

WADHURST PARISH COUNCIL

Minutes of the Planning Committee held at The Pavilion, Sparrows Green Recreation Ground, South View Road, Wadhurst, TN5 6TW at 09:30 hours on 8th July 2023.

Cllrs Present: Cllr Smith (Chair), Cllr P Moore, Cllr C Moore (minute taker), Cllr Crawford and Cllr Edwards

It was proposed by Cllr C Moore that Cllr Smith should Chair and Cllr C Moore should take the minutes for this meeting, seconded by Cllr Smith and unanimously agreed.

Members of the public: Agent for item 7.2.1 Application No. [WD/2023/1646/F](#)
Meeting start time: 09.37

MINUTES

1. To receive apologies for absence:
Cllrs Anderson and Shairp
2. To receive declarations of interest and updates to members' register of interests
Cllr Smith declared an interest in item 9.1 Planning Inspectorate Ref: APP/C1435/W/23/3318107
3. To approve the minutes of the meeting held 24th June 2023
Cllr C Moore proposed that the minutes be approved, this was seconded and agreed by Cllr P Moore (Cllrs Smith, Edwards and Crawford abstained)
4. To discuss matters arising from the minutes of the meeting of 24th June 2023
None
5. Public forum – time limit 15 minute
The Planning Agent for agenda item 7.2.1 Application No. [WD/2023/1646/F](#) spoke in favour of the application, clarified queries around materials and gave a summary of the pre-application advice received from Wealden District Council (WDC) in relation to WDC's saved policy VB37.
6. Pre-application briefings
7. Licence and planning applications

7.2 Planning:

7.2.1 Application No. [WD/2023/1646/F](#)

Date of notification: 29th June 2023

Parish Council Consultee expiry date: 21st July 2023

Location: BROCKFIELD, MAYFIELD LANE, WADHURST, TN5 6HX

Description: erection of 1x detached dwelling

Wadhurst Parish Council response to Wealden District Council:

THE WPC REQUIRE CLARIFICATION BY WDC THAT THE PROPOSAL IS NOT IN BREACH OF SAVED POLICY VB37 which prevents back land development on Mayfield Lane.

The WPC understand from the applicant's planning agent that pre-application advice is that due to the location (WPC are unable to tell from the plans but are advised that the building is within the development boundary whilst the garden is not) saved policy VB37 is not breached. WDC are concerned to have clarification from WDC to ensure that that no precedent breaching this policy is created so as to ensure that the urban grain and verdant nature of Mayfield Lane is retained.

From the Adopted Wealden Local Plan 1998 "19.37.9 Development extending out of the village along Mayfield Lane is principally frontage in its form, despite properties being set back in their curtilages. The development boundary reflects this, but excludes the full extent of curtilage in most cases in order to prevent inappropriate backland development or an extension of ribbon development."

Mayfield Lane

19.37.16 As outlined previously, on the western approach to the village, development along Mayfield Lane has a distinctive character created by large detached properties set in extensive gardens, with mature tree cover and landscaping. Development has taken place principally in a frontage form with many of the houses set back from the road in deep plots; their wide frontage to Mayfield Lane is also a characteristic feature. Along the southern side of the road, spaces between buildings offer occasional views of open countryside. Although the development boundary excludes the full depth of curtilage in many cases to prevent backland development, it is important that special regard is had to the impact of new development on the character of the area within the development boundary. On this basis, it is considered appropriate to apply a policy to protect the established character of the area when considering any development proposals.

VB37 Within the Mayfield Lane housing policy area, as defined on the Proposals Map, the established character will be protected and proposals which adversely affect its character will not be permitted. Planning applications for new residential development within the policy area will be determined with reference to the following criteria:-

- (1) the form, scale, site coverage and siting of the proposed development should reflect the low density frontage character of adjoining dwellings and the spaces around them, existing building lines and characteristic frontage widths;*
- (2) the proposed development should not result in the loss of trees, shrubs, hedges or other features which contribute to the special character of the area;*
- (3) landscaping should remain a dominant element of any scheme in accordance with the character of the area;*
- (4) the proposed development should not have an adverse visual impact on the surrounding countryside.*

Subject to the above clarification, WPC have no objection but would request that conditions be imposed to ensure:

- i) that this new development conserves and enhances the distinctive characteristics of the HWAONB : - the use of appropriately coloured building materials as per the Wealden Design Guide / the emerging Wadhurst Design Code (the hung tiles to be in traditional Sussex colours sourced from manufacturers using local clay, the brick to be locally sourced red brick and the tiled roof to be of locally sourced red clay tiles).**
- ii) that this new development retains the rural and verdant feel of Mayfield Lane : - the boundary treatments are not close board fencing (the proposed native species hedging is commended)**
- iii) Wadhurst's exceptional dark skies are protected : - the velux windows are fitted with integral blinds**

8. Live planning applications

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

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

The WPC support the recent submission by an independent traffic consultant and endorse it as part of their objection to this proposal. (Action: Clerk to submit this report as a further addition to the WPC's previous objections).

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

The Boat House Bistro, Bewl Water, Bewlbridge Lane, Cousley Wood, Wadhurst, TN3 8JH.

See 15.6

8.3 [WD/2021/2925/F](#)

Bewl Water Sailing Hut, Bewlbridge Lane, Cousley Wood, Wadhurst, TN3 8JH

(Application withdrawn 22.2.23)

See 15.6

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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.

The WPC are very dismayed that this application has been approved with their request for this application to be called in to committee being ignored. Given the concerns raised previously to WDC and the large numbers (over 30,000) of public following this application it was agreed to obtain further information and follow up the previous complaint made. (ACTION: Clerk to make an FOI request for communications between WDC and the applicant/their agents on this and previous applications at this site.)

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

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 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.

Action: To approve for a legal report to be produced and a budget for this – Cllr Shairp

Cllr C Moore proposed legal reports from Clerks Room be commissioned and a budget up to £6,000 be set aside, this was seconded by Cllr Smith and unanimously agreed. Cllr P Moore proposed that WPC contact the neighbours who had written to WPC/ESCC to communicate the actions being taken by WPC in relation to commission a legal report, this was seconded by Cllr Smith and unanimously agreed. ACTION: Clerk to contact the residents concerned to organise a call/meeting.

9. Appeals:

9.1 Planning Inspectorate Ref: APP/C1435/W/23/3318107

Application: WD/2022/0550/F

Location: THE PADDOCK, TAPSELLS LANE, WADHURST, TN5 6PL

Description: THREE NEW DETACHED HOUSES WITH DETACHED GARAGES AND NEW CROSSOVER.

Deadline for any additional comments to the Planning Inspectorate: 25th July 2023

Cllr Smith had declared an interest so this item was not discussed as the committee were in a conflict of interest. ACTION: Clerk to retain this item on the agenda for next meeting

9.2 Appeal A Ref: APP/C1435/W/22/3298664

Location: Ladymeads House, Bewlbridge Lane, Cousley Wood, Wadhurst, East Sussex TN5 6HH

Information: The appeal is made against the decision of Wealden District Council.

- The application Ref WD/2021/2047/F, dated 2 August 2021, was refused by notice dated 22 February 2022.

- The development proposed is internal and external alterations, remodelling of the roof to the modern kitchen extension.

Appeal B Ref: APP/C1435/Y/22/3298673 Ladymeads House, Bewlbridge Lane, Cousley Wood, Wadhurst, East Sussex TN5 6HH

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.

- The appeal is made against the decision of Wealden District Council.

- The application Ref WD/2021/2048/LB, dated 2 August 2021, was refused by notice dated 22 February 2022.

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- The works proposed are internal and external alterations, remodelling of the roof to the modern kitchen extension.

Decision: both appeals dismissed

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

Action: Clerk to contact Cllr Shaip to obtain further details of a contested footpath order for inclusion on a future agenda.

11. Planning control and High Street Enforcement:

- Magic Fade, High Street, Wadhurst. **ACTION:** members to provide photos to WDC if neon signs are illuminated at night
- Waters Reach, Lower High Street
- Aqua Park at Bewl Residents have informed WPC that bird scarers have been used at the Aqua Park. This is of great concern to WPC as bird scarers are indiscriminate in which birds they scare away. For this reason, scaring devices must not be used near the nests of Schedule One species, as any kind of disturbance of these birds at or close to their nest is strictly illegal. Previous survey information shows that Schedule One species are present. **ACTION:** Clerk to follow up on previous request for planning enforcement as no application for this has been seen by WPC although we understand that planning permission is required.
- Bewl Water See 15.6
- Spanish Gleam, High Street, Wadhurst **ACTION:** members to provide photos to WDC if neon signs are illuminated at night

ACTION: Clerk to add Hamilton Barbados to the next agenda under this item (temporary boarding is in place since 29th April) and Wadhurst Primary School (construction appears to have been started, yet WPC appears not to have been notified of approval)

Breach of Conditions Notice: None

12. To discuss Tree Preservation Orders:

13. Conservation areas

14. Community Infrastructure Levy

15. Policy/Correspondence/Consultations

15.1 Items to be bought up by the parish council at the WDC Parish Cluster Meeting. *Note:*

Correspondence received from WDC to advise Cluster Meetings will not be held until later in the year.

