

WADHURST PARISH COUNCIL

WADHURST PARISH COUNCIL PLANNING COMMITTEE MEETING MINUTES

Minutes of the Planning Committee meeting held at

The Pavilion, Sparrows Green Recreation Ground, Wadhurst at 09:30 hours on 25th March 2023

Cllrs present: Cllr Shairst, Cllr Smith, Cllr C Moore, Cllr P Moore, Cllr Anderson

Members of the public present: 2

Meeting start time: 9.35am

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

1. To receive apologies for absence : **None**
2. To receive declarations of interest and updates to members' register of interests: **None**
3. To approve the minutes of the meeting held 11th March 2023: **Cllr C Moore proposed and Cllr Smith seconded. Unanimously agreed.**
4. To discuss matters arising from the minutes of the meeting of 11th March 2023: **None**
5. Public forum – time limit 15 minute: **Two members of the public spoke about a potential application to replace a thatched roof on an unlisted building that is being destroyed by squirrels and asked for guidance including the committee's view on replacement materials that might be considered suitable. Committee members signposted the members of the public to relevant planning documents which contain details of roofing treatments including the emerging Wadhurst Neighbourhood Plan and Design Code, The High Weald Housing Design Guide and the Wealden Design Guide.**
6. Pre-application briefings: **None not covered under 5. Public Forum**

7. Licence and planning applications

7.1 Licencing:

Premises Licence

New Application 25887 The Artful Grocer, Rowlands High Street, Wadhurst, TN5 6AP

Applicant: The Artful Grocers Ltd, 39b High Street, Robertsbridge, TN32 5AQ

Please be advised that the Licensing Authority received an application from the above named on 13 March 2023.

Details of the application may be obtained at the Council's website by following this link:

<https://www.wealden.gov.uk/licences-and-registers/licensing/search-for-licences/>

No Objection

7.2 Planning:

7.2.1 Application No. WD/2023/0267/FR

Date of notification: 9th March 2023

Parish Council Consultee expiry date: 30th March 2023

Location: LAND AT AND ADJOINING SNAPE COTTAGE, SNAPE LANE, WADHURST, TN5 6NS

Description: Retrospective application for bank stabilisation work.

Wadhurst Parish Council response to Wealden District Council:

Comment: The WPC notes that less extreme examples of tree works in the Parish, conducted without planning permission, have led to Sussex Police Wildlife Crime Officers being called; whilst we believe this would be disproportionate, members are concerned that major engineering works have occurred in ancient woodland and within 15 meters of tree root protection zones. The ecological report provided in the application occurred out of season and was thus inconclusive. WPC would therefore like to see an independent in-season ecological survey and/or a report from WDC's Tree and Landscape Officer (David Masheder) in order to ensure the efficacy of the mitigation measures proposed in the application. The WPC considers these additional steps to be important in order to discourage further works going ahead without proper ecological evaluation being carried out in advance of works starting.

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7.2.2 Application No. WD/2023/0609/F

Date of notification: 10th March 2023

Parish Council Consultee expiry date: 31st March 2023

Location: MOSTYN HOUSE, 15 MAYFIELD PARK, WADHURST, TN5 6DH

Description: new front porch, two-storey rear extension and first floor side extension with external alterations including changes to existing fenestration.

Wadhurst Parish Council response to Wealden District Council: No Objection, although the WPC is concerned over the loss of garaging and consequential impact on parking spaces; particularly due to the cumulative effect on on-street parking due to previous applications granted in this street for conversion of garaging to residential accommodation. WPC also notes that the proposed aluminium windows are not in keeping with The High Weald Housing Design Guide and High Weald AONB Management Plan guidelines which discourage the use of such non-local and high embodied-carbon materials and encourage wooden windows instead.

