

Minutes from the meeting of the Planning Committee of Wadhurst Parish Council held at The Pavilion, Sparrows Green Recreation Ground, South View Road, Wadhurst, TN5 6TW at 09:30 hours on 5th August 2023

Minutes

Attendees: Cllr Shairp (Chair), Cllr Smith, Cllr C Moore, Cllr P Moore, Cllr I Anderson, Cllr Gadd & Cllr Glynn-Ives (WDC – in part). 1 member of the public

It was proposed by Cllr C Moore that Cllr Gadd took the minutes, seconded by Cllr Smith and unanimously agreed.

1. To receive apologies for absence

None

2. To receive declarations of interest and updates to members' register of interests

Cllr Shairp declared an interest in 7.2.4 and 10

3. To approve the minutes of the meeting held 22nd July 2023

Approval proposed by Cllr C Moore and seconded by Cllr Smith. Unanimously agreed.

4. To discuss matters arising from the minutes of the meeting of 22nd July 2023

None

5. Public forum – time limit 15 minute

A member of the public spoke regarding the application in respect of the Barn at Dewhurst Farm.

Cllr P Moore raised questions (as fully discussed below) regarding Wealden policy DC8, preservation of style of the frontage and dark skies compliance, concerns.

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/Budget

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/2023/1058/F

Date of notification: 24th July 2023

Parish Council Consultee expiry date: 14th August 2023

Location: BARN AT DEWHURST FARM (INCL. THE FLAT, PADDOCK COTTAGE),
DEWHURST FARM, DEWHURST LANE, WADHURST, TN5 6QE

Description: change of use of redundant barn to residential 3 bedroom dwelling incorporating existing dwelling known as the flat to form part of the proposed dwelling. Erection of a detached car port and associated landscaping, along with an outdoor swimming pool, green house and garden store.

Object -

Although it is pleasing to see the building being returned to use and the general design very pleasant, the planning committee have major concerns regarding the following :

Dark skies

The extensive long roof light, will result in major and unacceptable directly upward light spillage. It is believed that when previously in operation for agricultural use, the light spillage would have been majorly less than the proposed residential usage as it would have been used mainly in daylight hours. Conditions will be required to mitigate this, if not removed from the proposed scheme altogether.

However we appreciate that the light spillage from the glazed gable end, would be mitigated by the roof overhang.

Excessive Zinc Roofing

We note the excessive spread of Zinc, which is not in keeping with a period property. Guidelines state that the agricultural appearance should be retained. Therefore, we believe that slate (as existing) or clay tiles should be used for areas visual to the public.

Heritage

We recommend that the Heritage Officer at Wealden is consulted, concerning heritage building conservation and the close proximity to designated heritage assets

Adopted Wealden Local Plan 1998 - DC8

It should be shown using clear evidence that DC8 of the Adopted Wealden Local Plan 1998, has been complied with

DC8- Proposals for the conversion of agricultural or other rural buildings in the countryside (outside the development boundaries as defined on the Proposals Map) to residential use will not be permitted unless either:-

(a) the applicant has made every reasonable attempt to secure suitable business re-use, and the application is supported by a statement of the efforts which have been made;

or (b) residential conversion is a subordinate part of a scheme for business re-use. In all cases, proposals should meet the following criteria:-

- (1) the building's form, bulk and general design are in keeping with its surroundings; (2) the building is of sound construction and capable of conversion without significant rebuilding, modification or extension. The Council will normally require this to be demonstrated through the submission of a structural survey;***
- (3) any proposed alterations to the building (e.g fenestration, doors, internal subdivision) would not harm its architectural integrity nor materially change its appearance as a rural building. In the case of listed buildings, Policy EN22 will apply; (4) the proposed use and its associated activities, including garaging, would not detract from the rural setting of the building through the formation of a domestic curtilage. The curtilage should not be intrusive in the landscape. Where appropriate, conditions will be imposed to exclude permitted development rights to extend or alter the building and erect other ancillary buildings, fencing etc;***
- (5) the proposal would not create an unacceptable impact on the local road network and there is a satisfactory means of vehicular access and parking arrangements.***

Neighbour

We note that the proposed courtyard is of extreme close proximity to the neighbouring property and WDC should consider whether adequate sound proofing has been incorporated in the proposal.

Altered Symmetrical Frontage

The additional proposed window to the current double symmetrical window frontage, impacts the frontage, as a whole

Shed

The zinc shed is urbanising and not in keeping in the agricultural area

Class Q permitted development 2023

We question whether this has been identified as a conversion or rebuild, under Class Q Permitted Development 2023. There are several criteria to assess Class Q conversions and these should be examined by WDC. While this is a question for WDC, not a parish council, the LPA should assess whether this application is a conversion or a rebuild, as per the *Hibbert vs Rushcliffe Borough Council (2016)* case and consider whether this agricultural building is capable of “*functioning as a dwelling without substantial building works...*”

Housing

We note that ‘lack of housing stock’ is mentioned. However, this argument is misleading and irrelevant and we wish to point out that, this application makes no difference to the total housing stock in Wealden.

Drainage

We note that there is no drainage plan attached. WDC should examine the sewage arrangements for this property and those of the neighbours’ properties to ensure that drainage systems are protected whilst the construction work is undertaken. Section 11 of the Application Form states “as existing”, but a clear and detailed proposal for dealing with surface and foul water and sewage is required before any decision can be made.

7.2.2 Application No. WD/2023/1728/F

Date of notification: 24th July 2023

Parish Council Consultee expiry date: 14th August 2023

Location: 36 WESTERN ROAD, WADHURST, TN5 6TX

Description: loft conversion with rear dormer

Object-

This is a room-in-roof extension not a dormer, which does not adhere to Wealden’s design guideline policy, in respect of dormers.

We note that our 'Wealden Policy' driven comments were recently ignored regarding a neighbouring property, which is another example of Wealden ignoring its own guidelines, creating a precedent to ignore such guidelines.

7.2.3 Application No. WD/2023/1832/LB and WD/2023/1831/F

Date of notification: 20th July 2023

Parish Council Consultee expiry date: 10th August 2023

Location: EARLS FARMHOUSE, WADHURST ROAD, MARK CROSS, TN4 3PF

Description: part removal of 1980s link building to allow for new single story infill extension, external window replacement and internal alterations to grade II listed building.

Object-

The planning committee note the removal of the balcony, however feel that our previous concerns (stated below) still stand.

We also note that it is mentioned that, there is a screened tree line, yet these trees are not protected and question whether Wealden's conservation team have been consulted.

