

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 5th November 2022** for the transaction of business as set out below.

Claudine Feltham

Signed Claudine Feltham –Clerk to Wadhurst Parish Council

Date: 1st November 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 22nd October 2022
4. To discuss matters arising from the minutes of the meeting of 22nd October 2022
5. Public forum – time limit 15 minute
6. Pre- application briefings
7. To consider licence and planning applications received and make recommendations
8. To consider live planning applications for further consideration and recommendations
9. To consider planning appeals received and make recommendations
10. To consider any footpaths modification orders and make recommendations
11. Planning Control (& High Street Planning Enforcement)
12. To discuss Tree Preservation Orders
13. Conservation areas
14. CIL
15. Policy/Correspondence/Consultations
16. Items for noting
17. Urgent issues at the discretion of the Chair for noting or inclusion on future agenda.

6. Pre-application briefings

7. Licence and planning applications

7.1 Licencing: None

7.2 Planning:

7.2.1 [WD/2022/2660/LB](#) and [WD/2022/2659/F](#)

Date of notification: 21st October 2022

Parish Council Consultee expiry date: 11th November 2022

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

Description: Undertake repairs to existing shopfront window.

7.2.2 [WD/2022/2649/F](#) and [WD/2022/2650/LB](#)

Date of notification: 24th October 2022

Parish Council Consultee expiry date: 14th November 2022

Location: EARLYE FARM, PARTRIDGES LANE, WADHURST, TN5 6LA

Description: Conversion of two barns into holiday accommodation

7.2.3 [WD/2022/2712/LB](#)

Date of notification: 25th October 2022

Parish Council Consultee expiry date: 15th November 2022

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

Description: Proposed underpinning of existing barn and oast external walls / foundations.

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7.2.4 [WD/2022/2303/F](#)

Date of notification: 31st October 2022

Parish Council Consultee expiry date: 21st November 2022

Location: MONKS WOOD FARM, MONKS LANE, COUSLEY WOOD, WADHURST, TN5 6EW

Description: Proposed demolition of existing redundant farm buildings, dilapidated farmhouse, stabling and sheds, and the construction of a replacement dwelling and garage with associated parking and amenity space and a general store.

7.2.5 [WD/2022/2565/F](#)

Date of notification: 31st October 2022

Parish Council Consultee expiry date: 21st November 2022

Location: THE BEAUTY BAR, DURGATES, WADHURST, TN5 6DE

Description: change of use from commercial to dwelling house.

8. Live planning applications

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

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

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

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

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

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

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

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

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

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

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

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

8.7 [WD/2022/0550/F](#)

The Paddock, Tapsells Lane, Wadhurst, TN5 6PL

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

Little Windmill Farm, Windmill Lane, Cousley Wood, Wadhurst.

9. Appeals:

10. To consider any footpaths modification orders and make recommendations:

Footpaths Right of Way Modification Order; claimed public right of way at Wadhurst, Stonebridge Wood and Oakwood.

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

Breach of Conditions Notice: *None*

12. To discuss Tree Preservation Orders:

13. Conservation areas

14. Community Infrastructure Levy

15. Policy/Correspondence/Consultations

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- 15.1 Monkhill and major development - next steps – Cllr C Moore
- 15.2 Wealden Working Group Against Over Development (WGD) - new support service and guidelines.
- 15.3 High Weald AONB Management Plan Consultation 2024-2029 & Biennial Review
- 15.4 Parishioners comments on social media and WDC response – to consider a reply

16. 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*

Withdrawn: *None*

Approvals:

Application No. WD/2022/1593/F

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

Decision: approved

WDC comments to WPC: Paragraph 185 (c) of the NPPF states that planning policies and decisions should 'limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation'. The site is within the High Weald AONB and one of its qualities is its dark landscape. Despite, the site being within the High Weald AONB it is within the development boundary of Wadhurst and is surrounded by other residential properties and an industrial estate. Therefore, this is not a particularly 'dark' area of Wadhurst, nor is it on the periphery of the village boundary, or adjacent to open countryside. The proposed additional glazing is not considered to harmfully increase light pollution in the immediate of wider landscape.

In terms of concerns with loss of privacy. The proposed windows are either high level, have appropriate separation distances, or do not directly face into the private amenity space of neighbouring properties. As such, the proposal would not result in a significant loss of privacy or direct overlooking.

A positive feature of the property is its simple form which is mirrored in the two neighbouring bungalows. This is mainly the front elevation, which is the only part visible in public viewpoints. The proposed extensions are isolated to the north-west (rear) corner of the dwelling and would not harmfully impact the front elevation. Due to its orientation, close proximity of the industrial estate buildings and mature vegetation/trees on the boundary, the visibility of the extensions from outside of the application site is very limited. Whilst it is acknowledged the first floor extension and dormer would add more bulk at first-floor level they are set down from the main ridge. The dormer is large but because of its location it would not be visible in the street scene or harm the character and appearance of the wider area.

Application No. WD/2022/2039/F

Location: ROUND OAK MEAD, OLD STATION ROAD, WADHURST, TN5 6QH

Description: loft conversion to include the addition of dormers and rooflights, the enlargement of one window and two new windows to gable ends.

Decision: approved

Comment from WDC to WPC: The property benefits from permitted development rights, therefore, the rooflights could be installed under permitted development as defined in Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Application No. WD/2022/1658/FR

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Location: RECREATION LAND AT WADHURST INSTITUTE HALL AND FIELD, WASHWELL LANE, WADHURST TN5 6AP

Description: retrospective application for the retention of a beacon brazier

Decision: approved

Application No. WD/2022/2175/FR and WD/2022/2336/LBR

Location: INGLENOOK COTTAGE, STATION ROAD, WADHURST, TN5 6RU

Description: retrospective for the retention of oak canopy above existing oak kitchen rear door

Decision: approved

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