

Minutes of the Planning Committee meeting of Wadhurst Parish Council held at The Pavilion, Sparrows Green Recreation Ground, Wadhurst at 09:30 hours on 11th March 2023.

Councillors present: Cllr Shairp, Cllr Smith, Cllr C Moore, Cllr P Moore, Cllr Anderson, Cllr Gadd

Members of public: 1

Meeting start time: 9.35am

Chair of meeting: Cllr C Moore proposed and Cllr Shairp seconded that Cllr Gadd be elected Chair for this Planning Committee meeting. Unanimously agreed

AGENDA

1. To receive apologies for absence **None**

2. To receive declarations of interest and updates to members' register of interests

All Cllrs present declared an interest in agenda item 12.2

3. To approve the minutes of the meeting held 25th February 2023

Cllr C Moore proposed and Cllr Smith seconded that the minutes should be agreed subject to the changes read out by Cllr C Moore and amended.

(Action: Clerk to amend minutes and resubmit WPC's respond regarding Steeles Farm to WDC)

4. To discuss matters arising from the minutes of the meeting of 25th February 2023

None

5. Public forum – time limit 15 minute

Member of the public spoke under Pre-application briefing

6. Pre-application briefings WD/2023/0347/F Home Farm, Tapsells Lane, Wadhurst

A short presentation was verbally given, in respect of the above application

7. Licence and planning applications

7.1 Licencing: None

7.2 Planning:

7.2.1 Application No. WD/2023/0347/F

Date of notification: 23rd February 2023

Parish Council Consultee expiry date: 16th March 2023

Location: HOME FARM, TAPSELLS LANE, WADHURST, TN5 6PL Description: proposed new dwelling and accompanying change of use from agricultural to residential Wadhurst

Parish Council response to Wealden District Council:

Object

We note that approval of this application would contravene WDC's policy GE2 (no building outside development boundary) and DC2 ('restrict development in the countryside to that which is essential to the needs of agriculture').

However, WPC wishes to assist in promoting sustainable farming and would be more sympathetic upon WDC imposing an 'Agricultural Occupancy Tie' to the entire property as a whole, together with a 'No Subdivision of Land/Property, now and in the future.

In addition, although WPC Planning Committee agree that potentially, this could be deemed an 'exception site', the scale should be in proportion to the economic scale of the land owned (75 acres) and the style should be in keeping with the surroundings. WPC Planning Committee consider the proposed building's size & height excessive in this respect and the glazed gable end, unnecessary.

7.2.2 Application No. WD/3471/CC (County Council) Or link: Planning application WD/3471/CC at Wadhurst Primary School, Sparrows Green Road, Wadhurst, East Sussex, TN5 6SR –

East Sussex County Council Date of notification: 28th February 2023

Parish Council Consultee expiry date: 24th March 2023

Location: Wadhurst Primary School, Sparrows Green Road, Wadhurst, East Sussex, TN5 6SR

Description: Installation of a single storey modular building as a nursery/pre-school facility for 0-4-year olds. Creation of associated outdoor play spaces and new footpath for visitors. Removal of an existing mobile classroom. Alterations to the car parking layout to improve usage and create 4no. additional car parking bays. Note: response to go to East Sussex County Council: Development.Control@eastsussex.gov.uk Wadhurst Parish Council response to East Sussex Council:

Object

This proposal raises massive Health & Safety concerns and would exacerbate existing Health and Safety issues, that have not been satisfactorily addressed by the school, to date.

The proposed extension would bring a much higher footfall and quantity of vehicles. Not only is the current parking for the school, creating a 'bottle neck' and is a 'black spot' for the local police, but this specific location is marked on the Crash Map. It should also be noted that WPC were unable to obtain a 20mph zone at this location, due to the amount of speeding cars logged.

This cannot be considered further, unless the Drop Off Zone is reopened.

WDC should also note that this 'bottle neck' twice a day, is impacting on local businesses.

Finally, we note that the proposed building does not comply with any of the High Weald AONB guidelines.

7.2.3 Application No. WD/2023/0526/F Date of notification: 28th February 2023 Parish Council Consultee expiry date: 21st March 2023 Location: MASANGA, LOWER HIGH STREET, WADHURST, TN5 6LP

Description: proposed first floor rear extension Wadhurst Parish Council response to Wealden District Council:

No objection

8. Live planning applications

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

No update

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

It was proposed by Cllr P Moore and seconded by Cllr Shaip that the further response to WDC in respect of the above, would be agreed by email. Unanimously agreed.

