

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 11th March 2023** for the transaction of business as set out below.

Claudine Feltham

Signed Claudine Feltham - Clerk, Wadhurst Parish Council.

Date: 7TH March 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 25th February 2023
4. To discuss matters arising from the minutes of the meeting of 25th 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

WD/2023/0347/F Home Farm, Tapsells Lane, Wadhurst

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

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

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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

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

Note: this application has currently been withdrawn

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/2022/1610/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.

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.

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

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.*

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**

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-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.

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.*

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

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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

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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 Council's 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

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