'Object

The design is not in keeping with the Grade II listed building and its surroundings. This requires careful consideration due to its Grade II listing and the visual impact from the nearby public footpaths. This property does not 'sit' in a residential area as stated, but is a remote farm in an extremely rural location. The large quantity of glazing, flat roof, roof lights with no mention of dark skies consideration and lack of attention to use of appropriate materials is disappointing. The opportunities to sympathetically extend this building have not been introduced.'

Cllr Smith takes the Chair and Cllr Shaarp leaves the discussion

7.2.4 Application No. WD/2023/6501/SO

Date of notification: 26th July 2023

Parish Council Consultee expiry date: (no date recorded on the application details)

Location: BEWL WATER TREATMENT WORKS TO COTTAGE HILL SERVICE RESERVOIR

Description: request for screening opinion for the Bewl Water treatment works to Cottage Hill service reservoir scheme

Please note – the parish council are not being consulted by the district council, but this was picked up on the WDC weekly planning list sent to the parishes.

The planning committee confirms that we wish to see an environmental impact survey, due to the impact on the adjacent, ancient hedgerows and woodlands. As an example, the hedgerow on Cousley Wood Road borders the road for around twenty metres or so before junction with Sleepers Stile Rd (SSR) and then along SSR; so the proposed route could damage the extensive hedgerows and wildlife living there.

Response proposed by Cllr Smith, seconded by Cllr C Moore and unanimously agreed (no voting from Cllr Shairp)

(ACTION: Clerk to request more information from SE Water and place response on social media and noticeboard)

Cllr Shairp retakes the Chair

7.2.5 Application No. WD/2023/1866/F

Date of notification: 26th July 2023

Parish Council Consultee expiry date: 16th August 2023

Location: THE MOUNT CAMPHILL COMMUNITY, FAIRCROUCH LANE, WADHURST, TN5 6PT

Description: proposed enlargement of existing car park

No Objection

7.2.6 Application No. WD/2023/1907/LDE

Date of notification: 24th July 2023

Parish Council Consultee expiry date: 14th August 2023

Location: VILLIERS, BUCKLAND HILL LANE, WADHURST, TN5 6RA

Description: evidence of commencement of works in accordance with planning

permission reference WD/2020/1625/F

No comment

8. Live planning applications

8.1 WD/2022/0535/MAO

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

Noted that ESCC reply has been received regarding visibility splays, stating results have not made a material difference to impact on the visibility splays.

WPC would like to set on record its concern about the tone of the response made by ESCC Transport Development Control Officer. Her final comment stated: *“As such my position remains. I consider that an objection based on the shortfall of 2m would be difficult to uphold at appeal”*.

This comment is concerning because it is effectively being made from the standpoint of a planner (focussed on the possible legal ramifications of a decision) rather than a transport expert. Such a comment should not be made to justify, or endorse, a decision – and this statement leaves the impression that WDC is looking for an excuse to approve this application and avoid the risk of an appeal. This looks like an example of predetermination.

Entering into a negotiation over what visibility splays would be acceptable for WDC places the Transport Development Control officer in an unviable position. Her role is focused on safety, not facilitating a development application where the LPA is worried about facing an appeal if they decide to refuse the application. This statement also runs counter to the Seven Principles of Public Life (popularly known as the Nolan principles), which apply to local government decision-making. These include:

- 1.2 Integrity – *Holders of public office must avoid placing themselves under any obligation to people or organisations that might try inappropriately to influence them in their work.*
- 1.3 Objectivity – Holders of public office must act and take decisions impartially, fairly and on merit, using the best evidence and without discrimination or bias.

(ACTION: 1. Consider concerns as to whether the safety officer is involved with findings on legal advice. 2. Question whether recent safety report has taken into account sharp gradient and resulting changes to stopping distances. 3. Chase response regarding the ‘calling in’ to PCN)

8.2 WD/2021/2924/F

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

(ACTION:

1. Clerk to forward recently received ecological survey to all environmental partners and WDC Cllrs. Cllr Shairp to advise Clerk further.
2. Further letter to Secretary of State to agree by email.
3. Consider petition to become SSI/ RAMSAR site
4. Ecological report forwarded to WDC planning officers for placement on website)

8.3 WD/2021/2925/F

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

(ACTION: Clerk to add Bewl Fishing Hut to next agenda)

(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

Not discussed today

8.5 WD/2022/0391/MAJ

Land west of Styles Lane and south of High Street, Wadhurst, TN5 6DZ

(Action: Clerk to remove from further agendas)

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)

The following letter was sent in response, as agreed at the meeting of 22nd July 2023:

To: Cllr Johanna Howell, Planning Committee North, Wealden District Council
Cllr Sarah Glynn-Ives, Wealden District Council

Cc: Cllr Martyn Everitt, Chairman Planning Committee North, Wealden District Council
Cllr Andrew Wilson, Deputy Chairman Planning Committee North, Wealden District Council
Council Nus Ghani MP

Re: Application No. WD/2023/0948/F

Dear Councillors,

Wadhurst Parish Council (WPC) is writing to request that you use your powers of revocation under section 97 of the Town and Country Planning Act 1990 to 'call in' the above application for consideration by PCN at its next meeting on 14th September.

WPC requested that this application be called in, when issuing its objection to the application on 12 April 2023 (Appendix B). Since then the case officer has approved the application, while summarily ignoring this request and the detailed planning comments submitted by WPC.

This followed a rather unfortunate episode where the applicant (a minor celebrity with a large social media following) quoted alleged responses from a Wealden officer that were derogatory and disrespectful of the parish council, suggesting among other things that WPC 'objects to everything'. It is one thing to hear catty feedback; it is quite another to have detailed and valid planning concerns completely disregarded. It was for that reason that we – understandably and reasonably – requested that this application be 'called in'. Wealden has so far failed to do this.

The details of the parish council's concerns are laid out below (in appendices B to D) across all three applications for this site. They are consistent and detailed. We assume these responses contributed to the withdrawals of two of the applications. The third application, which was approved, is very similar to the other two and so it remains a mystery (after reading the case officer's comments in Appendix A) why it has been approved.

WPC objected on the grounds that the proposed dwelling's mass, flat roof and materials fail to conserve and enhance the High Weald AONB; the proposal fails to provide a sense of place; is harmful to the dark skies for which Wadhurst is renowned; the materials are not sustainable and fails to meet paragraph 130 of the NPPF and WDC policies EN6, EN27, HG4 and HG10. Whilst the building incorporates part of the existing dwelling, the changes to it are so dramatic as to effectively render it a new building in the High Weald AONB.

