

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 27th May 2023** for the transaction of business as set out below.

Claudine Feltham

Signed Claudine Feltham - Clerk, Wadhurst Parish Council.

Date: 23rd 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 13th May 2023
4. To discuss matters arising from the minutes of the meeting of 13th May 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/2023/0825/F](#)

Date of notification: 15th May 2023

Parish Council Consultee expiry date: 29th May 2023

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

Description: SINGLE STOREY GROUND FLOOR EXTENSION WITH DORMER LOFT CONVERSION

Amended Plans received 11 May 2023 showing the amendment to the scheme to include reduction in roof lights by one and location of existing boundary fence annotated on the plan.

7.2.2 Application No. [WD/2023/1215/F](#)

Date of notification: 15th May 2023

Parish Council Consultee expiry date: 5th June 2023

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

Description: proposed demolition of existing single detached garage (approved in planning application WD/2020/0055/F) and the construction of new attached single garage to the side of the property.

7.2.3 Application No. [WD/2023/1228/F](#)

Date of notification: 15th May 2023

Parish Council Consultee expiry date: 5th June 2023

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

Description: replacement of windows throughout the property including those in the rear extension approved under planning reference WD/2020/0055/F

WADHURST PARISH COUNCIL

7.2.4 Application No. [WD/2023/1188/FA](#)

Date of notification: 16th May 2023

Parish Council Consultee expiry date: 6th June 2023

Location: YEOMANS, THREE OAKS LANE, WADHURST, TN5 6PX

Description: variation of condition 4 and removal of condition 3 of WD/2022/3046/F (the construction of two single-storey rear extensions in a traditional 'orangery' style. One to the south of the property and a smaller size extension to east side of the property) to omit the requirement for non reflective glass

7.2.5 Application No. [WD/2023/1234/F](#)

Date of notification: 16th May 2023

Parish Council Consultee expiry date: 6th June 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.

7.2.6 Application No. [WD/2023/1283/LB](#)

Date of notification: 18th May 2023

Parish Council Consultee expiry date: 8th June 2023

Location: WEIR COTTAGE NORTH, THE DENS, WADHURST, TN5 6NL

Description: replacement of two flat roof dormer windows with traditional conservation rooflights

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

Date of notification: 18th May 2023

Parish Council Consultee expiry date: 8th June 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 change of use of land to extend residential cartilage to allow for safe vehicle turning.

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*
- *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

8.6 [WD/2023/0948/F](#)

Homedene, Hollydene Road, Wadhurst, TN5 6TT

To consider the email from Samuel Batchelor (WDC Planning Development Manager) and approve a response.

9. Appeals: None

WADHURST PARISH COUNCIL

10. To consider any footpaths modification orders and make recommendations:

11. Planning control and High Street Enforcement:

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

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>

15.5 NALC requesting short case study information (deadline 27th June) to be used in publication for planning. Once complete, the case study publication will go on NALC's new Planning webpage (currently under design). Areas of particular interest:

- Neighbourhood planning
- Spending of community benefit money (e.g. Section 106/CiL money)
- Delivering greener planning outcomes
- Influencing housing allocations
- Influencing where housing is built
- Creating effective planning committees
- Appropriation of land
- Appealing relevant planning decisions

15.6 To agree to request a budget up to £1500 from full council for information and reports to support the planning committee's decisions and comments on planning applications (such as, but not limited to, sewerage and land registry reports)

16. Items for Noting:

To consider notices of decisions received: *None*

Certificate of Lawful Development: *None*

Raise no Objections: *None*

Prior Approval Not Required:

Application No. WD/2023/7501/T

Description: REPLACEMENT ANTENNA

WADHURST PARISH COUNCIL

Location: WADHURST RAILWAY STATION, STATION HILL, WADHURST, TN5 6RZ

Not Issued/refused:

Enforcement notices:

Notified by WDC.

Issued/approved:

Application No. WD/2023/0668/FR

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

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

Application No. WD/2022/2207/FR

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

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

Application No. WD/2023/0732/F

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

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

Withdrawn:

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