

# 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 8<sup>th</sup> October 2022** for the transaction of business as set out below.

*Claudine Feltham*

Signed Claudine Feltham –Clerk to Wadhurst Parish Council

Date: 4<sup>th</sup> October 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 24<sup>th</sup> September 2022
4. To discuss matters arising from the minutes of the meeting of 24<sup>th</sup> September 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/2022/2253/F](#) and [WD/2022/2254/LB](#)**

Date of notification: 21<sup>ST</sup> September 2022

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

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

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

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

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

Consultee expiry date: 6<sup>th</sup> 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

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

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

Consultee expiry date: 17<sup>th</sup> 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.

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

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

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Consultee expiry date: 18<sup>th</sup> 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.

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

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

Consultee expiry date: 18<sup>th</sup> October 2022

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

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

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

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

Consultee expiry date: 24<sup>th</sup> October 2022

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

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

## **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.

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

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

Consultee expiry date: 24<sup>th</sup> October 2022

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

Description: Single storey side and rear extension.

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

Date of notification: 4<sup>th</sup> October 2022

Consultee expiry date: 25<sup>th</sup> October 2022

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

Description: INSTALLATION OF A SIPHON CONTROL KIOSK.

## **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

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**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**

**12. Community Infrastructure Levy**

**13. Policy/Correspondence/Consultations**

13.1 Naming of Old Station Road development.

13.2 Agree draft correspondence to Wealden District Council regarding Instagram post apparently concerning WD/2022/1828/F.

13.3 Update on legal advice from Simon Bell of Clerks Room re: implications of the Monkhill Court of Appeal Judgment.

13.4 Wealden Landscape Character Assessment 2022

13.5 Wealden Open Space Assessment Report 2022

13.6 Wealden Playing Pitch and Outdoor Sport Strategy 2022

13.7 Wealden Draft Wadhurst Conservation Area Character Appraisal 2020

13.8 To discuss the response from WDC re the issue of differentiating original documents and amended documents on the planning portal.

**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:**

**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.*

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

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

Description: replacement single storey rear extension

Decision: approved

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