The WPC also does not consider that this urban project house has been sensitively designed having regard to its High Weald AONB village setting and draws WDC's attention to the recent decision by the Secretary of State to overturn the inspector's approval of homes in the HWAONB as he did "*..not find that the scheme is sensitively designed having regard to its setting. He finds that the design of the proposal does not reflect the expectations of the High Weald Housing Design Guide, being of a generic suburban nature..*"

The WPC also drew WDC's attention to the emerging Wadhurst Neighbourhood Plan, which Wealden officers considered in the decision for Magpie, WD/2022/3360/F; in particular the Wadhurst Design Code, which expands on the guides referenced in the Secretary of State's decision.

We therefore hope that you will accept that errors of process and judgement have been made and that you will rectify this by calling in this application for a full debate at Committee.

Thank you for your consideration and we look forward to hearing.

Yours sincerely,

David Shairp, Chair of Planning, Wadhurst Parish Council

APPENDIX A

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 (05/07/23)

Case officer: Rebecca Fellows

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 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.

APPENDIX B

Objection from Wadhurst Parish Council plus a request for this application to go to Planning Committee North (12/04/23):

COMMENT: Objection on similar grounds to the WPC's objection to the withdrawn applications WD/2022/1828/F and WD/2022/2884/F . The WPC does not consider that the new application addresses the concerns raised by the WPC re those proposals and reiterates and expands on them below.

The WPC also kindly requests that the application is considered by Committee for the following reasons

- **whilst the building incorporates part of the existing dwelling, the changes to it are so dramatic as to effectively render it a new building in the HWAONB**

Objection on the grounds that the proposed dwelling's mass, flat roof and materials fail to conserve and enhance the High Weald AONB; the proposal fails to provide a sense of place; is harmful to the dark skies for which Wadhurst is renowned; the materials are not sustainable and fails to meet paragraph 130 of the NPPF and WDC policies EN6, EN27, HG4 and HG10.

The WPC does not consider that this urban project house has been sensitively designed having regard to its HWAONB village setting and draws WDC's attention to the recent decision by the Secretary of State to overturn the inspector's approval of homes in the HWAONB^[1] as he did "...not find that the scheme is sensitively designed having regard to its setting. He finds that the design of the proposal does not reflect the expectations of the High Weald Housing Design Guide, being of a generic suburban nature.."

The WPC also draws WDC's attention to the emerging Wadhurst Neighbourhood Plan which officers considered in the decision for Magpie, WD/2022/3360/F; in particular the Wadhurst Design Code^[2] which expands on the guides referenced in the Secretary of State's decision.

The WDC Landscape Character Assessment 2022 (LCA) defines landscape character as: "a distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse....understanding the character of place and evaluating an area's defining characteristic is a key component in managing growth sustainably, and ensuring that the inherent character and qualities of Wealden's landscape can continue to be appreciated. An understanding of character can be used to ensure that any change or development does not undermine whatever is valued or characteristic in a particular landscape and helps guide positive changes that conserves, enhances, restores, or creates local character."

It states that where any of the key characteristics and/or landscape qualities within the LCA will be affected by a proposal, it should be asked if the proposal can be altered in any way to avoid adverse effects on the key characteristics. Our view is that it can.

Wadhurst is in the High Weald AONB, a unique and protected outstandingly beautiful landscape. The LCA states that the following feature is characteristic, and particularly valued for its contribution to character in the High Weald AONB:

- The vernacular architecture of brick, oak, sandstone and flint which reflects the locally available materials and provides a sense of place

It recommends that:

- New buildings reinforce and respond to local character in their scale, layout and design,
reflecting the local vernacular in the use of materials;
- Development should draw on the principles contained within the High Weald AONB design guidance (HWAONBDG), High Weald guidance on the selection and use of colour in development and objectives of the High Weald AONB Management Plan.

The proposal fails on each of the above recommendations. It also fails to meet the following requirements:

1. The NPPF, para 130, requires that developments are “sympathetic to local character and history, including the surrounding built environment and landscape setting...establish or maintain a strong sense of place.”
2. WDC policy HG4 states “within the development boundaries...the established character of existing residential areas will be protected.”
3. WDC policy HG10 states “within the development boundaries...the extension and alteration of existing dwellings will be permitted where the scale, style, design and materials are appropriate and sympathetic in relation to the existing buildings.”
4. WDC policy EN27 states “the scale, form site coverage, density and design of developments and use of materials and landscaping should respect the character of adjoining development and promote local distinctiveness.”
5. WDC policy EN6 states that “Development within the High Weald Area of Outstanding Natural Beauty, as defined on the Proposals Map, will only be permitted if it conserves or enhances the natural beauty and character of the landscape. Particular care will be paid to the siting, scale, layout and design of development. In considering any proposals, particular regard will be had to:- (1) the landscape characteristics.....(7) the traditional settlement pattern, building styles and materials”;

This application is for the partial demolition and extension of an existing dwelling, but the extension is not subservient to the existing dwelling; in fact, the existing dwelling can no longer be read at all. We do not object to this in principle, but it does mean that the proposal should be considered as a new, replacement dwelling, rather than partial demolition and extension.

Whilst the existing dwelling is of no particular architectural merit, it reflects the local vernacular, with a steeply pitched clay tile roof, and nestles in to the site and wider location. The proposed dwelling does not.

As above, the LCA states that one of the key characteristics of the High Weald that is particularly valued for its contribution to character is the local vernacular architecture, reflecting locally available materials and providing a sense of place. The proposed dwelling does not respond to local character in its design, and does not meaningfully draw on the principles contained within the HWAONBDG, High Weald guidance on the selection and use of colour in development and objectives of the High Weald AONB Management Plan. It is urban in character, from the design and materials of the dwelling itself, to the high, close

boarded fencing. It has no positive sense of place, intrinsic to the High Weald character and would be better suited to an urban location rather than this HWAONB village setting.