3.7.23 The Clerk has written to Wealden Planning to ask when the meetings are likely to re start.

Update: 'sometime after the summer holidays'.

15.2 Conflict between Wealden District Council approach to contemporary development in the High Weald AONB and the High Weald AONB Housing Design Guide. **NOTED that the above exemplifies this (8.6 [WD/2023/0948/F](#) Homedene, Hollydene Road, Wadhurst, TN5 6TT)**

15.3 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 remove this from next agenda**

15.4 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

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- Creating effective planning committees
- Appropriation of land
- Appealing relevant planning decisions

Note:: via ESALC an extension was requested for WPC input

ACTION: Clerk to remove this from the next agenda

15.5 Wealden District Council Local Plan and undertaking of Sustainability Appraisal (SA)
The Consultation on the SA Scoping Report will run from 26th June 2023 to 05.00pm on the 7th August 2023.

'To find out more about the Draft SA Scoping Report please review the information published on our [Wealden Local Plan - Wealden District Council - Wealden District Council](#). To make any comments please use our [Consultation Home - Keystone \(wealden.gov.uk\)](#), alternatively, you can complete a comments form, which is available on our website. A paper copy can be collected from the Council offices where a hard copy of the Draft SA Scoping Report can also be viewed. Please return the comments form to planningpolicy@wealden.gov.uk or by post to Wealden District Council Offices, Vicarage Lane, Hailsham, BN27 2AX. Please note that we will not acknowledge forms received by post'. **ACTION: as the consultation is now open - members to review this for discussion at the next planning committee meeting**

15.6 For members to approve the draft document re Bewl Water applications, circulated by Cllr Shairp, to be sent to all Wealden Councillors who sit on Planning Committee North. **Proposed by Cllr C Moore, subject to incorporation of suggested minor amendments, seconded by Cllr Smith and unanimously approved.**

16. Items for Noting:

To consider notices of decisions received: *None*

Certificate of Lawful Development: *None*

Raise no Objections: *None*

Prior Approval Not Required: *None*

Not Issued/refused: *None*

Enforcement:

The parish council have been notified that a field of woodland has had trees cut down to their stumps and are concerned that this could be ancient woodland.

Location: Three Oaks Lane, opposite the exit to footpath number 51.

Action: members to consider if this should be reported to WDC Enforcement Office and WDC Tree and Landscape Officer **Proposed by Cllr P Moore, seconded by Cllr Crawford and unanimously agreed that this should be urgently reported to WDC Enforcement Office and WDC Tree and Landscape Officers**

Notified by WDC

Issued/approved:

Application No. WD/2023/0715/F

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

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refurbishment of existing single-storey sunroom/store/office area to form self-contained annexe to include installation of rooflights, reconfiguration of internal areas and alterations.

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

Update: approved

Response from WDC to Parish Council: Regarding the original consultation response - the existing detached garage is to be removed, thus creating more parking/turning space.

During the course of the application, the description was amended to reflect all aspects of the proposal as shown on the original submission, and revisions to the design of the roof line of the extension were negotiated, resulting in a betterment due to a more coherent design.

Very little change was made to the amount of glazing proposed to the extension on these revisions, however, roof lanterns were included instead of the originally proposed rooflights. It is noted that the rear extension replaces an existing conservatory and as such the proposal would not lead to a significant increase in light spillage over that which currently exists from the property.

The rooflights proposed to the main roof of the house would be allowed under the permitted development Class C regulations.

Proposed by Cllr P Moore, seconded by Cllr Smith and unanimously agreed that Cllrs Smith and P Moore discuss Dark Skies with officers at WDC.

Application No. WD/2023/1063/LB

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.

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

Decision: approved

Withdrawn:

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

Meeting closed 10:15am