

WADHURST PARISH COUNCIL

MINUTES – PLANNING COMMITTEE

Minutes of the Planning Committee meeting held at 0930 on Saturday 25th February 2023 at The Pavilion, Sparrows Green Recreation Ground, South View Road, Wadhurst, TN5 6TW.

Cllr C Moore proposed that Cllr Gadd Chair this meeting of the Planning Committee and this was seconded by Cllr Smith. Agreed unanimously.

Present: Cllr Smith, Cllr P Moore, Cllr C Moore, Cllr Gadd & Cllr Crawford

Meeting start time:9.30am

MINUTES (prepared by Cllr Gadd)

Apologies: **Received and accepted from Cllr Anderson and Cllr Shairp**

To receive declarations of interest and updates to members' register of interests: **None**

To approve the minutes of the meeting held 11th February 2023

Cllr Smith proposed that these were agreed, seconded by Cllr C Moore and unanimously agreed

To discuss matters arising from the minutes of the meeting of 11th February 2023

None

Public forum – time limit 15 minute

A member of the public spoke with regard to the Steeles Farm planning application.

He advised that, after reviewing WPC's previous comments, he wished to confirm that he had no objection to conditions being added by WDC, in respect of external lighting (dark skies compliant, input of timers etc) and subdivision of land (property/ land cannot be divided at a later date)

Cllr C Moore clarified with the member of the public that the tiles used would be clay. This was confirmed.

Pre- application briefings

To consider licence and planning applications received and make recommendations

To consider live planning applications for further consideration and recommendations

To consider planning appeals received and make recommendations

To consider any footpaths modification orders and make recommendations

Planning Control (& High Street Planning Enforcement)

To discuss Tree Preservation Orders

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Conservation areas

CIL

Policy/Correspondence/Consultations

Items for noting

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

6. Pre-application briefings

None

7. Licence and planning applications

7.1 Licencing: None

7.2 Planning:

7.2.1 Application No. [WD/2023/0340/F](#)

Date of notification: 13th February 2023

Parish Council Consultee expiry date: 6th March 2023

Location: BARTLEY MILL OAST, BARTLEY MILL ROAD, WADHURST, TN3 8BH

Description: change of use from grazing land for horses to increased residential curtilage to accommodate open air swimming pool.

Wadhurst response to WDC: No objection - however, the Planning Committee question why this is not a Listed Building application and would have liked to have viewed the Heritage Officer's report.

7.2.2 Application No. [WD/2022/2303/F](#)

Date of notification: 16th February 2023

Parish Council Consultee expiry date: 2nd March 2023

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.

Amended plans received dated 19/01/2023. The amended plans relate to: Minor relocation of dwelling; redesign of buildings, reduction in glazing additional landscape details

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Wadhurst response to WDC:

Objection

Dark skies: The parish council notes that the flat glass rooflight and glazed link between one barn and the silo 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 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 WADHURST PARISH COUNCIL Wadhurst Parish Council Planning Committee Minutes for 19th November 2022 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.” 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. The parish council therefore requests that an appropriate condition is applied to mitigate this harm Unhappy with the Prominence of moving location of the house, the large glassed side and balustrade, wood and opaque glass cladded roof.

Please note – the following application was seen by the Clerk on weekly planning list from WDC. This has not been sent to the parish council for consultation as it is as Agricultural Development (AD), but the Clerk has included this on the agenda for the planning committee information:

7.2.3 Application: [WD/2023/7004/AD](#)

Location: Home Farm, Tapsells Lane, Wadhurst, TN5 6PL.

Description: New steel frame portal hay barn.

Wadhurst response to WDC:

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Objection -

Due to the sensitive location of this property, a covenant should be added by WDC, that this remains as agricultural use only and cannot be converted to residential, now or in the future.

7.2.4 Application: [WD/2023/0243/F](#)

Expiry date for comments: 14th March 2023

Location: STEELES FARM, BUCKHURST LANE, WADHURST, TN5 6JX

Description: Refurbishment and reinstatement of farmstead to include: (i) erection of two portal frame agricultural barns and the refurbishment of an existing contemporary barn to create a central enclosed farmyard/operational nucleus; (ii) erection of a new net-zero farmhouse on the site of the existing house, following its demolition; (iii) removal of a single storey dwelling (Steeles Farm Cottage) from the Sussex barn and subsequent refurbishment of the historic structure to provide ancillary guest accommodation; and (iv) erection of a new integrated stable (for six horses - for private use only), feed and machinery store building on the site of the existing tennis court, together with improved parking and circulation arrangements and a comprehensive 'holding wide' landscape enhancement strategy, to include new and reprovisioned hedgerow planting, the creation of three new native woodlands and the reinstatement of the aquatic/ecological environments guided by a landscape and ecological management plan.