In particular, the following features are considered unacceptable:

1. Mass – whilst the design and access statement is correct that the building shows only a modest increase in volume (mainly due to flattening of the pitched roof) the footprint of the building has increased dramatically (mitigated only if the demolition of the outbuildings is assured). The bulk and silhouette of the proposed dwelling creates a massing which is too dominant and has no positive relationship with its neighbours, making it visually discordant in relation to the character and appearance of the area. This is exacerbated by the black colour scheme which, whilst appropriate in a rural agricultural setting, is incongruous in this village setting;
2. Flat roof – The HWAONBHDG states that “the roofscape of settlements in the High Weald is one of the key defining built characteristics, and in order to embed a sense-of-place in new housing developments it is critical for new roofscapes to reflect and contribute to a sense-of place.” It goes on to detail that roof pitches in clay tiled roofs are reasonably steep; occasionally 42.5 degrees, never lower, but more usually 47.5 to 50 degrees (emphasis added). The existing bungalow has a steep roof pitch.
3. Materials –
 - i. Roof - Clay tile roofs and tile hanging is common to most of the High Weald; indeed, the existing bungalow on the site has a clay tile roof. According to the HWAONBHDG, new developments should use small module clay tiles, with natural camber, which give the characteristic undulations of roofs and elevations. Even large module, or interlinked tiles in clay or concrete are considered “inappropriate” within the High Weald. The design, access and planning statement does not specify the roofing materials, but given the proposal is for a flat roof, clearly the roofing materials are not clay tiles, and would be inappropriate within the High Weald.
 - ii. Cladding –The proposed black corrugated metal cladding to the elevations is industrial (not agricultural as is suggested in the Design, Access and Planning Statement (DAP)) and incongruous in this High Weald AONB location. Whilst the HWAONBHDG states that “locally sourced weather boarding is a good way to use local materials and reference aspects of local design and can also support the AONB by encouraging the sustainable management of woodlands (see Management Plan objective W4).” this should be horizontal rather than vertically aligned. As noted before, the black colour scheme is appropriate in rural agricultural settings rather than residential village settings. The WPC do not agree with the DAP that that the dark colour will minimise the impact of the building, rather that it will make it stick out against its neighbours.
4. 1.8m high close board fencing – The HWAONBDG states that private front curtilages are typically enclosed either by hedgerows, low walls, wooden picket fences or occasionally metal railings. It goes on to state that “close board fences are not an appropriate boundary treatment to define either the fronts or sides of plots from the public realm. They are uncharacteristic of vernacular treatments, and contribute little to visual quality or placemaking.” We note that the application form states that the site can be seen from public land, but the DAP states that the site is not visible from any public road. If the site cannot be seen from the public realm, the high close board

fencing nevertheless adds to the urbanity of the overall proposal, and we object on these grounds.

5. Roof lights – the proposed roof lights would cause significant light spillage. An intrinsic part of the beauty of the High Weald AONB is its unusually dark skies, some of the darkest in the south east. The High Weald AONB unit report that Sky Quality meter (SQM) readings taken around Wadhurst indicate skies as dark as 21.09 mags/arcsec” – a figure that corresponds to Silver Tier International Dark Sky Reserve, described by the International Dark Sky Association as being: “night-time environments that have minor impacts from light pollution and other artificial light disturbance, yet still display good quality night skies and have exemplary night-time lightscapes.”
6. The high level clerestory windows are untypical of the High Weald. Combined with the 2m high close boarded fencing, bulk, silhouette and materials, this adds to the industrial appearance and urbanity of the proposed dwelling.

With regard to the local precedents referred to in the DAP, we say as follows:

1) Land between Farthings and The Winnats, Balaclava Lane WD/2021/2365/FA

This can be positively differentiated from the Homedene application in terms of bulk, silhouette and materials, which consist of timber cladding. In addition, the design was a response to the significant constraints of the site. This building faces open countryside and references agricultural details, rather than being in a village setting where there are no agricultural buildings. As described above, the WPC see no reason why the proposal has to be urban in design and cannot be altered to avoid adverse effects on the HWOANB key characteristics.

2) Tethers End, Shernfold Park Farm, Frant WD/2019/0817/F

We note from the officer report that “the reduction in the height of the pitched roof...would reduce the visual impact of the built form on this site in views through the conservation area. In addition, the proposals would lead to a design of building that would be a contemporary nod to the design of the adjacent Shernfold Park Lodge.” The WPC agree that whilst contemporary, this building has a sense of place as it takes design cues from the castellated buildings nearby.

3) Holmwood Farm, Wallcrouch

This dwelling does not sit within the Wealden planning authority area and therefore creates no precedent for the proposed development. We do, however, note that this is a dwelling in the open countryside where the materials used may be considered more appropriate. (This a rural agricultural area rather than the proposed development site which sits between other houses in a village setting). The WPC understand that Rother LPA requested that this building, being a replacement of an agricultural building, maintained its flat roof and agricultural design cues.

Sustainability:

We also observe that the proposed metal cladding and aluminium windows are highly energy intensive to produce, thereby undermining the sustainability credentials of the proposal outlined in the DAP.

Section 4 of The Wealden Design Guide 11.1 states that “The careful selection of building materials can make a major contribution to sustainability objectives” and 11.2 states that “Materials for developments should be selected on the basis of:

- Low embodied energy
- Sourcing from renewable sources
- Local sourcing to reduce pollution from transport

The embodied energy of the proposed steel is much higher than the traditional materials used locally and unnecessarily increases the carbon footprint of the building.

Section 4 of The Wealden Design Guide gives indicative examples of embodied energy for steel as up to 80,000 kWh/m³ which compares to only 110 kWh/m³ for the sort of local timber which is traditionally used for cladding in the HWAONB. Hence, as well as conflicting with the aims of the HWAONB management plan to promote the use of local materials and timber (Objectives G3, S1, S3, W4) far from being sustainable, the use of the proposed cladding is over 700 times more energy intensive.

Impact on neighbouring properties:

Aside from the massing and visual impact noted before, the WPC notes that the overshadowing survey only shows projections up to 3pm. This is appropriate for winter months but in the height of summer the WPC raises concerns that there will be increases in overshadowing to the Spinney in late afternoon and early evening. The WPC suggest that further information be obtained.

We note the proposed dwelling is in a tucked away location, but we do not consider that this negates the requirement to conserve and enhance the High Weald AONB, and it creates a precedent for other inappropriate urban project houses in the HWAONB.

The WPC considers that the proposed design has architectural merits in another location but is not appropriate in this AONB setting.

According to the HWAONB Management plan “design of new housing developments failing to respond to, or reinforce AONB character” and “Erosion of AONB character through suburbanisation,, large/landscape-intrusive replacement dwellings, and smaller interventions, boundary treatments etc., which have a cumulative effect.” are two of the top five issues facing the HWAONB today.

The WPC is concerned that the proposal will dilute the local distinctiveness which the rationale of Objective S3 of the HWAONB Management plan elucidates as “To protect and enhance the character and quality of buildings in the High Weald, and re-establish the use of local materials as a means of protecting the environment and adding to this distinctiveness.”

