

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, South View Road, Wadhurst, TN5 6TW at **09:30 hours on 8th July 2023** for the transaction of business as set out below.

Claudine Feltham

Signed Claudine Feltham - Clerk, Wadhurst Parish Council.

Date: 3rd July 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 24th June 2023
4. To discuss matters arising from the minutes of the meeting of 24th 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/2023/1646/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

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(Application withdrawn 22.2.23)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.

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

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

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.

- 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:

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

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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.

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>

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

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

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'.

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.

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*

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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

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 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.

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