Wadhurst response to WDC:

No objection subject to the following conditions being placed on the application by WDC, as agreed between WPC Planning Committee and the owner.

- 1. No subdivision of property / land, now or in the future**
- 2. All lighting to be dark skies compliant**
- 3. Hardwood windows to be used on the Sussex Barn**

This entire property (with the Sussex Barn in particular, being roadside) sits in a prominent, elevated position. Discussions took place in respect of the Sussex Barn being in keeping with its surroundings. The owner agreed to change the proposed aluminium windows to hardwood.

The Planning Committee were delighted to note that tiles and bricks to be used, were in keeping with the surroundings.

8. Live planning applications

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

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

No update

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

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

Action - Further objections to follow, due to appeal decision in respect of Fishing Lodge. As previously agreed, wording to be agreed by email.

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

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

Action - Further objections to follow, due to appeal decision in respect of Fishing Lodge. As previously agreed, wording to be agreed by email.

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

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

No update

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

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

No update

9. Appeals:

Appeal Ref: APP/C1435/W/22/3294192

Location: Fishing Lodge, Bewl Water, Bewlbridge Lane, Lamberhurst, TN3 8JH

Decision: The appeal is allowed and planning permission is granted for the change of use and extension of fishing lodge to form 4 x 1 bed tourist units at Fishing Lodge, Bewl Water, Bewlbridge Lane, Lamberhurst, TN3 8JH in accordance with the terms of the application, Ref WD/2021/0638/F, dated 12

Costs application in relation to appeal APP/C1434/W/22/3294192

Location: Fishing Lodge, Bewl Water, Bewlbridge Lane, Lamberhurst, TN3 8JH

The application is made by Bewl Events and Water Parks Ltd for a full award of costs against Wealden District Council.

Decision: application for full costs refused

To consider any footpaths modification orders and make recommendations:

11. Planning control and High Street Enforcement:

Magic Fade, High Street, Wadhurst.

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Breach of Conditions Notice:

To discuss Tree Preservation Orders:

13. Conservation areas

14, Community Infrastructure Levy

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. **Action for 25.2.23:** Cllrs to discuss and suggest possible dates/times for this meeting, and whether it should be in person or on Zoom, and advise the Clerk.*

No update

15.2 Items to be bought up by the parish council at the WDC Parish Cluster Meeting:

Action Clerk - contact WDC for dates of meetings

15.2.1. Conflict between Wealden District Council approach to contemporary development in the High Weald AONB and the High Weald AONB Housing Design Guide.

Action Cllr P Moore

15.2.2 Dark skies - matters to be considered by WDC when determining planning applications. *Note:*

15.2.3 Restrictions on permitted development in the High Weald AONB. *Note: The Clerk has emailed*

Etchingham Railway Station and Dark Skies

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

Action - Clerk to remove from further agendas at present

15.4 Government consultation (deadline 2nd 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>

WPC support the points raised in the WGod draft, but wish to add specific issues relevant to Major and AONB development. **Action for 25.2.23:** members to consider the specific issues.

Action - Response from WGod noted. WPC response to be agreed by email

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

Action - Clerk to contact WDC and ask why no sites are shown for Wadhurst

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15.6 New Home Bonus – correspondence as circulated by the Clerk (including the response from Chris Bending – Heading of Planning at Wealden).

Action - Clerk to place WPC questions and WDC answers on these minute (see below)

Dear Chris

Hoping that you are well.

I wonder if you could assist with something, or maybe pass my query on to someone else to deal with please?

I recently saw on Facebook about the Governments new homes bonuses (NHB).