If WDC is minded to grant planning permission, we request that conditions be attached so that the outbuildings scheduled for removal are removed prior to the commencement of building in order to avoid encroachment into the HWAONB. (WPC draws WDC’s attention to the recent Coombe Manor Farm Dairy application. The demolition of the dairy had originally been used as a justification for the large footprint of the Coombe Manor Farm rebuild (F/067/1309. This was not conditioned and the dairy was not demolished.)

APPENDIX C

Application No. WD/2022/2884/F

Description: PARTIAL DEMOLITION AND EXTENSION TO FORM TWO STOREY DWELLING

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

Decision: Withdrawn (06/04/23)

Case officer: Rebecca Fellows

Comments from Wealden District Council (08/12/22):

Objection on similar grounds to the WPC's objection to the withdrawn application WD/2022/1828/F. The WPC does not consider that the new application addresses the concerns raised by the WPC re that proposal and reiterates and expands on them below.

The WPC also kindly requests that the application is considered by Committee for the following reasons

- **whilst the building incorporates part of the existing dwelling, the changes to it are so dramatic as to effectively render it a new building in the HWAONB**
- **the WPC is concerned that the applicant reports via social media that the planning officer "wasn't bothered by the parish objection, they object to EVERYTHING" so "are largely ignored".**

Objection on the grounds that the proposed dwelling's mass, flat roof and materials fail to conserve and enhance the High Weald AONB; the proposal fails to provide a sense of place; is harmful to the dark skies for which Wadhurst is renowned; the materials are not sustainable and fails to meet paragraph 130 of the NPPF and WDC policies EN6, EN27, HG4 and HG10.

The WDC Landscape Character Assessment 2022 (LCA) defines landscape character as: "*a distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.... understanding the character of place and evaluating an area's defining characteristic is a key component in managing growth sustainably, and ensuring that the inherent character and qualities of Wealden's landscape can continue to be appreciated. An understanding of character can be used to ensure that any change or development does not undermine whatever is valued or characteristic in a particular landscape and helps guide positive changes that conserves, enhances, restores, or creates local character.*"

It states that where any of the key characteristics and/or landscape qualities within the LCA will be affected by a proposal, it should be asked if the proposal can be altered in any way to avoid adverse effects on the key characteristics. Our view is that it can.

Wadhurst is in the High Weald AONB, a unique and protected outstandingly beautiful landscape.

The LCA states that the following feature is characteristic, and particularly valued for its contribution to character in the High Weald AONB:

- The vernacular architecture of brick, oak, sandstone and flint which reflects the locally available materials and provides a sense of place

It recommends that:

- New buildings reinforce and respond to local character in their scale, layout and design, reflecting the local vernacular in the use of materials;
- Development should draw on the principles contained within the High Weald AONB design guidance (HWAONBDG), High Weald guidance on the selection and use of colour in development and objectives of the High Weald AONB Management Plan.

The proposal fails on each of the above recommendations. It also fails to meet the following requirements:

1. The NPPF, para 130, requires that developments are “sympathetic to local character and history, including the surrounding built environment and landscape setting...establish or maintain a strong sense of place.”
2. WDC policy HG4 states “within the development boundaries...the established character of existing residential areas will be protected.”
3. WDC policy HG10 states “within the development boundaries...the extension and alteration of existing dwellings will be permitted where the scale, style, design and materials are appropriate and sympathetic in relation to the existing buildings.”
4. WDC policy EN27 states “the scale, form site coverage, density and design of developments and use of materials and landscaping should respect the character of adjoining development and promote local distinctiveness.”
5. WDC policy EN6 states that “Development within the High Weald Area of Outstanding Natural Beauty, as defined on the Proposals Map, will only be permitted if it conserves or enhances the natural beauty and character of the landscape. Particular care will be paid to the siting, scale, layout and design of development. In considering any proposals, particular regard will be had to:- (1) the landscape characteristics.....(7) the traditional settlement pattern, building styles and materials”;

This application is for the partial demolition and extension of an existing dwelling, but

The extension is not subservient to the existing dwelling; in fact, the existing dwelling can no longer be read at all. We do not object to this in principle, but it does mean that the proposal should be considered as a new, replacement dwelling, rather than partial demolition and extension.

Whilst the existing dwelling is of no particular architectural merit, it reflects the local vernacular, with a steeply pitched clay tile roof, and nestles in to the site and wider location. The proposed dwelling does not. As above, the LCA states that one of the key characteristics of the High Weald that is particularly valued for its contribution to character is the local vernacular architecture, reflecting locally available materials and providing a sense of place. The proposed dwelling does not respond to local character in its design, and does not meaningfully draw on the principles contained within the HWAONBDG, High Weald guidance on the selection and use of colour in development and objectives of the High Weald AONB Management Plan. It is urban in character, from the design and materials of the dwelling itself, to the high, close boarded fencing and Resin bonded gravel front yard. It has no positive sense of place, intrinsic to the High Weald character. In particular, the following features are considered unacceptable:

1. Mass – whilst the design and access statement is correct that the building shows only a modest increase in footprint (if the demolition of the outbuildings is assured), the volume of the building has increased dramatically. The bulk and silhouette of the

proposed dwelling creates a massing which is too dominant and has no positive relationship with its neighbours, making it visually discordant in relation to the character and appearance of the area;

2. Flat roof – The HWAONBHDG states that “the roofscape of settlements in the High Weald is one of the key defining built characteristics, and in order to embed a sense-of-place in new

housing developments it is critical for new roofscapes to reflect and contribute to a sense-of

place.” It goes on to detail that roof pitches in clay tiled roofs are reasonably steep; occasionally 42.5 degrees, never lower, but more usually 47.5 to 50 degrees (emphasis added).

The existing bungalow has a steep roof pitch.

3. Materials –

I. Roof - Clay tile roofs and tile hanging is common to most of the High Weald; indeed, the existing bungalow on the site has a clay tile roof. According to the HWAONBHDG, new developments should use small module clay tiles, with natural camber, which give the characteristic undulations of roofs and elevations. Even large module, or interlinked tiles in clay or concrete are considered “inappropriate” within the High Weald. The design, access and planning statement does not specify the roofing materials, but given the proposal is for a flat roof, clearly the roofing materials are not clay tiles, and would be inappropriate within the High Weald.

II. ii. Cladding – Typical and characteristic of the High Weald is first floor cladding in weatherboarding or tile-hanging. The HWAONBHDG states that “locally sourced weather boarding is a good way to use local materials and reference aspects of local design and can also support the AONB by encouraging the sustainable management of woodlands

(see Management Plan objective W4).” The proposed black corrugated metal cladding to the elevations is industrial (not agricultural as is suggested in the Design, Access and

Planning Statement (DAP)) and incongruous in this High Weald AONB location.

