

WADHURST PARISH COUNCIL

Minutes of the planning committee meeting held at The Pavilion, Sparrows Green Recreation Ground, Wadhurst at 09:30 hours on 15th April 2023.

Attendees: Cllr P Moore, Cllr C Moore, Cllr P Smith, Cllr S Gadd, Cllr I Anderson & Cllr Shairp

Cllr Anderson proposed that Cllr Gadd should take the 'Chair' for this meeting and this was seconded by Cllr C Moore. Unanimously agreed

1. To receive apologies for absence

None

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

All Councillors declared an interest in WD/2022/2207/FR Recreation Ground Sparrow Green

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

Cllr Anderson proposed that these were approved, seconded by Cllr C Moore & unanimously agreed

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

None

5. Public forum – time limit 15 minute

No public present

6. Pre- application briefings

None

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

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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/2023/0668/F

Date of notification: 24th March

Parish Council Consultee expiry date: 14th April (extension requested)

Location: LOTH LORIEN, FAIRCROUCH LANE, WADHURST, TN5 6PN

Description: proposed erection of a timber fence, timber gate, and steel frame at the base.

No objection

However, WDC should be reminded that any close board fencing is out of keeping with the rural location

7.2.2 Application No. WD/2023/0715/F

Date of notification: 28th March 2023

Parish Council Consultee expiry date: 18th April 2023

Location: STARLINGS, OSMERS HILL, WADHURST, TN5 6QJ

Description: Single storey extension to the side (kitchen) and rear extension, window changes and external door changes, repair and refurbishment of existing single-storey sunroom/store/office area to form self-contained annexe, reconfiguration of internal areas and alterations.

No objection

However, WDC should note the limited parking, compared to the scale of the property, the flat roof being substantial and roof lights requiring 'dark skies' compliance ie. internal blinds.

The applicant should be commended on the replacement of UPVC windows with wood, which is more in keeping with the surrounding environment.

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7.2.3 Application No. WD/2022/2207/FR

Date of notification: 28th March 2023

Parish Council Consultee expiry date: 18th April 2023

Location: RECREATION GROUND, SOUTH VIEW ROAD, SPARROWS GREEN, WADHURST, TN5 6TW

Description: retention of storage container used by wadhurst junior football club to securely store sports equipment

Noted

7.2.4 Application No. WD/2023/0732/F

Date of notification: 28th March 2023

Parish Council Consultee expiry date: 18th April 2023

Location: BROADFIELD HOUSE, BEST BEECH HILL, WADHURST, TN5 6JH

Description: the erection and operation of 72 ground mounted solar PV panels for domestic use on land.

No objection

The Planning committee fully support the eco use of the land. HOWEVER, they request that a condition is applied, ensuring that upon removal at any time, of the panels, that the land be returned to agricultural use and not used as brownfield, in the future.

7.2.5 Application No. WD/2023/0825/F

Date of notification: 29th March 2023

Parish Council Consultee expiry date: 19th April 2023

Location: GROUVILLE, 10 WESTERN ROAD, WADHURST, TN5 6TX

Description: single storey ground floor extension with dormer loft conversion

Object

We note excessive use of velux windows including inappropriate velux window to front and side window overlooking neighbour. Any velux windows should be 'dark skies' compliant, with use of internal blinds.

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7.2.6 Application No. WD/2023/7501/T

Date of notification: 30th March 2023

Parish Council Consultee expiry date: 20th April 2023

Location: Wadhurst Railway Station, Station Hill, Wadhurst, TN5 6RZ

Description: Replacement antenna

No objection

7.2.7 Application No. WD/2023/0668/F

Date of notification: 5th April 2023

Parish Council Consultee expiry date: 19th April 2023

Location: LOTH LORIEN, FAIRCROUCH LANE, WADHURST, TN5 6PN

Description: retrospective application for erection of a timber fence, timber gate, and steel frame at the base.

No objection

However, WDC should be reminded that any closeboard fencing is out of keeping with the rural location

7.2.8 Application No. WD/2023/0920/F

Date of notification: 6th April 2023

Parish Council Consultee expiry date: 27th April 2023

Location: THE ARBORETUM, RISEDEN ROAD, WADHURST, TN5 6NY

Description: extension and remodelling of existing house and replacement garage.

No objection

We would recommend a condition be placed on any approval, for rooflights to be 'dark skies' compliant.

8. Live planning applications

8.1 WD/2022/0535/MAO

Land to the north of Marling House, Station Rd, Wadhurst TN5 6RT

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No update recently (Action: Clerk to obtain confirmation that this is going to committee)

8.2 WD/2021/2924/F

The Boat House Bistro, Bewl Water, Bewlbridge Lane, Cousley Wood, Wadhurst, TN3 8JH.

No discussion today

8.3 WD/2021/2925/F

Bewl Water Sailing Hut, Bewlbridge Lane, Cousley Wood, Wadhurst, TN3 8JH

(Application withdrawn 22.2.23)

No discussion today

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)

No discussion today

8.5 WD/2022/0391/MAJ

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

Action: Update by Clerk

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.

The Arboretum, Riseden Road

Waters Reach, Lower High Street

Former Bellerby's College site (boarding)

Breach of Conditions Notice: None

Action: Clerk to remove Arboretum and Bellerby's shortly

12. To discuss Tree Preservation Orders: Application: TM/2023/0089/TPO

Location: Wadhurst Cricket Club, Cousley Wood Road, Cousley Wood, Wadhurst, TN5 6EP

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Description: reduced one Scot Pine by approximately 4 metres with tree preservation order (Wadhurst) No3. 1982

No objection

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: Clerk to update with meeting details shortly

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

No discussion today

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

No discussion today

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.

Action: Clerk to remove from agenda shortly

15.5 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>

No discussion today

16 Items for Noting:

To consider notices of decisions received: None

Certificate of Lawful Development: None

Raise no Objections: None

Prior Approval Required: None

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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

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

Withdrawn:

Application No. WD/2022/2884/F

Description: PARTIAL DEMOLITION AND EXTENSION TO FORM TWO STOREY DWELLING

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

Update: withdrawn

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

None

Meeting closed 11:20 am