It was proposed by Cllr C Moore and seconded by Cllr P Moore, that the Planning Committee would investigate the possibility of WPC initiating or taking part in a Judicial Review and calling an extraordinary meeting of Full Council, to consider further actions. Unanimously agreed.

8.3 WD/2021/2925/F Bewl Water, Sailing Hut, Bewlbridge Lane, Cousley Wood, Wadhurst, TN3 8JH Note: this application has currently been withdrawn

As above

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

8.6 WD/2022/1610/MAO Land to the south of Cousley Wood Road, Sparrows Green, Wadhurst TN5 6SX Note: new documents on the WDC from the Senior Planning Officer and East Sussex Highways.

Noted (Action for Clerk: Remove 8.6 leaving 8.4)

9. Appeals:

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

11. Planning control and High Street Enforcement: Magic Fade, High Street, Wadhurst. The Arboretum, Riseden Road Waters Reach, Lower High Street Breach of Conditions Notice:

12. To discuss Tree Preservation Orders:

12.1 Application: TM/2023/0051/TPO Location: Great Butts Barn, Cousley Wood, TN5 6EP. Description: reduce crown of three oak trees by 20% and remove deadwood within tree preservation order 17/1997.

No objection

12.2 To note, parish council's application to remove a diseased tree: Application No. TM/2023/0064/TCA Description: Remove unknown tree subject to regulations designated Wadhurst Conservation area October 1971/May 1998/ March 2017 Location: WAR MEMORIAL, HIGH STREET, WADHURST

Noted

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 Cllrs for 11.3.23: Cllrs to discuss and suggest possible dates/times for this meeting, and whether it should be in person or on Zoom, and then advise the Clerk.

Noted

15.2 Items to be bought up by the parish council at the WDC Parish Cluster Meeting. Note: Correspondence from WDC to advise Cluster Meetings will not be held until later in the year

Noted

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

15.4 Government consultation (deadline 2nd March 2023):

<https://www.gov.uk/government/consultations/levelling-up-and-regeneration-bill-reforms-to-nationalplanning-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.

15.5 WDC Brownfield Register (Decision details on public web site). Note: Clerk has written to WDC Planning to ask about this and is awaiting a response.

Noted

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/2022/3126/F Description: construction of new three bay oak framed garage with home office / gym over on the site of existing garage building. Location: WYCK STABLE, WYCK LANE, WOODS GREEN, WADHURST, TN5 6QS Decision: Approved Wealden DC response to Parish Council Comments: The Parish Council concerns are noted. Amended plans have been secured reducing the amount of glazing in the dormer feature to the front elevation and a condition will require use of anti-reflective glass in the glazed dormer. The building will face the dwelling not the lane or open countryside. Curtains

and blinds could not be required by condition as such wording would fail the test of reasonableness in NPPF paragraph 56. A condition has been imposed to control external lighting

Application No. WD/2022/3180/F 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.

Location: HOLLY BANK, TURNERS GREEN LANE, TURNERS GREEN, WADHURST, TN5 6TS Decision: Approved

Comment from WDC to the parish council: Since these comments have been received, amended plans for the dormer and roof alterations to the rear have been received following Officer concerns including the inclusion of a Juliet balcony and the extent of glazing as a result together with the bulky appearance of the alterations. These have now addressed the previous concerns and the alterations were inappropriate, it is considered the alterations would now be proportionate and coherent to the dwelling and not result in a form of development which would be visually harmful. The issue of light pollution in the locality is noted but there are neighbouring properties with larger extents of glazing and the site is not within open countryside. Whilst the AONB Management Plan talks to the need for curtains and blinds to be closed at night, this is beyond the control of the Council to enforce but it is considered the extent of glazing would not exacerbate the existing level of light spill from this edge of village location to warrant refusal. Use of matching materials would be acceptable and not inappropriate within a mixed street scene. Officer response: since these comments have been received, amended plans for the dormer and roof alterations to the rear have been received following Officer concerns including the inclusion of a Juliet balcony and the extent of glazing as a result together with the bulky appearance of the alterations. These have now addressed the previous concerns raised, although not reflected in the comments from the Parish Council, which largely replicate the concerns raised under the original scheme, large elements of which have either been amended or omitted entirely as follows: • Roof extension to the rear has been omitted. There is therefore not Juliet balcony included and replaced with rooflights (for which planning permission is not required). • Film will be applied to all glazing to the porch to prevent light spill. It is considered the alterations would now be proportionate and coherent to the dwelling and not result in a form of development which would be visually harmful. The issue of light pollution in the locality is noted but there are neighbouring properties with larger extents of glazing and the site is not within open countryside. Whilst the AONB Management Plan talks to the need for curtains and blinds to be closed at night, this is beyond the control of the Council to enforce but it is considered the extent of glazing would not exacerbate the existing level of light spill from this edge of village location to warrant refusal in conjunction with the application of Night Sky film to the inside of the glazing to the windows of the porch and rooflights to facilitate the loft conversion (although it should be noted the latter do not require planning permission). Use of matching materials would be acceptable and not inappropriate within a mixed street scene.