4. 2m high close board fencing – The HWAONBDG states that private front curtilages are typically enclosed either by hedgerows, low walls, wooden picket fences or occasionally metal railings. It goes on to state that “close board fences are not an appropriate boundary treatment to define either the fronts or sides of plots from the public realm. They are uncharacteristic of vernacular treatments, and contribute little to visual quality or placemaking.” We note that the application form states that the site can be seen from public land, but the DAP states that the site is not visible from any public road. If the site cannot be seen from the public realm, the high close board fencing nevertheless adds to the urbanity of the overall proposal, and we object on these grounds.

Roof lights – the proposed roof lights would cause significant light spillage. An intrinsic part of the beauty of the High Weald AONB is its unusually dark skies, some of the darkest

in the south east. The High Weald AONB unit report that Sky Quality meter (SQM) readings taken around Wadhurst indicate skies as dark as 21.09 mags/arcsec” – a figure that corresponds to Silver Tier International Dark Sky Reserve, described by the International Dark Sky Association as being: “night-time environments that have minor impacts from light pollution and other artificial light disturbance, yet still display good quality night skies and have exemplary night-time lightscapes.”

5. Frontage – there is no door on the proposed front elevation, which is untypical of the High Weald. Combined with the 2m high close boarded fencing, bulk, silhouette and materials, this adds to the industrial appearance and urbanity of the proposed dwelling. In addition, all but one of the windows on the ground floor of the proposed frontage are high level clerestory windows, untypical of the High Weald. The remaining ground floor window on the proposed frontage is to a playroom, and the only first floor window on the proposed frontage is to an end-suite bathroom. The HWAONBDG states that “active frontages (building elevations with front doors and windows) should be employed”.

With regard to the local precedents referred to in the DAP, we say as follows:

1) Land between Farthings and The Winnats, Balaclava Lane WD/2021/2365/FA

This can be positively differentiated from the Homedene application in terms of bulk, silhouette and materials, which consist of timber cladding. In addition, the design was a response to the significant constraints of the site.

2) Tethers End, Shernfold Park Farm, Frant WD/2019/0817/F

We note from the officer report that “the reduction in the height of the pitched roof...would reduce the visual impact of the built form on this site in views through the conservation area. In addition, the proposals would lead to a design of building that would be a contemporary nod to the design of the adjacent Shernfold Park Lodge.”

3) Holmwood Farm, Wallcrouch

This dwelling does not sit within the Wealden planning authority area and therefore creates no precedent for the proposed development. We do, however, note that this is a dwelling in the open countryside where the materials used may be considered more appropriate. (This a rural agricultural area rather than the proposed development site which sits between other houses in a village setting).

Sustainability:

We also observe that the proposed steel cladding and aluminium windows are highly energy intensive to produce, thereby undermining the sustainability credentials of the proposal outlined in the DAP.

Section 4 of The Wealden Design Guide 11.1 states that “*The careful selection of building materials can make a major contribution to sustainability objectives*” and 11.2 states that “*Materials for developments should be selected on the basis of:*

- *Low embodied energy*
- *Sourcing from renewable sources*
- *Local sourcing to reduce pollution from transport*

The embodied energy of the proposed steel is much higher than the traditional materials used locally and unnecessarily increases the carbon footprint of the building.

Section 4 of The Wealden Design Guide gives indicative examples of embodied energy for steel as up to 80,000 kWh/m³ which compares to only 110 kWh/m³ for the sort of local timber which is traditionally used for cladding in the HWAONB. Hence, as well as conflicting with the aims of the HWAONB management plan to promote the use of local materials and timber (Objectives G3, S1, S3, W4) far from being sustainable, the use of the proposed cladding is over 700 times more energy intensive.

The WPC notes that the proposed Air source Heat pump is sited close to the neighbouring property (the Spinney) and raises a concern that this might cause a potential noise nuisance Impact on neighbouring properties:

Aside from the massing and visual impact noted before, the WPC notes that the overshadowing survey only shows projections up to 3pm. This is appropriate for winter months but in the height of summer the WPC raises concerns that this may cause significant increases in overshadowing to the Spinney in late afternoon and early evening. The WPC suggest that further information be made obtained.

We note the proposed dwelling is in a tucked away location, but we do not consider that this negates the requirement to conserve and enhance the High Weald AONB.

The WPC considers that the proposed design has architectural merits in another location but is not appropriate in this AONB setting.

According to the HWAONB Management plan “*design of new housing developments failing to respond to, or reinforce AONB character*” and “*Erosion of AONB character through suburbanisation,, large/landscape-intrusive replacement dwellings, and smaller interventions, boundary treatments etc., which have a cumulative effect.*” are two of the top five issues facing the HWAONB today and is concerned that the proposal will dilute the local distinctiveness which the rationale of Objective S3 of the HWAONB Management plan elucidates as “*To protect and enhance the character and quality of buildings in the High Weald, and re-establish the use of local materials as a means of protecting the environment and adding to this distinctiveness.*”

If WDC is minded to grant planning permission, **we request that conditions be attached so that the outbuildings scheduled for removal are removed prior to the commencement of building.**

APPENDIX D

Application No. WD/2022/1828/F

Description: PARTIAL DEMOLITION AND EXTENSION TO FORM TWO STOREY DWELLING

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

Decision: Withdrawn (20/09/22)

Case Officer: Rebecca Fellows

Comments from Wealden District Council (22/11/22):

Objection on the grounds that the proposed dwelling's mass, flat roof and materials fail to conserve and enhance the High Weald AONB; the proposal fails to provide a sense of place; is harmful to the dark skies for which Wadhurst is renowned; and fails to meet paragraph 130 of the NPPF and WDC policies EN6, EN27, HG4 and HG10.

The WDC Landscape Character Assessment 2022 (LCA) defines landscape character as:

"a distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse....understanding the character of place and evaluating an area's defining characteristic is a key component in managing growth sustainably, and ensuring that the inherent character and qualities of Wealden's landscape can continue to be appreciated. An understanding of character can be used to ensure that any change or development does not undermine whatever is valued or characteristic in a particular landscape and helps guide positive changes that conserves, enhances, restores, or creates local character."

It states that where any of the key characteristics and/or landscape qualities within the LCA will be affected by a proposal, it should be asked if the proposal can be altered in any way to avoid adverse effects on the key characteristics. Our view is that it can.

