery	1300metres	16mins	5mins

Table 3.1: Walking and Cycling Distances to Local Amenities

3.11 "Wadhurst Rail Station is situated circa 1.8kilometres, a 22 minute walk, west of The Grove". This 1.8km route is along Three Oaks Lane, a narrow single track unlit road with no footways, a 29minute walk from The Gove based on the Ramblers realistic suggested ealking speed of 4km/h..... "There is a footway from Sparrows Green to the station". This route is 2.7km long, increasing the time (at 4km/hr) to 42 minute walk.

3.8 "Wadhurst benefits from several taxi companies that provide a 24hour service." This is very misleading; Wadhurst has no taxis (as noted in Appendix 3 – *“Wadhurst Station has no taxi rank or cab office”*.) As also noted in Appendix 3 –the three “taxis” listed, are all private hire vehicles of which there is only one based in Wadhurst. It is correctly stated that *“Advance booking is essential”* for any of them. Each one is a single owner-driver so, whilst they might take bookings for any time of night or day it is hardly a “24hour service”. The advance notice required is rarely less than a week. The operators noted in Appendix 3 are as follows:
 Burwash Taxis – an individual based in Burwash; 15 minutes drive away from The Grove
 A&N Cars – an individual based in Wadhurst Village centre
 Wealden Private Hire – an individual specialising in airport / long distance journeys (not local short trips), based in Lamberhurst a 10 minute drive away from The Grove

Landscape Management Plan - The landscape plan is inaccurate, stating that "the site lies to the west of Heathbourne Road between the districts of Hertsmere and Harrow." It continues with an inaccurate description of the site at paragraphs 1.11, 1.12, and 1.13. It then goes on to inaccurately describe the proposals in paragraph 1.2. The site referred to in the plan is in Bushey, not within an AONB, and a brownfield urban area in complete contrast to Old Station

Road, which is in the heart of the AONB. The rest of the plan cannot therefore be relied upon as accurate or appropriate, and should be re-submitted. For example, at paragraph 5.10, the stipulated EL1 flowering lawn mixture containing slow growing grasses is not suitable at the Old Station Road development. In order to preserve the unique Wealden biodiversity, a local mix, such as Weald Native from Sow Wild would be more appropriate.

6.2.8. [WD/2022/2490/F](#)

Date of notification: 3rd October 2022

Consultee expiry date: 24th October 2022

Location: Ashgrove Cottage, Fairglen Road, Wadhurst, TN5 6JN.

Description: Single storey side and rear extension.

Comment: **Objection.** The glazed gable and rooflights would cause light spillage, sufficient to harm the dark skies. An intrinsic part of the beauty of the High Weald 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 Reserved, 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 landscapes*”.

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They recommend that glazing should not exceed 25% of the floor area, and should not be on roofs or ceilings without sufficient mitigation.

They also note that “although visible light passes through glass, it makes glazing – when viewed from a sufficient distance outside in the landscape – an ‘effective luminous surface’, where the level of luminance (light emitted from the surface) will be a function of the internal illumination (light falling onto the glass from inside) and visible light transmission (VLT) properties of the glass. In this respect, glazing can be categorised as a ‘special’ type of illuminated advertisement.”

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The High Weald AONB Unit include the following advice to maintain the dark skies for which the High Weald AONB is renowned:

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There is no information provided with the application to indicate that curtains or blinds will be affixed and used.

6.2.9 [WD/2022/2385/F](#)

Date of notification: 4th October 2022

Consultee expiry date: 25th October 2022

Location: LAND AT BEWL WATER RESERVOIR, BEWLBRIDGE LANE, LAMBERHURST, TN3 8JH

Description: INSTALLATION OF A SIPHON CONTROL KIOSK.

Comment: **Objection. The design does not conserve or enhance the High Weald AONB. The WDC Landscape Character Assessment 2022 (LCA) defines landscape character as:**

“a distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse....understanding the character of place and evaluating an area’s defining characteristic is a key component in managing growth sustainably, and ensuring that the inherent character and qualities of Wealden’s landscape can continue to be appreciated. An understanding of character can be used to ensure that any change or development does not undermine whatever is valued or characteristic in a particular landscape and helps guide positive changes that conserves, enhances, restores, or creates local character.”

It states that where any of the key characteristics and/or landscape qualities within the LCA will be affected by a proposal, it should be asked if the proposal can be altered in any way to avoid adverse effects on the key characteristics. Our view is that it can.

Wadhurst is in the High Weald AONB, a unique and protected outstandingly beautiful landscape. The LCA states that the following feature is characteristic, and particularly valued for its contribution to character in the High Weald AONB:

- The vernacular architecture of brick, oak, sandstone and flint which reflects the locally available materials and provides a sense of place

It recommends that:

- New buildings reinforce and respond to local character in their scale, layout and design, reflecting the local vernacular in the use of materials;
- Development should draw on the principles contained within the High Weald AONB design guidance (HWAONBDG), High Weald guidance on the selection and use of colour in development and objectives of the High Weald AONB Management Plan.

