

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 13th May 2023** for the transaction of business as set out below.

Claudine Feltham

Signed Claudine Feltham - Clerk, Wadhurst Parish Council.

Date: 9th May 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 29th April 2023
4. To discuss matters arising from the minutes of the meeting of 29th 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/2023/1010/FA](#) (full - non compliance of condition)

Date of notification: 26th April 2023

Parish Council Consultee expiry date:

Location: 1 STONEBRIDGE COTTAGES, THREE OAKS LANE, WADHURST, TN5 6PY

Description: variation of condition 4 of WD/2020/1235/F (removal and replacement of existing single storey outbuilding with new single storey outbuilding) to allow retention of low intensity new single storey outbuilding) to allow retention of low intensity downward facing external lights at the front and rear.

7.2.2 Application No. [WD/2023/1062/F](#) and [WD/2023/1063/LB](#)

Date of notification: 26th April 2023

Parish Council Consultee expiry date: 17th May 2023

Location: GREAT PELL OAST HOUSE, PELL HILL, WADHURST, TN5 6EF

Description: replacement of existing timber windows with new timber slimline double glazed windows, replacement and reduction in size of 1no. rooflight and replacement of existing doors with new timber doors.

7.2.3 Application No. [WD/2023/1020/F](#)

Date of notification: 26th April 2023

Parish Council Consultee expiry date: 17th May 2023

Location: BRAMDENE FARM, PARTRIDGES LANE, TN5 6JY

Description: conversion of an existing agricultural building into a low embodied carbon and low energy in-use, off-grid dwelling.

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7.2.4 Application No. [WD/2023/1110/F](#)

Date of notification: 3rd May 2023

Parish Council Consultee expiry date: 24th May 2023

Location: BROADWELL COTTAGE, SLEEPERS STILE ROAD, COUSLEY WOOD, WADHURST TN5 6QX

Description: ground and part first floor extension to the eastern elevation; relocation of an existing dormer, a new secondary property entrance and a small extension of the residential curtilage to allow for safe vehicle turning.

7.2.5 Application No. [WD/2021/2924/F](#)

Date of notification: 4th May 2023

Parish Council Consultee expiry date: 18th May 2023

Location: THE BOAT HOUSE BISTRO, BEWL WATER, BEWLBRIDGE LANE, COUSLEY WOOD, WADHURST, TN3 8JH

Description: extensions and alterations to the Boat House Bistro, replacement of the adjacent fishing facility building and change of use to form 6 x 1 bed and 5 x 2 bed tourist units, creation of a cafe with terrace, with some sailing club facilities retained.

8. Live planning applications

8.1 [WD/2022/0535/MAO](#)

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

Action: for members of the planning committee to approve the letter to go to the Secretary of State re agenda items 8.2 and 8.3

8.2 [WD/2021/2924/F](#)

The Boat House Bistro, Bewl Water, Bewlbridge Lane, Cousley Wood, Wadhurst, TN3 8JH. (Please see item 7.2.5)

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*
- *Appeal lodged – reference APP/C1435/W/23/3321354*

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:

Footpath: PUBLIC FOOTPATH WADHURST 79a, WADHURST 79b, WADHURST 79c, WADHURST 79d, WADHURST 80, WADHURST 81, WADHURST 82) DEFINITIVE MAP MODIFICATION ORDER 2022

East Sussex County Council made the above-named Order on 2 September 2022.

During the objection period of Friday 9 September 2022 to Monday 24 October 2022 five people/organisations made objections/representations, which as they were not withdrawn meant that the **Order is now opposed**.

The Council referred the case to the Planning Inspectorate on 28 April 2023 who intend to inform us within 9 weeks of that date how they wish to proceed but sometimes this can be delayed.

11. Planning control and High Street Enforcement:

- Magic Fade, High Street, Wadhurst.

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- 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

15. Policy/Correspondence/Consultations

15.1 High Weald AONB Management Plan Consultation 2024-2029 & Biennial Review. *Note: Meeting has been scheduled 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>

15 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/2023/0485/F

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.

Location: 34 WESTERN ROAD, WADHURST, TN5 6TX

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/2023/0526/F

Description: proposed first floor rear extension.

Location: MASANGA, LOWER HIGH STREET, WADHURST, TN5 6LP

Decision: approved

Application No. WD/2023/0609/F

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

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

Decision: approved

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*WDC Officer response: The proposed windows have been amended to UPVC matching to those of the existing, the proposed garage conversion is on par with a precedent already set for garage conversion and or amendments in the street (13 Mayfield park WD/2021/2770/F,5 Mayfield WD/2017/2855/F)
There is adequate space accommodate at least 2 cars within the curtilage of the property.*

Application No. WD/2023/0598/F

Description: INSERTION OF 3No. DORMER WINDOWS TO THE NORTH-WEST ELEVATION
Location: 1 PELL BRIDGE COTTAGES, PRIMMERS GREEN LANE, WADHURST, TN5 6DT
Update: approved

Application No. WD/2023/0627/F

Description: part retrospective change of use at first floor from domestic accommodation to letting rooms ancillary to public house
Location: THE WHITE HART, HIGH STREET, WADHURST, TN5 6AP
Update: approved

Withdrawn:

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