Wadhurst is in the High Weald AONB, a unique and protected outstandingly beautiful landscape. The LCA states that the following feature is characteristic, and particularly valued for its contribution to character in the High Weald AONB:

- The vernacular architecture of brick, oak, sandstone and flint which reflects the locally available materials and provides a sense of place

It recommends that:

- New buildings reinforce and respond to local character in their scale, layout and design, reflecting the local vernacular in the use of materials;
- Development should draw on the principles contained within the High Weald AONB design guidance (HWAONBDG), High Weald guidance on the selection and use of colour in development and objectives of the High Weald AONB Management Plan.

The proposal fails on each of the above recommendations. It also fails to meet the following requirements:

1. The NPPF, para 130, requires that developments are *"sympathetic to local character and history, including the surrounding built environment and landscape setting...establish or maintain a strong sense of place."*
2. WDC policy HG4 states *"within the development boundaries...the established character of existing residential areas will be protected."*

3. WDC policy HG10 states “*within the development boundaries...the extension and alteration of existing dwellings will be permitted where the scale, style, design and materials are appropriate and sympathetic in relation to the existing buildings.*”

4. WDC policy EN27 states “*the scale, form site coverage, density and design of developments and use of materials and landscaping should respect the character of adjoining development and promote local distinctiveness.*”

5. WDC policy EN6 states that “*Development within the High Weald Area of Outstanding Natural Beauty, as defined on the Proposals Map, will only be permitted if it conserves or enhances the natural beauty and character of the landscape. Particular care will be paid to the siting, scale, layout and design of development. In considering any proposals, particular regard will be had to:- (1) the landscape characteristics.....(7) the traditional settlement pattern, building styles and materials*”;

This application is for the partial demolition and extension of an existing dwelling, but the extension is not subservient to the existing dwelling; in fact, the existing dwelling can no longer be read at all. We do not object to this in principle, but it does mean that the proposal should be considered as a new, replacement dwelling, rather than partial demolition and extension.

Whilst the existing dwelling is of no particular architectural merit, it reflects the local vernacular, with a steeply pitched clay tile roof, and nestles in to the site and wider location. The proposed dwelling does not. As above, the LCA states that one of the key characteristics of the High Weald that is particularly valued for its contribution to character is the local vernacular architecture, reflecting locally available materials and providing a sense of place. The proposed dwelling does not respond to local character in its design, and does not meaningfully draw on the principles contained within the HWAONBHDG, High Weald guidance on the selection and use of colour in development and objectives of the High Weald AONB Management Plan. It is urban in character, from the design and materials of the dwelling itself, to the high, close boarded fencing and resin bonded gravel front yard. It has no positive sense of place, intrinsic to the High Weald character. In particular, the following features are considered unacceptable:

1. Mass – given the demolition of the outbuildings, we have no objection to the increased footprint and volume of the dwelling, but the bulk and silhouette of the proposed dwelling creates a massing which is visually discordant in relation to the character and appearance of the area;

2. Flat roof – The HWAONBHDG states that “*the roofscape of settlements in the High Weald is one of the key defining built characteristics, and in order to embed a sense-of-place in new housing developments it is critical for new roofscapes to reflect and contribute to a sense-of place.*” It goes on to detail that roof pitches in clay tiled roofs are reasonably steep; occasionally 42.5 degrees, **never lower**, but more usually 47.5 to 50 degrees [emphasis added]. The existing bungalow has a steep roof pitch.

3. Materials –

I. Roof - Clay tile roofs and tile hanging is common to most of the High Weald; indeed, the existing bungalow on the site has a clay tile roof. According to the HWAONBHDG, new developments should use small module clay tiles, with natural camber, which give the characteristic undulations of roofs and

elevations. Even large module, or interlinked tiles in clay or concrete are considered “inappropriate” within the High Weald. The design, access and planning statement does not specify the roofing materials, but given the proposal is for a flat roof, clearly the roofing materials are not clay tiles, and would be inappropriate within the High Weald.

II. Cladding – Typical and characteristic of the High Weald is first floor cladding in weather-boarding or tile-hanging. The HWAONBDG states that “*locally sourced weather boarding is a good way to use local materials and reference aspects of local design and can also support the AONB by encouraging the sustainable management of woodlands* (see Management Plan objective W4).” The proposed black corrugated metal cladding to the elevations is industrial (not agricultural as is suggested in the Design, Access and Planning Statement (DAP)) and incongruous in this High Weald AONB location.

4. 2m high close board fencing – The HWAONBDG states that private front curtilages are typically enclosed either by hedgerows, low walls, wooden picket fences or occasionally metal railings. It goes on to state that “*close board fences are not an appropriate boundary treatment to define either the fronts or sides of plots from the public realm. They are uncharacteristic of vernacular treatments, and contribute little to visual quality or placemaking.*” We note that the application form states that the site can be seen from public land, but the DAP states that the site is not visible from any public road. If the site cannot be seen from the public realm, the high close board fencing nevertheless adds to the urbanity of the overall proposal, and we object on these grounds.

5. Roof lights – the proposed roof lights would cause significant light spillage. An intrinsic part of the beauty of the High Weald AONB is its unusually dark skies, some of the darkest in the south east. The High Weald AONB unit report that Sky Quality meter (SQM) readings taken around Wadhurst indicate skies as dark as 21.09 mags/arcsec” – a figure that corresponds to Silver Tier International Dark Sky Reserve, described by the International Dark Sky Association as being: “*night-time environments that have minor impacts from light pollution and other artificial light disturbance, yet still display good quality night skies and have exemplary night-time lightscapes.*”

6. Frontage – there is no door on the proposed front elevation, which is untypical of the High Weald. Combined with the 2m high close boarded fencing, bulk, silhouette and materials, this adds to the industrial appearance and urbanity of the proposed dwelling. In addition, all but one of the windows on the ground floor of the proposed frontage are high level clerestory windows, untypical of the High Weald. The remaining ground floor window on the proposed frontage is to a playroom, and the only first floor window on the proposed frontage is to an en-suite bathroom. The HWAONBDG states that “*active frontages (building elevations with front doors and windows) should be employed*”.

With regard to the local precedents referred to in the DAP, we say as follows:

1) Land between Farthings and The Winnats, Balaclava Lane WD/2021/2365/FA

This can be positively differentiated from the Homedene application in terms of bulk, silhouette and materials, which consist of timber cladding. In addition, the design was a response to the significant constraints of the site.