7.2.3 Application No. WD/2023/0598/F

Date of notification: 10th March 2023

Parish Council Consultee expiry date: 31st March 2023

Location: 1 PELL BRIDGE COTTAGES, PRIMMERS GREEN LANE, WADHURST, TN5 6DT

Description: insertion of 3no. dormer windows to rear elevation

Wadhurst Parish Council response to Wealden District Council: No Objection

7.2.4 Application No. WD/2023/0616/F

Date of notification: 13th March 2023

Parish Council Consultee expiry date: 3rd April 2023

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

Description: modifications to existing garage and store to provide ancillary accommodation. new external stair and door for access above garage. changes to fenestration to store including new doors, horizontal cladding with insulation, wood burner flue and external steps to the new doors (revised scheme to WD/2022/1835/F).

Wadhurst Parish Council response to Wealden District Council: No Objection. There is limited detail provided in the application but we hope that it is sufficient to overcome the issues referred to in the previous refusal WD/2022/1835/F and draw WDC's attention to the concerns raised in that decision notice. WPC would prefer the scheme use wooden windows, in keeping with the emerging Wadhurst Neighbourhood Plan and Design Code and The High Weald Housing Design Guide and High Weald AONB Management Plan guidelines which encourage the use of wood as a local, low embodied-carbon material.

7.2.5 Application No. WD/2023/0627/F

Date of notification: 15th March 2023

Parish Council Consultee expiry date: 5th April 2023

Location: The White Hart, High Street, Wadhurst, TN5 6AP

Description: Part retrospective change of use at first floor from domestic accommodation to letting rooms ancillary to public house.

Wadhurst Parish Council response to Wealden District Council: No Objection.

7.2.6 Application No. WD/2023/0485/F

Date of notification: 16th March 2023

Parish Council Consultee expiry date: 6th April 2023

Location: 34 WESTERN ROAD, WADHURST, TN5 6TX

Description: Loft conversion with addition of dormers. Internal alterations and changes to fenestration. conversion of front garden to hard landscaping and provision of dropped kerb

Wadhurst Parish Council response to Wealden District Council: Objection. The WPC objects to the overdevelopment of this semi-detached house which would leave the building unbalanced, the use of zinc and aluminium materials, the second floor Juliet balcony and room-in-roof. Dropping the kerb and conversion of the front garden to hardstanding for parking would reduce

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ground permeability and increase the risk of flooding and due to the narrowness of the frontage the dropped kerb would simply switch parking provision from on-street to off-street without adding any additional spaces.

Balcony: The WPC is concerned that the balcony is not in keeping with the modest cottage like style of the building and would overlook neighbouring gardens. The Wealden Design Guide Section 5 10.12 states “...*the incorporation of balconies on smaller traditional style dwellings and cottages is rarely visually appropriate....*” “...*The following points should be considered in the design of balconies: Ensure that they do not directly overlook the ‘privacy zone’ of adjoining gardens...*” “...*the provision of “Juliet” balconies will rarely be considered an appropriate alternative*”

Materials: the proposed aluminium and zinc materials are not in keeping with The High Weald Housing Design Guide and High Weald AONB Management Plan guidelines which discourage the use of such non-local and high embodied-carbon materials.

Drop kerb: The Wealden Design Guide Section 8.9 states “...*problems arising from uncontrolled paving over of front gardens to create hard-standing, primarily for vehicles. Future proposals will need to clearly address the question of permeability, drainage and surface water run-off if they are to be acceptable....*”

7.2.7 Application No. WD/2023/0389/PO

Date of notification: 16th March 2023

Parish Council Consultee expiry date: 6th April 2023

Location: WEALD HALL, MAYFIELD LANE, WADHURST, TN5 6HX

Description: discharge of section 52 agreement dated 9 July 1980 attached to planning permission WD/1980/0138/F.

Wadhurst Parish Council response to Wealden District Council: Objection: The WPC are concerned that these covenants in favour of WDC were not flagged during determination of the recent application on the site (WD/2021/0559/MAJ, CONVERSION OF CARE HOME TO FORM 8 NO. FLATS TOGETHER WITH THE CONSTRUCTION OF 9 NO. NEW DWELLINGS AND ASSOCIATED WORKS). Without discharge of this agreement, the application is not deliverable. If WDC are minded to discharge the agreement the WPC request that the value agreed for this be disclosed; as there should be considerable value generated for the public purse by granting this commercially valuable covenant discharge and it is in the public interest to have visibility of this.

