

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 29th April 2023** for the transaction of business as set out below.

Claudine Feltham

Signed Claudine Feltham - Clerk, Wadhurst Parish Council.

Date: 25th April 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 15th April 2023
4. To discuss matters arising from the minutes of the meeting of 15th April 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

7.2 Planning:

7.2.1 Application No. [WD/2023/0948/F](#)

Date of notification: 12th April 2023

Parish Council Consultee expiry date: 3rd May 2023

Location: Homedene, Hollydene Road, Wadhurst, TN5 6TT.

Description: Partial demolition and extension to form two storey dwelling

7.2.2 Application No. [WD/2023/0953/F](#)

Date of notification: 12th April 2023

Parish Council Consultee expiry date: 3rd May 2023

Location: Green Cap Nursery, Sleepers Stile Road, Cousley Wood, Wadhurst, TN5 6QX

Description: Change of use and conversion of stable building to provide holiday accommodation.

7.2.3 Application No. [WD/2023/0464/F](#)

Date of notification: 12th April 2023

Parish Council Consultee expiry date: 3rd May 2023

Location: DOWNGATE COTTAGE, TIDEBROOK ROAD, WADHURST, TN5 6PB

Description: Replacement conservatory.

7.2.4 Application No. [WD/2023/0995/F](#) and [WD/2023/0996/LB](#)

Date of notification: 18th April 2023

Parish Council Consultee expiry date: 9th May 2023

Location: HUNTERS HALL, SLEEPERS STILE ROAD, COUSLEY WOOD, WADHURST, TN5 6QX

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Description: Proposed alterations to former Oast house currently in use as ancillary to the dwelling; to include associated new sewage treatment plant and soakaway. (To be considered in conjunction with previous lapsed consent: WD/2006/1032/F and WD/2006/1033/LB).

7.2.5 Application No. [WD/2023/1024/F](#)

Date of notification: 24th April 2023

Parish Council Consultee expiry date: 15th May 2023

Location: LYNDHURST, 14 MAYFIELD PARK, WADHURST, TN5 6DH

Description: Single storey rear extension

7.2.6 Application No. [WD/2023/0881/F](#)

Date of notification: 24th April 2023

Parish Council Consultee expiry date: 15th May 2023

Location: RUSTLINGS, LOWER HIGH STREET, WADHURST, TN5 6BD

Description: Rear and side extensions

7.2.7 Application No. [WD/2023/0516/F](#)

Date of notification: 24th April 2023

Parish Council Consultee expiry date: 15th May 2023

Location: BEALS BARN GARDENS, WISKETTS BARN, BEWLBRIDGE LANE, COUSLEY WOOD, WADHURST, TN5 6HJ

Description: two storey detached building to Wisketts Barn to act as a holiday let and occasional B&B use.

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*

11. Planning control and High Street Enforcement:

- Magic Fade, High Street, Wadhurst.
- Waters Reach, Lower High Street
- Aqua Park at Bewl

Breach of Conditions Notice: *None*

12. To discuss Tree Preservation Orders:

13. Conservation areas

14. Community Infrastructure Levy

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15. Policy/Correspondence/Consultations

15.1 High Weald AONB Management Plan Consultation 2024-2029 & Biennial Review. *Note: a meeting has been set up with HWAONB for 25th May 2023.*

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 CIL Consultation; request from NALC to answer a series of questions to inform their response.
<https://www.nalc.gov.uk/members-updates/entry/2429-consultation-160>

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:

Application No. WD/2023/0340/F

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

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

Decision: refused

Application No. WD/2022/0391/MAJ

Description: Construction of 18 no. new dwellings (including 6 no. affordable dwellings) with associated hard and soft landscaping.

Location: LAND WEST OF STYLES LANE AND SOUTH OF HIGH STREET, WADHURST TN5 6DZ

Decision: refused

WDC 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/2022/2221/LBR

Description: Retrospective application for the replacement of 1 ground floor window on east elevation

Location: WYCK COTTAGE, WYCK LANE, WOODS GREEN, WADHURST, TN5 6QS

Decision: Approved

Application No. WD/2022/2303/F

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.

Location: MONKS WOOD FARM, MONKS LANE, COUSLEY WOOD, WADHURST, TN5 6EW

Decision: Approved

Response from WDC to Parish Council comments: The Parish Council concerns are noted. The re-siting of the dwelling outside the buffer zone to the ancient semi natural woodland is considered an

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enhancement. Substantial screen planting would help assimilate the new dwelling into the landscape and screen to neighbouring dwellings. Amended plans have replaced the glazed roof to the link with zinc and reduced the glazing to the elevations. Curtains and blinds could not be required by condition as such wording would fail the test of reasonableness in NPPF paragraph 56.

Application No. WD/2023/0243/F

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.

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

Decision: approved

Application No. WD/2023/0616/F

Description: modifications to existing garage and store to provide ancillary annexe accommodation at ground and separate study at first floor. 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).

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

Decision: approved

WDC response to the Parish Council: It is considered that the proposed aluminium windows would be in keeping with the utilitarian appearance of the garage building.

Withdrawn:

Application No. WD/2022/2884/F

Description: PARTIAL DEMOLITION AND EXTENSION TO FORM TWO STOREY DWELLING

Location: HOMEDENE, HOLLYDENE ROAD, WADHURST, TN5 6TT

Update: withdrawn

Application No. WD/2022/2021/F and WD/2022/2022/LB

Description: demolition of existing pool shed and erection of single storey kitchen/breakfast room and pool house, extension and alterations to shape of existing swimming pool

Location: STREAM COTTAGE, WENBANS LANE, WADHURST, TN5 6NR

Update: withdrawn

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