

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 10th June 2023** for the transaction of business as set out below.

Claudine Feltham

Signed Claudine Feltham - Clerk, Wadhurst Parish Council.

Date: 5th June 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 27th May 2023
4. To discuss matters arising from the minutes of the meeting of 27th 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/2023/0715/F](#)

Date of notification: 30th May 2023

Parish Council Consultee expiry date: 13th June 2023

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

Description: Demolition of conservatory and detached garage. Single storey extensions to the side and rear, external alterations including window and doors changes and render finish. Repair and refurbishment of existing single-storey sunroom/store/office area

7.2.2 Application No. [WD/2023/1236/F](#)

Date of notification: 2nd June 2023

Parish Council Consultee expiry date: 23rd June 2023

Location: SOUTHLANDS, NEWBURY LANE, WADHURST, TN5 6HA

Description: conversion and extension to existing garage outbuilding to form a residential annexe to be used in association with existing house

7.2.3 Application No. [WD/880/CMCL](#) (East Sussex)

Date of notification: 5th June 2023

Parish Council Consultee expiry date:

Location: Faircrouch Depot, Household Waste Recycling, Faircrouch Lane, Wadhurst, East Sussex, TN5 6PT

Description: Certificate of Lawfulness for a proposed use as a privately operated Household Waste Recycling Centre in accordance with extant planning permissions WD/1377/CC and WD/136/CM and their attached conditions. The deposit of household waste at the site by members of the public and or the

WADHURST PARISH COUNCIL

importation of household waste by the operator without restriction on: a) the vehicle type or volume delivering to the site; and, b) the volume of waste throughout.

7.2.4 Application No. [WD/2023/1435/F](#)

Date of notification: 5th June 2023

Parish Council Consultee expiry date: 26th June 2023

Location: BEECH HILL COTTAGE, MAYFIELD LANE, WADHURST, TN5 6JE

Description: construction of 1 no. subterranean dwelling with associated parking and landscaping (revision to WD/2022/2777/F).

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:

Appeal Ref: APP/HGW/526

Description: alleged breach of hedgerow regulations

Location: LAND AT LITTLE WINDMILL FARM, WINDMILL LANE, COUSLEY WOOD, WADHURST, TN5 6EZ

Decision: Appeal allowed

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
- Spanish Gleam, High Street, Wadhurst

Breach of Conditions Notice: *None*

12. To discuss Tree Preservation Orders:

13. Conservation areas

14. Community Infrastructure Levy

WADHURST PARISH COUNCIL

15. Policy/Correspondence/Consultations

15.1 High Weald AONB Management Plan Consultation 2024-2029 & Biennial Review. *Note: Meeting has been requested for 22nd June 2023 and awaiting confirmation from HWAONB.*

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 formally appoint the Environmental Consultant to write a report, as previously budgeted for by full council in April 2023.

16. Items for Noting:

To consider notices of decisions received: *None*

Certificate of Lawful Development: *None*

Raise no Objections: *None*

Prior Approval Not Required:

Not Issued/refused:

Enforcement notices:

Notified by WDC.

Issued/approved:

Application No. WD/2023/0464/F

Description: replacement conservatory

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

Officer response to WPC: The proposed replacement single storey rear extension is in situ of an already existing conservatory with glazing at full ceiling height. The proposed oak framed/glazed single storey extension will be a reduction in the amount of glazing. It is not considered that the level of glazing incorporated within the elevations of the extension would materially increase the level of artificial light spill from the site or the wider residential street to warrant refusal, especially considering the permitted development fall-back

WADHURST PARISH COUNCIL

Withdrawn:

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