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 09:30 hours on 2022-12-17** for the transaction of business as set out below.

Claudine Feltham

Signed Claudine Feltham - Clerk, Wadhurst Parish Council. Date: 13th December 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 3rd December 2022
4. To discuss matters arising from the minutes of the meeting of 3rd December 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

Steeles Farm, Buckhurst Lane, Wadhurst, East Sussex, TN5 6JX

7. Licence and planning applications

7.1 Licencing: *None*

7.2 Planning:

7.2.1 Application No. WD/2022/2592/FA
Date of notification: 29th November 2022
Parish Council Consultee expiry date: 13th December 2022 *(Extension requested)*
Location: OAK COTTAGE, WOODS GREEN, WADHURST, TN5 6QN
Description: Variation of condition 3 of WD/2021/0540/F (proposed single storey rear extension, new position of front door and front gate. new side entrance with changes to the garden levels and access to the side of the property, new boundary treatments and the refurbishment and extension to existing outbuilding to become a family room). oak framed extension

7.2.2 Application No. WD/2022/3046/F
Date of notification: 30th December 2022
Parish Council Consultee expiry date: 21 December 2022
Location: YEOMANS, THREE OAKS LANE, WADHURST, TN5 6PX
Description: Single storey rear extension in orangery style

7.2.3 Application No. WD/2022/2021/F and WD/2022/2022/LB *Plans superseded*
Date of notification: 2nd December 2022

Parish Council Consultee expiry date: 16th December 2022 *(Extension granted to 20th December 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

7.2.4 Application No. WD/2022/3126/F
Date of notification: 5th December 2022
Parish Council Consultee expiry date: 26th December 2022
Location: WYCK STABLE, WYCK LANE, WOODS GREEN, WADHURST, TN5 6QS
Description: Construction of new three bay oak framed garage with home office / gym over on the site of existing garage building.

7.2.5 Application No. WD/2022/3180/F
Date of notification: 9th December 2022
Parish Council Consultee expiry date: 30th December 2022
Location: HOLLY BANK, TURNERS GREEN LANE, TURNERS GREEN, WADHURST, TN5 6TS
Description: Replacement front porch, dormer to front roof slope, rear replacement single storey extension, replacement garden store to provide home gymnasium, loft conversion including rear dormer & rear roof alterations

7.2.6 Application No. WD/2022/2256/F and WD/2022/2257/LB *(amended plans)*
Date of notification: 13th December 2022
Parish Council Consultee expiry date: 27th December 2022
Location: WYCK COTTAGE, WYCK LANE, WOODS GREEN, WADHURST, TN5 6QS
Description: single storey extension

7.2.7 Application: WD/2022/3200/LDE (Certificate of Lawful Development for Existing Use)
Location: FAIRCROUCH DEPOT, HOUSEHOLD WASTE RECYCLING, FAIRCROUCH LANE, WADHURST, TN5 6PT
Description: USE AS A HOUSEHOLD WASTE RECYCLING CENTRE.
Message from WDC: For 'LDE' applications it is necessary for this Council, as the Local Planning Authority, to give a legal determination based primarily upon matters of factual evidence and law and not on the normal 'development control' criteria such as approved planning policy, visual amenity or highway safety. Certificates of Lawful Development were introduced on 27th July 1992 by the Planning and Compensation Act 1991, Section 10(1), which superseded Section 192 of the Town and Country Planning Act 1990, as originally enacted by Section 94 of the 1971 Act which related to 'Established Use Certificates'. Such Certificates may be issued for uses of land and/or buildings which become immune from enforcement action through the passage of time. The period of time under examination is the ten years prior to the date of the submitted application (though for residential occupation of buildings other than dwellings this is only four years). The onus of proof lies with an applicant to establish to the Council's satisfaction, and on the balance of probabilities, that the specific use/development has become 'lawful' in planning terms. My Council fully recognises the important part which a local Town or Parish Council can play in being able to identify individuals who are able to verify or dispute allegations made as to the nature of development/use and/or the length of time it may have been in existence and for which a Certificate is being sought'

8. Live planning applications

8.1 WD/2022/0535/MAO
Land to the north of Marling House, Station Rd, Wadhurst TN5 6RT

8.2 WD/2021/2924/F
The Boat House Bistro, Bewl Water, Bewlbridge Lane, Cousley Wood, Wadhurst, TN3 8JH.

8.3 WD/2021/2925/F
Bewl Water, Sailing Hut, Bewlbridge Lane, Cousley Wood, Wadhurst, TN3 8JH

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

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

8.6 WD/2022/0662/MAO
Little Windmill Farm, Windmill Lane, Cousley Wood, Wadhurst.

9. Appeals:

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

11. Planning control and High Street Enforcement:

Breach of Conditions Notice:

12. To discuss Tree Preservation Orders:
TM/2022/0244/TCA
Location: Fir Tree Cottage. Lower High Street, Wadhurst, TN5 6BA
Description: fell one Corsican pine tree subject to regulations designated Wadhurst conservation area MAY 1998/MARCH 2017
Reason: Roots are pushing up pavement and causing damage, tree is still growing and situation will continue to worsen.

13. Conservation areas

14, Community Infrastructure Levy

15. Policy/Correspondence/Consultations
15.1High Weald AONB Management Plan Consultation 2024-2029 & Biennial Review
15.2 Conflict between Wealden District Council approach to contemporary development in the High Weald AONB and the High Weald AONB Housing Design Guide
15.3 News from the High Weald AONB - October 2022 (mailchi.mp)
15.4 News from the High Weald AONB - December 2022❄❄❄ (mailchi.mp)
15.5 Dark skies - matters to be considered by WDC when determining planning applications
15.6 Restrictions on permitted development in the High Weald AONB
15.7 Etchingham Railway Station and Dark Skies
Correspondence from North Parish Group re Etchingham Railway Station and Dark Skies

16. Items for Noting:

To consider notices of decisions received: *None*

Certificate of Lawful Development: *None*

Raise no Objections: *None*

Prior Approval Required: *None*

Not Issued/refused:

Application No. WD/2022/1835/F
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, woodburner flue and an area of timber decking.

Decision: refused.

Issued: *None*

Withdrawn:
Application No. WD/2022/2128/F
Description: One new accommodation treehouse and external decking areas.
Location: CHITTINGHURST FARMHOUSE, TIDEBROOK ROAD, WADHURST, TN5 6PQ

Approvals:

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