

WADHURST PARISH COUNCIL

Minutes of the Planning Committee held at The Pavilion, Sparrows Green Recreation Ground, Wadhurst on 27th May 2023

Present: Cllr Shairp (Chair), Cllr Gadd, Cllr C Moore, Cllr P Moore and Cllr Anderson

Member of public present: one

Minutes

Meeting opened at 9.54am

1. To receive apologies for absence

Cllr Smith

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

None

3. To approve the minutes of the meeting held 13th May 2023

Proposed by Cllr Gadd to approve, seconded by Cllr C Moore and unanimously agreed

4. To discuss matters arising from the minutes of the meeting of 13th May 2023

None

5. Public forum – time limit 15 minutes

A member of the public wished to advise the Council, that she was in discussions with the owners of land and woodland in Balaclava Lane, to obtain temporary public access to the woodland for recreational use by the community.

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.

Object

While we note the changes, unfortunately, this has not changed our overall previous objection and the reasons behind it still stand (please see below)

'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.'

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.

Objection

In addition to concerns with regard to materials not being 'in keeping', it is noted that the documentation and information given, is unclear. We recommend refusal, until clear details are provided.

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

As above (Objection- In addition to concerns with regard to materials not being 'in keeping' , it is noted that the documentation and information given is unclear. We recommend refusal until clear details are provided by the applicant)

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

Objection

WPC Planning Committee wish to stress that their objection is due to concerns of light spillage and to protect the dark skies of the AONB generally. If the applicant considers the costs to be disproportionate, an alternative solution should be sought (for example a reduction in the quantity of glazing in the design).

WPC respectfully wish to point out to WDC planning dept, that this condition was recently imposed and, so, overturning this condition (or ignoring it), without an alternative solution, amounts to an abuse of the planning system.

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.

Object

While we note the changes to the application, this unfortunately, has not changed our overall objection and our previous objection still stands (please see below)

‘Object - 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. Specifically:

- ***Dropping the kerb and conversion of the front garden to hardstanding for parking would reduce 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 the 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....” ‘***

7.2.6 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

No objection

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.

No objection

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.

(Action- Clerk to send response, copying in WDC Cllrs Howell and Glynn-Ives and Stacey Robins)

9. Appeals: None

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

(Action- Contact Planning enforcement. WPC have noted new activities/structures, that may require planning permission.)

(Action- Contact SE Water. WPC note that SE Water have strict guidelines with regard to no swimming in reservoirs and yet the Leaseholder is advertising 'sauna & dip' with photographs of people swimming.

Agree content by email. Proposed by Cllr C Moore, seconded by Cllr P Moore and unanimously agreed)

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

(Action - Confirm new date from either 22nd June or 6th July))

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>

(Action – Clerk to send out response to NALC, drafted by Cllr C Moore)

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

(Action - Defer to next meeting and Clerk to seek clarity and obtain an example of what is required)

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)

It was proposed by Cllr C Moore that the Planning Committee should recommend £3K to the Full Council, in respect of the above and Clerk to obtain costs for software, to access any Wadhurst Land Registry titles. This was seconded by Cllr Gadd and unanimously agreed.

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

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

None

Meeting closed at 10:49am