The proposal fails on each of the above recommendations. Whilst it is a kiosk, due regard should be paid to design to ensure that it preserves and enhances the landscape.

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.

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

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

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

7.7 [WD/2022/2128/F](#)

CHITTINGHURST FARMHOUSE, TIDEBROOK ROAD, WADHURST, TN5 6PQ

In addition to its previously submitted objection, the parish council adds the following reasons for objection:

- 1) The proposal is not in keeping with the adjacent listing buildings;
- 2) The proposal is extremely large to be considered as a treehouse;
- 3) We request that WDCs Heritage Officer is consulted;
- 4) A hydrological survey to assess the impact on Tidebrook Stream should be completed;
- 5) The design and access statement refers to the proposal as “holiday let accommodation”. Given this, the impact of the use of the extensive decking area (including a hot tub and barbecue) on this peaceful and tranquil location, and on neighbours’ amenity, will be damaging, particularly as sound travels more easily in this open landscape;
- 6) The impact on nearby footpaths should be considered.

8. Appeals: *None*

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

Breach of Conditions Notice: *None*

10. To discuss Tree Preservation Orders:

Town and Country Planning Act 1990 (as amended by) the Town and Country Planning (Tree Preservation) (England) Regulations 2012. Tree Preservation Order 2022/0005 (Wadhurst). Trees on land to West of Herons Lea, Tapsells Lane, Wadhurst, East Sussex, TN5 6PL. **This TPO was confirmed without modification on 14/09/2022.**

11. Conservation areas: **None**

12. Community Infrastructure Levy: **None**

13. Policy/Correspondence/Consultations

13.1 Naming of Old Station Road development. – In February 2022, the parish council were consulted by WDC regarding the street naming of the Old Station Rd development (SNN1444D). We are disappointed that the development appears to have been named “The Grove” which does not reflect the history of the site. We were advised that the developer had put forward a number of proposed names, including Scots Pine. The parish council advised WDC of the history of the site which was used for the training of men and horse-drawn armaments, gun carriages etc during the Great War. At the end of the war, a local family financed the planting of many of the Scots Pine trees in the field in

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memory of the young men who had been trained on the field prior to being killed, and we therefore considered Scots Pine Grove to be a fitting name for the development. (Action Clerk to write to WDC regarding this concern).

13.2 Agree draft correspondence to Wealden District Council regarding Instagram post apparently concerning WD/2022/1828/F. – **Agreed. (Action Cllr Murphy to provide draft to Clerk for submission to WDC)**

13.3 Update on legal advice from Simon Bell of Clerks Room re: implications of the Monkhill Court of Appeal Judgment. – **Updated legal advice not yet received.**

13.4 Wealden Landscape Character Assessment 2022 - **None**

13.5 Wealden Open Space Assessment Report 2022 - **None**

13.6 Wealden Playing Pitch and Outdoor Sport Strategy 2022 - **None**

13.7 Wealden Draft Wadhurst Conservation Area Character Appraisal 2020 - **None**

13.8 To discuss the response from WDC re the issue of differentiating original documents and amended documents on the planning portal. **Agreed that the parish council would write to WDC pointing out that the WDC planning portal states “To download all of the documents place a tick in the box alongside the header row and all of the files will be selected, then click on Download selected files.” When these instructions are followed and there are amended documents, it is not possible to differentiate which are the original and which are the amended documents once downloaded. (Action – Clerk).**

14. Items for Noting:

To consider notices of decisions received:

Certificate of Lawful Development: *None*

Raise no Objections: *None*

Prior Approval Required: *None*

Not Issued:

Issued: *None*

Withdrawn: **None**

Approvals:

Application No. WD/2021/3037/F

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).

Decision: approved

WDC response to Parish Council:

- *The overall ridge height, scale and mass of the dwelling has been significantly reduced from that which was originally proposed. The proposed dwelling now has the appearance of a ‘true’ 1.5 storey dwelling/chalet bungalow.*
- *The balconies have been omitted and replaced by appropriately designed and detailed hipped roof dormers.*
- *It is not considered that the level of glazing incorporated within the proposed dwelling would materially increase the level of artificial light spill in this location, which forms part of an established residential area, to warrant refusal, especially considering the legitimate fall-back position of the previous approval.*

Application No. [WD/2022/2097/F](#)

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

Description: replacement single storey rear extension

Decision: approved

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15. Urgent Issues at the discretion of the Chair for noting or inclusion on future agenda: None

Meeting ended 11:48 hrs