

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 **Carillon Cottage, High Street, Wadhurst at 09:30 hours on 24th June 2023** for the transaction of business as set out below.

Claudine Feltham

Signed Claudine Feltham - Clerk, Wadhurst Parish Council.

Date: 20th 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 10th June 2023
4. To discuss matters arising from the minutes of the meeting of 10th June 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/2023/1445/F](#)

Date of notification: 13th June 2023

Parish Council Consultee expiry date: 4th July 2023

Location: QUEENSWOOD, CASTLE WALK, WADHURST, TN5 6DB

Description: installation of safety handrail to edge of existing flat roof

7.2.2 Application No. [WD/2023/1413/MAJ](#)

Date of notification: 14th June 2023

Parish Council Consultee expiry date: 5th July 2023

Location: BEWL WATER, BEWLBRIDGE LANE, COUSLEY WOOD. WADHURST, TN3 8JH

Description: temporary permission for the siting of buildings associated with the holding of a Christmas event from 25th October 2023 to 4th January 2024.

7.2.3 Application No. [WD/2023/1537/FA](#)

Date of notification: 15th June 2023

Parish Council Consultee expiry date: 6th July 2023

Location: 1 Walters Cottages, Wadhurst, TN5 6BG

Description: variation of condition 10 of WD/2023/0140/FA new single dwelling house.

7.2.4 Application No. [WD/2023/0812/F](#)

Date of notification: 16th June 2023

Parish Council Consultee expiry date: 7th July 2023

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

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Description: change the shape of existing figure of eight/guitar shaped outdoor swimming pool to rectangular. Replace gas boiler with air source heat pump. Small 'lean to' extension to side of existing pool house.

7.2.5 Application No. [WD/2023/0881/F](#)

Date of notification: 16th June 2023

Parish Council Consultee expiry date: 20th June 2023

Location: RUSTLINGS, LOWER HIGH STREET, WADHURST, TN5 6BD

Description: Single storey rear and first floor side extension. Conversion of garage and changes to fenestration including relocation of front door. Amended description and amended plans.

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

Little Windmill Farm, Windmill Lane, Cousley Wood, Wadhurst TN5 6FN

- The appeal is made under section 97 of the Environment Act 1995 and Regulation 9 of the Hedgerows Regulations 1997 against a Hedgerow Replacement Notice.
- The Hedgerow Replacement Notice, Ref: C/2019/0191/WAD, dated 24 February 2020, indicates that the Council considers that a hedgerow has been removed in contravention of Regulation 5(1).
- The Hedgerow Replacement Notice requires that a hedgerow is replanted according to the Hedgerow Replacement Planting Specification and attached plan WEA-WIN-L-001-A

Decision: appeal allowed (with conditions)

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

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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 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

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:

Application No. WD/2023/1020/F

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

Location: BRAMDENE FARM, PARTRIDGES LANE, WADHURST TN5 6JY

Decision: refused

Enforcement notices:

Notified by WDC.

Issued/approved:

Application No. WD/2023/1024/F

Description: single-storey rear extension

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Location: LYNDHURST, 14 MAYFIELD PARK, WADHURST, TN5 6DH

Update: approved

Application No. WD/2023/0516/F

Description: detached single storey building with accommodation in the roof space to act as a holiday let and occasional B & B use, managed by the owner/occupier of Wisketts Barn.

Location: BEALS BARN GARDENS, WISKETTS BARN, BEWLBRIDGE LANE, COUSLEY WOOD, WADHURST, TN5 6HJ

Update: approved

Application No. WD/2023/1010/FA

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 downward facing external lights at the front and rear.

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

Update: approved

Application No. WD/2023/0825/F

Description: single storey ground floor extension with dormer loft conversion

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

Update: approved

Withdrawn:

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