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

(Application withdrawn 22.2.23)

8.4 WD/2022/1610/MAO

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

(Refused by WDC 9.3.23)

8.5 WD/2022/0391/MAJ

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

9. Appeals: *None*

10. To consider any footpaths modification orders and make recommendations: *None*

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11. Planning control and High Street Enforcement:

Magic Fade, High Street, Wadhurst.

The Arboretum, Riseden Road **Request the clerk inform WDC of apparent building works underway at the site**

Waters Reach, Lower High Street **Request clerk obtain a further update**

Former Bellerby's College site (boarding) **Changes appear to be occurring at the site the committee will review at next planning meeting**

Breach of Conditions Notice: *None*

12. To discuss Tree Preservation Orders:

Application No. TM/2023/0064/TCA (APPROVAL)

Description: remove unknown tree subject to regulations designated wadhurst conservation area October 1971/May 1998/ March 2017

Location: WAR MEMORIAL AND JARDIN D'AUBERS, HIGH STREET, WADHURST

Decision: The following work may proceed:

Fell to ground level one unidentified tree, indicated by blue circle on submitted site plan.

Reason: Diseased specimen.

Conditions:

1 All tree works must correspond with British Standard 3998:2010 'Tree Work - Recommendations'.

2 This consent is valid for two years from the date of this letter. After this time, a further application for consent should be submitted.

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 25.3.23: 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 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.*

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:

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Application No. WD/2022/1610/MAO

Description: Outline application (seeking approval of access) for the erection of up to 15 no. residential dwellings. all other matters reserved.

Location: LAND TO THE SOUTH OF COUSLEY WOOD ROAD, SPARROWS GREEN, WADHURST, TN5 6SX

Decision: refused

Enforcement notices:

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/2022/3291/LB

Description: external and internal alterations to existing barn/oast house to form ancillary accommodation to main dwelling (minor changes to previously approved listed building consent, WD/2020/2333/LB & WD/2021/2452/LBA)

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

Decision: Approved

Application No. WD/2022/3360/F

Description: DEMOLITION OF EXISTING WORKSHOP BUILDING AND CONSTRUCTION OF TWO DETACHED RESIDENTIAL DWELLINGS WITH ASSOCIATED ACCESS, CAR/CYCLE PARKING.

Location: LAND REAR OF MAGPIE, HIGH STREET, WADHURST, TN5 6AP

Decision: Approved

Comment from WDC to WPC: *The current site accommodates two parking spaces for the commercial workshop only (non for the retail or residential units associated with Magpie) and the proposal would provide two parking spaces for the 3-bed dwelling resulting in no increase in parking demand or traffic generation.*

The existing access is established and already in use by the workshop / application site. The access would not change as a result of the proposal and sufficient turning areas are proposed within the site to allow vehicle to enter and leave the site safely in forward gear.

A refuse storage area is shown within the site in proximity to the High Street vehicle entrance which would ensure bins do not need to be presented onto the High Street.

The Phase 2 Regulation 14 Wadhurst NP Policy WAD2 (Meeting Local Housing Needs) advises that proposals that will deliver smaller two-bedroom and three-bedroom dwellings to address the needs of single people, young couples, smaller families and the elderly will be supported. In addition, proposals that deliver truly affordable housing in nominal terms (i.e., those that are affordable for local people on local wages) will be supported. The proposal would provide a 2-bed and 3-bed unit in accordance with draft policy WAD2. There is specific requirement to provide assisted living units under draft policy WAD2.

Application No. WD/2023/0140/FA

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). Front entrance relocated, positions of ground floor doors and windows amended, additional thickness to walls and roof. Solar panels added to roof.

Location: 1 WALTERS COTTAGES, WADHURST, TN5 6BG

Decision: Approved

Withdrawn: *None*

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

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Meeting closed at : 10.53 a.m.