

# 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 11<sup>th</sup> February 2023** for the transaction of business as set out below.

*Claudine Feltham*

Signed Claudine Feltham - Clerk, Wadhurst Parish Council.

Date: 6<sup>th</sup> February 2023

## **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 held 28<sup>th</sup> January 2023
4. To discuss matters arising from the minutes of the meeting of 28<sup>th</sup> January 2023
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**

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

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

### **7. Licence and planning applications**

**7.1 Licencing:** *None*

#### **7.2 Planning:**

##### **7.2.1 Application No. [WD/2023/0140/FA](#)**

Date of notification: 24<sup>th</sup> January 2023

Parish Council Consultee expiry date: 14<sup>th</sup> February 2023

Location: 1 WALTERS COTTAGES, WADHURST, TN5 6BG

Description: Removal of condition 11 of WD/2021/3037/F (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. Dormer window added to north east elevation, front entrance relocated, positions of ground floor doors and windows amended, additional thickness to walls and roof. Solar panels added to roof.

##### **7.2.2 Application No. [WD/2022/3180/F](#)**

Date of notification: 26<sup>TH</sup> January 2023

Parish Council Consultee expiry date: 9<sup>th</sup> February 2023

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, rear and side facing rooflights to facilitate loft conversion.

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## 7.2.3 Application No. [WD/2023/0144/OH](#)

Date of notification: 26<sup>th</sup> January 2023

Parish Council Consultee expiry date: 16<sup>th</sup> February 2023

Location: GREAT SHOESMITHS FARM, WADHURST, TN5 6QG

Description: To install high voltage underground cable through Great Shoemith Farm to allow removal of high voltage overhead line spans. To install new stay supports in existing line to allow for movement of pole mounted transformer to maintain supply. UK power networks would deem this proposal as not having a significant adverse effect on the environment.

## 7.2.4 Application No. [WD/2023/0198/OH](#)

Date of notification: 27<sup>th</sup> January 2023

Parish Council Consultee expiry date: 17<sup>th</sup> February 2023

Location: COMBE MANOR, COMBE LANE, WADHURST, TN5 6NU

Description: To install low voltage underground cable through combe manor to allow removal of low voltage overhead line spans.

## 7.2.5 Application No. [WD/2023/0023/F](#)

Date of notification: 30<sup>th</sup> January 2023

Parish Council Consultee expiry date: 13<sup>th</sup> February 2023

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

Description: CHANGE OF USE FROM COMMERCIAL TO A DOMESTIC DWELLING HOUSE

A revised Planning Statement has been received, clarifying that in line with the plans, this application is for change of use to a 1 bed dwelling.

## 7.2.6 Application No. [WD/2022/0391/MAJ](#) (re consultation with amended plans)

Date of notification: 31<sup>st</sup> January 2023

Parish Council Consultee expiry date: 14<sup>th</sup> February 2023

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

Description: construction of 18 no. new dwellings (including 6 no. affordable dwellings) with associated hard and soft landscaping.

## 7.2.7 Application No. [WD/2023/0233/F](#) and [WD/2023/0234/LB](#)

Date of notification: 31<sup>st</sup> January 2023

Parish Council Consultee expiry date: 21<sup>st</sup> February 2023

Location: LITTLE PELL FARM, BLACKSMITHS LANE, WADHURST, TN5 6DN

Description: proposed breakfast/family room

## 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

## 9. Appeals:

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

### 11. Planning control and High Street Enforcement:

Magic Fade, High Street, Wadhurst.

### Breach of Conditions Notice:

### 12. To discuss Tree Preservation Orders:

### 13. Conservation areas

### 14. Community Infrastructure Levy

### 15. Policy/Correspondence/Consultations

15.1 High Weald AONB Management Plan Consultation 2024-2029 & Biennial Review. *Note: The Clerk has emailed HWAONB to try to set up a meeting with the new planning consultant. She is starting the role mid January and will contact us.*

15.2 Conflict between Wealden District Council approach to contemporary development in the High Weald AONB and the High Weald AONB Housing Design Guide. *Note: The Clerk has emailed Chris Bending at WDC to request this is an item on the next parish panel meeting. He responded saying that the Cllr attending needs to bring it up at the meeting.*

15.3 Dark skies - matters to be considered by WDC when determining planning applications. *Note: The Clerk has emailed Chris Bending at WDC to request this is an item on the next parish panel meeting. He responded saying that the Cllr attending needs to bring it up at the meeting.*

15.4 Restrictions on permitted development in the High Weald AONB. *Note: The Clerk has emailed Chris Bending at WDC to request this is an item on the next parish panel meeting. He responded saying that the Cllr attending needs to bring it up at the meeting.*

### 15.5 Etchingam Railway Station and Dark Skies

Correspondence from North Parish Group re Etchingam Railway Station and Dark Skies. *Note: The Clerk has written to them and confirmed support from Wadhurst Parish Council Planning Committee.*

### 15.6 Government consultation (deadline 2<sup>nd</sup> March 2023):

<https://www.gov.uk/government/consultations/levelling-up-and-regeneration-bill-reforms-to-national-planning-policy/levelling-up-and-regeneration-bill-reforms-to-national-planning-policy>

### 15.7 WDC Brownfield Register ([Decision details on public web site](#))

15.8 South East Water consultation (deadline 20<sup>th</sup> February 2023): draft Water Resources Management Plan consultation which looks at how they'll supply drinking water to their customers up to 2075.

To find out more, you can view the plan in full detail and submit your views on their [dedicated consultation hub](#).

## 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:** *None*

### Enforcement notice:

**Notified by WDC.**

**Location:** The Old Vine, Cousley Wood Road, Wadhurst

Description: Without planning permission, the installation of two ascot canopies.

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Enforcement: Removal of both canopies including all fixtures and fittings and removal of all such items from the site.

Timescale: by 22<sup>nd</sup> April 2023

### **Issued/approved:**

#### **Application No. WD/2022/2685/FR**

Description: construction of front entrance porch with decking, addition of natural timber weatherboard to first floor front elevation of property, and alterations to existing garden room.

Location: 3 THE MARLPIT, DURGATES, WADHURST, TN5 6UP

Decision: Approved

#### **Application No. WD/2022/2659/F and WD/2022/2660/LB**

Description: UNDERTAKE REPAIRS TO EXISTING SHOPFRONT WINDOW

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

Decision: approved

#### **Application No. WD/2022/2067/F**

Description: Construction of a new three bay oak framed garage to replace the existing fabric structure

Location: PERRINS FARM, WYCK LANE, WOODS GREEN, WADHURST, TN5 6QS

Decision: approved

#### **Application No. WD/2022/0401/F**

Description: proposed siting of five glamping cabins, one storage container and associated parking and landscaping

Location: LAND TO THE SOUTH EAST OF WADHURST CASTLE, DURGATES, WADHURST, TN5 6DA

Decision: approved

#### **Application No. WD/2022/2712/LB**

Description: proposed underpinning of existing barn and Oast external walls / foundations. New and replacement floors

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

Decision: approved

#### **Application No. WD/2021/2915/F**

Description: Demolition of existing extension; erection of a single-storey extension.

Location: STROOD HOUSE, WADHURST ROAD, MARK CROSS, TN6 3PB

Decision: approved

**Withdrawn:** *None*

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