

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 25th February 2023** for the transaction of business as set out below.

Claudine Feltham

Signed Claudine Feltham - Clerk, Wadhurst Parish Council.

Date: 21st 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 11th February 2023
4. To discuss matters arising from the minutes of the meeting of 11th February 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

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.

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

WADHURST PARISH COUNCIL

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:

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.

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:

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 March 2021.

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**

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

11. Planning control and High Street Enforcement:

Magic Fade, High Street, Wadhurst.

WADHURST PARISH COUNCIL

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. **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.*

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

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.

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*

15.3 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.*

15.4 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 WGD draft, but wish to add specific issues relevant to Major and AONB development. **Action for 25.2.23:** members to consider the specific issues.

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

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

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.

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

WADHURST PARISH COUNCIL

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.

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