New Homes Bonus Calculator released
Eastbourne £18,550
Hastings £20,300
Lewes £490,808
Rother £282,967
Wealden £941,386

<https://www.gov.uk/government/publications/final-new-homes-bonus-calculator-2023-to-2024>

- 1. Was the high bonus due to a backlog of completions coming through from previous years (despite the drop-off in approvals)?*
- 2. Does the amount of the new homes bonus vary between sites that are 'allocated' in a plan vs windfall?*
- 3. Is the NHB part of CIL / S106 money?*
- 4. Would part of the NHB go to parishes who have made their neighbourhood plans?*
- 5. For what other reasons are Wealden's NHB so significantly higher than other district?*

With kind regards

Claudine

Response from Chris Bending, WDC:

Hi Claudine

Some answers in red–

- 1. Was the high bonus due to a backlog of completions coming through from previous years (despite the drop-off in approvals)?*

Yes, to an extent. The funding we are paid through NHB is calculated using a complex formula set by government and adjusted regularly. Elements of our funding are 'legacy' payments due based on earlier years calculations. There is more detail in on the Gov website here –

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<https://www.gov.uk/government/publications/new-homes-bonus-calculator-2022-to-2023>

You can then see this in practice in the final (provisional, but we do not expect it to change) calculations here –

<https://www.gov.uk/government/publications/new-homes-bonus-provisional-allocations-2022-to-2023>

2. Does the amount of the new homes bonus vary between sites that are 'allocated' in a plan vs windfall?

No. It also makes no difference if they are granted at appeal or by the Council (another common myth).

3. Is the NHB part of CIL / S106 money?

No. It is a separate payment to Councils and used to calculate our core spending power and so very much part of the government funding settlement for Councils.

4. Would part of the NHB go to parishes who have made their neighbourhood plans?

No. The funds are not like CIL in that respect. They are a government grant to the Council.

5. For what other reasons are Wealden's NHB so significantly higher than other district?

The formula is complicated, but ultimately it favours Councils that are building new homes in their area, particularly affordable homes. Wealden is simply delivering more homes than other Councils in East Sussex and so this is reflected in our payments.

Hope that this helps

Thanks

Chris

Chris Bending | Director of Planning, Policy & Environmental Services

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.

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Location: The Old Vine, Cousley Wood Road, Wadhurst

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

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

Timescale: by 22nd April 2023

Issued/approved:

Application No. WD/2022/2242/F

Description: demolition of existing single storey garage building to be rebuilt with a single storey rear extension and no. 3 roof lights on southwest roof slope.

Location: KETLEY COTTAGE, COUSLEY WOOD ROAD, WADHURST, TN5 6ER

Decision: Approved

Comment from WDC to the parish council: *The proposal seeks replacement garage at Ketley Cottage. It is acknowledged that the site of the garage was once a historic forge building, however, the planning history reveals that the garage, subject of this application, was in situ set back behind the adjacent buildings since 1956 – the most historic planning record on file. Whilst it is not known when the building, The Forge, pictured above was removed and replaced with its more modern version (also called The Forge), it is evident from officer site visit photos, google street view and planning history that The Forge, identified in the photograph provided by the PC, is no longer in place and is not the building subject of this application. From the information available, it does not appear that the existing building was used as a Forge. See photos and excerpts from previous planning histories within the body of the officer report.*

Application No. WD/2022/2777/F

Description: construction of 1 no subterranean dwelling with associated parking and landscaping

Location: LAND ADJACENT TO BEECH HILL COTTAGE, MAYFIELD LANE, WADHURST, TN5 6JE

Decision: Approved

Application No. WD/2022/3046/F

Description: the construction of two single-storey rear extensions in a traditional 'orangery' style. one to the south of the property and a smaller size extension to east side of the property

Location: YEOMANS, THREE OAKS LANE, WADHURST, TN5 6PX

Decision: Approved

WDC response to Wadhurst Parish Council: The agent has reduced the size of the conservatory and reduced the glass by using brick piers between the glazing. They are also using reflective glass which has been conditioned.

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Application No. WD/2022/2368/F

Description: (1) extension to existing arts & music block to accommodate proposed reception space and addition of new emergency exit stair. (2) replacement of all doors and windows to the arts & music block and james building. (3) associated works including installation of fencing/gates.

Location: UPLANDS COMMUNITY COLLEGE, LOWER HIGH STREET, WADHURST, TN5 6AZ

Decision: Approved

Withdrawn:

Application No. WD/2022/2650/LB and WD/2022/2649/F

Description: conversion of two barns into holiday accommodation

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

Update: withdrawn

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

Meeting closed: 10:50am