

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 22nd July 2023** for the transaction of business as set out below.

Claudine Feltham

Signed Claudine Feltham - Clerk, Wadhurst Parish Council.

Date: 18th 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 8th July 2023
4. To discuss matters arising from the minutes of the meeting of 8th July 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/2023/1713/LB](#)

Date of notification: 6th July 2023

Parish Council Consultee expiry date: 27th July 2023

Location: BUCKLAND HILL FARMHOUSE, BUCKLAND HILL, COUSLEY WOOD, WADHURST, TN5 6QT

Description: proposed works to existing first floor.

7.2.2 Application No. [WD/2023/1694/FA](#)

Date of notification: 6th July 2023

Parish Council Consultee expiry date: 27th July 2023

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

Description: variation of condition 12 of WD/2023/0516/F (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) to change the roof covering and alter roof ends to gables.

7.2.3 Application No. [WD/2023/1595/FA](#)

Date of notification: 11th July 2023

Parish Council Consultee expiry date: 1st August 2023

Location: 1-17 STYLES LANE, WADHURST, TN5 6DZ

Description: variation of conditions 2 & 3 of WD/2022/1244/F (replacement of windows and doors at 17 dwellings as part of maintenance plan) to enable change in colour from Cotswold biscuit to cream.

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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.

(Note: this application has been approved)

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/WDC Planning Committee North:

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 Application No: **WD/2021/0559/MAJ**

Description: conversion of care home to form 8 no. flats together with the construction of 9 no. new dwellings and associated works.

Location: WEALD HALL RESIDENTIAL HOME, MAYFIELD LANE, WADHURST, TN5 6HX

The above application is being considered at Planning Committee North on 20th July 2023

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

Contested footpath – Cllr Shairp

11. Planning control and High Street Enforcement:

- Magic Fade, High Street, Wadhurst.
- Waters Reach, Lower High Street
- Aqua Park at Bewl
- Bewl Water

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- Spanish Gleam, High Street, Wadhurst
- Hamilton Barbados
- Wadhurst Primary School (*now confirmed by East Sussex that planning permission was granted*)

Breach of Conditions Notice: *None*

12. To discuss Tree Preservation Orders:

TM/2023/0151/TCA

Location: 1 QUARRY COTTAGES, LITTLE BUTTS LANE, WADHURST, EAST SUSSEX, TN5 6EU
Description: remove 3 no Hazel and 6 no Holly subject to regulations designated Pell Green and Cousley Wood conservation area, March 1995, March 2017

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.

15.3 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'.

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.

Update/action: this has been reported to WDC, and in turn to the Forestry Commission, who have asked for additional information. Awaiting further update from planning committee.

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Notified by WDC

Issued/approved:

Application No. WD/2023/1228/F

Description: replacement of windows throughout the property including those in the rear extension approved under planning reference WD/2020/0055/F

Location: SILVERWOOD, SOUTH VIEW ROAD, SPARROWS GREEN, WADHURST, TN5 6TW

Decision: Approved.

Comment from WDC to the parish council: *The Parish Council concerns are noted. Further details have been submitted to clarify that the replacement windows would be aluminium with a black finish. There are a variety of house types and styles along this road. It is considered that the proposed replacement windows, which would be of the same dimensions to existing, would be acceptable and would not have a detrimental impact on the street scene or wider AONB to justify refusal of the application.*

Application No. WD/2023/1215/F

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.

Location: SILVERWOOD, SOUTH VIEW ROAD, SPARROWS GREEN, WADHURST, TN5 6TW

Decision: Approved

WDC response to Parish Council Comments: *Comments noted. The external facing brickwork would match existing and the proposed lantern roof light would be similar in style to those above the dining room and north utility room.*

Application No. WD/2023/0948/F

Description: **PARTIAL DEMOLITION AND EXTENSION TO FORM TWO STOREY DWELLING**

Location: **HOMEDENE, HOLLYDENE ROAD, WADHURST, TN5 6TT**

Decision: Approved

Comments from Wealden District Council: Concerns have been raised with the extent of development under this householder application. Whilst the proposed works would completely change the overall appearance of the dwelling, the demolition plan submitted shows that the footprint of the dwelling and external walls at ground floor would be retained, with the sunroom and existing roof being demolished. The level of demolition is no different to a first-floor being added to an existing bungalow which would be treated as a householder application.

The location of the site is within an established residential area which is surrounded on all sides by other residential properties within a development boundary, and therefore within an area that already omits artificial light. It is not considered that the level of glazing incorporated within the proposed scheme would materially increase the level of artificial light spill from the site or the wider residential area to warrant refusal.

One of the key characteristics of The High Weald AONB is its palette of local materials such as clay as tiles and brick, timber as weatherboarding and framing and some localised instances of stone (High Weald AONB Management Plan). However, that is not to say that other materials do not exist within the High Weald AONB. Along Hollydene Road itself there are properties that exhibit slate roof tiles, concrete roof tiles and painted render. In the wider area, those materials are also present as well as black timber weatherboarding and plastic cladding. The immediate and surrounding area contains a real mix of external materials. In this case, it is acknowledged black standing seam metal cladding is not widely used locally within the urban setting of Wadhurst, but its use would mainly be on the elevations such as the rear which due to the existing boundary treatment and level changes (rear garden higher than the house) it would not be widely visible from outside of the site. The front elevation is mainly black timber weatherboarding but does contain a localised area of black metal sheeting. This is likely to be visible from Hollydene Road (which is a private road) but due to the property being set back it would not look too different from the timber weatherboarding. The property does contain some materials that are present in the High Weald AONB, and also used locally on neighbouring residential roads. Considering, it would be difficult to justify a refusal on the choice of external

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materials. Condition 2 requests specific details of the external materials to ensure they are of high quality.

The proposed works would create a dwelling that is very different in form to the existing. Although the overall height would be no higher, it would introduce a two-storey contemporary property with flat roof which increases the massing on the site. The use of setbacks, different materials and single-storey elements helps to break up the massing and avoids the extensions creating a dwelling that is too bulky. The site is discreetly located in a backland position behind the frontage development in Hollydene Road. As such, the site is not prominent in the street scene, or widely visible across gardens due to land level changes, boundary treatments and existing vegetation.

Condition 5 removed permitted development rights to ensure the Council have control of development on the site and condition 4 requires that the outbuildings shown on the block plan as 'demolished' will be within 3 months of the works being substantially complete.

Application No. WD/2023/1283/LB

Description: replacement of two flat roof dormer windows with traditional conservation rooflights.

Location: WEIR COTTAGE NORTH, THE DENS, WADHURST, TN5 6NL

Decision: approved

Application No. WD/2023/1435/F

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

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

Decision: approved

Withdrawn:

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