Application No. WD/2022/3305/F Description: replace single storey existing garage with a single storey extension. Replace existing windows and doors to house and conservatory.

Location: LITTLE MOSEHAM, BRINKERS LANE, WADHURST, TN5 6LS

Decision: approved

Comment from WDC to the parish council: The extension has been proposed on the side elevation as it is intended to replace the existing garage. Garages only count as one third of

a parking space under East Sussex County Council Highways guidance, and there is ample parking space available on the driveway at the property that will be unaffected by the proposal. The applicant intends to retain the hedgerow and trees on the boundary and an appropriately worded condition will secure their retention. The application is mostly to replace existing glazing and as such there would not be an unacceptable increase in impact on the High Weald Area of Outstanding Beauty arising from the additional glazing on the new extension and from the glazing alterations. The property benefits from permitted development rights, therefore, there is a permitted development fall back with regards to changing the materials of the windows and doors and also the installation of rooflights, which could be carried out under permitted development as defined in Schedule 2, Part 1, Classes A and C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Application No.

WD/2023/0023/F Description: change of use from commercial to a domestic dwelling house

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

Comment from WDC to the parish council: The Parish Council's comments and concerns are noted. The initial Planning Statement that was submitted to accompany the application incorrectly referenced the proposal as a 3 bed dwelling and whilst this was quickly reconciled, the Parish consultation response had already been received. The Parish Council were re-consulted once the revised Planning Statement was submitted, however it is acknowledged that this has not altered the Parish Council's view. In response to the reasons for the Parish Council's objection, whilst Saved Policy BS5 relates to 'town' development boundaries outside the town business areas, where the Council will seek to retain business land and premises which afford important local employment opportunities, Durgates does not fall under the category of a town for the purposes of Policy BS5. Saved Policy BS6 states that within the rural parts of the Plan area, the Council will seek to concentrate business development within the village business areas, as defined on the Proposals Map. Whilst this Policy does reference '(2) Durgates, Wadhurst', this does not cover Durgates as a whole, but refers specifically to Durgates Industrial Estate on the Proposals Map, which is an identified business area further to the west, on the northern side of Station Road. There is strong local and national policy support in principle to make best use of previously developed land, and to provide additional residential accommodation in sustainable locations such as this. The proposal would make an efficient use of an underutilised building and would be in a sustainable location. This would weigh heavily in favour of supporting the proposal. Unfortunately, there is no policy requirement to ensure the retention of commercial uses in this location. Withdrawn:

Application No. WD/2021/2925/F Description: change of use to form 1 x 1 bed tourist unit

Location: BEWL WATER, SAILING HUT, BEWLBRIDGE LANE, COUSLEY WOOD, WADHURST, TN3 8JH Update: Withdrawn

Application No. WD/2022/0321/LB Description: superstructure repairs following localised subsidence damage. Location: SUNNYSIDE, LOWER HIGH STREET, WADHURST, TN5 6AT Update: Withdrawn

Application No. WD/2022/3306/F and WD/2022/3307/LB Description: part removal of 1980s link building to allow for new single story infill extension and alteration to existing low level

roof to allow for a new first floor terrace area, external window replacement and internal alterations to grade II listed building Location: EARLS FARMHOUSE, WADHURST ROAD, MARK CROSS, TN6 3PF Update: Withdrawn

Application: WD/2022/2026/F Description: CONSERVATORY TO REAR Location: 23 OAKWOOD WAY, WADHURST, TN5 6FJ Update: Withdrawn

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

Meeting closed at : 11.30am