2) Tethers End, Shernfold Park Farm, Frant WD/2019/0817/F

We note from the officer report that “*the reduction in the height of the pitched roof...would reduce the visual impact of the built form on this site in views through the conservation area. In addition, the proposals would lead to a design of building that would be a contemporary nod to the design of the adjacent Shernfold Park Lodge.*”

The same cannot be said of the Homedene application in the context of its surroundings. In its case, there is no reduction in the roof height, with the existing pitched roof merely converted to a flat roof and the roof-line sited at the existing ridge level of the bungalow. The visual impact of the proposal is increased, not reduced, due to its bulk and silhouette. Further, the design provides no sense of place.

3) Holmwood Farm, Wallcrouch

This dwelling does not sit within the Wealden planning authority area and therefore creates no precedent for the proposed development. We do, however, note that this appears to be a dwelling in the open countryside where the materials used may be considered more appropriate.

We also observe that the proposed steel cladding and aluminium windows are highly energy intensive to produce, thereby undermining the sustainability credentials of the proposal outlined in the DAP.

We note the proposed dwelling is in a tucked away location, but we do not consider that this negates the requirement to conserve and enhance the High Weald AONB.

If WDC is minded to grant planning permission, we request that it is conditioned so that the outbuildings scheduled for removal are removed prior to the commencement of building.

(ACTION: Clerk to resend above letter to Cllr Howell, Cllr Glynn-Ives and Nus Garni and chase in 7 days.)

It was proposed by Cllr Shairst, seconded by Cllr Smith, that the committee should obtain advice regarding Judicial Review from Simon Bell or Francis Taylor Building. Unanimously agreed up to £2,000 subject to the balance left on the £10,000 planning information/report budget.

(Action : Clerk to check monies remaining in ‘advice for planning’ budget and place proposal for increase of £10K on September’s Full Council agenda, proposed by Cllr Shairst, seconded by Cllr P Moore and unanimously agreed))

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.

Note: application refused by East Sussex County Council

Noted

9. Appeals/WDC Planning Committee North:

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

Note: The above application was not heard at PCN 20th July 2023, and is expected to be heard at the September PCN meeting.

(Action: Clerk to chase for response from WDC to letter sent 25th July regarding condition removal and question why letter has not been attached to application consultees responses. Copy letters to go to Cllr Howell and Cllr Glyn-Ives)

Cllr Smith takes Chair and Cllr Shairp leaves discussion

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

Contested footpath – ROW/3321220

Description: Adding a footpath with three entrances from footpath Wadhurst 51 near Oak Wood to 2 entrances on footpath Wadhurst 45 near Beggars Roost

Update: The footpath officer at ESCC noticed he has used the wrong notification to indicate a footpath on the map. The Inspector confirmed that ESCC will need to do the Order again. Once that is done, there will need to be a 6-week consultation period again (possibly from 4 August to 20 September).

New notification received 1st August 2023

THE EAST SUSSEX (PUBLIC FOOTPATH WADHURST 79a, WADHURST 79b, WADHURST 79c, WADHURST 79d, WADHURST 80, WADHURST 81, WADHURST 82)

DEFINITIVE MAP MODIFICATION ORDER 2023

On 2 September 2022 East Sussex County Council made an Order for the above paths in Wadhurst, being 'THE EAST SUSSEX (PUBLIC FOOTPATH WADHURST 79a, WADHURST 79b, WADHURST 79c, WADHURST 79d, WADHURST 80, WADHURST 81,

WADHURST 82) DEFINITIVE MAP MODIFICATION ORDER 2022', however due to a drafting error in that Order it has been necessary to remake the Order.

Therefore, East Sussex County Council made the above-named 2023 Order on 28 July 2023.

Deadline for responses: 20th September 2023.

(Action: Clerk to forward letter to support modified map, confirming that public have used this continually, historically)

Cllr Shairp returns as Chair

11. Planning control and High Street Enforcement:

- Magic Fade, High Street, Wadhurst.
- Waters Reach, Lower High Street
- Bewl Water
- Spanish Gleam, High Street, Wadhurst
- Hamilton Barbados
- Hospice in the Weald

WDC response in respect of Bewl noted

(ACTION: Clerk to put on next planning agenda)

(ACTION: Place Fairglen Lane corner on next agenda)

Breach of Conditions Notice: None

12. To discuss Tree Preservation Orders:

Application: TM/2023/0170/TPO

Location: 1-13 GREAT DURGATES CLOSE, STATION ROAD, WADHURST, TN5 6RT

Description: crown reduce 1x yew tree (t2) by 1-2m back to previous pruning points within tree preservation order (Wadhurst) no 59, 1989.

No comments

13. Conservation areas

14. Community Infrastructure Levy

15. Policy/Correspondence/Consultations/budget

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'.

15.4 Members are asked to agree to subscribe to Nimbus Maps for gaining planning and land registry information - budget up to £1,500 per annum – Cllr C Moore

(ACTION: Clerk to place above on next agenda)

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: The Forestry Commission have confirmed this is licenced work for diseased trees.

Notified by WDC

Issued/approved:

Application No. WD/2023/1234/F

Description: loft conversion with addition of a dormer and two rooflights. internal alterations and changes to fenestration. Conversion of front garden to hard landscaping and provision of dropped kerb.

Location: 34 WESTERN ROAD, WADHURST, TN5 6TX

Decision: approved

Comment from WDC to WPC: This revised scheme submitted proposes a significantly smaller rear dormer that will be sited within the existing roof slope and will be constructed using hanging tiles to match the existing roof materials. The Juliet balcony has also been replaced with a smaller window.

It possible to carry out the installation of hardstanding and access to the highway under permitted development and there is already a precedent set within the road for off road parking. The driveway is to be constructed using permeable brick paving with the addition of ACO drainage as necessary.

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/2023/1188/FA

Description: variation of condition 4 and removal of condition 3 of WD/2022/3046/F (the construction of two single-storey rear extensions in a traditional 'orangery' style. One to the south of the property and a smaller size extension to east side of the property) to omit the requirement for non reflective glass.

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

Decision: approved

WDC comment to WPC: Officer response to Parish Council: The development previously approved was subject to conditions which the development would have to comply. Condition 3 would be amended to reflect the revision of the previously proposed reflective glazing with

the proposed black out blinds. Condition 4 would be amended to remove reference to anti-reflective glazing and replace with the approved black out blind specification.

Application No. WD/2023/0812/F

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.

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

Decision: Approved

Withdrawn:

Application No. WD/2019/1198/F

Description: excavation of ground to form water storage reservoirs with connecting watercourse

Location: LITTLE WINDMILL FARM, WINDMILL LANE, COUSLEY WOOD, WADHURST, TN5 6FN

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

Noted that amendment has been received for application in respect Queenswood CastleWalk and the Clerk has requested an extension

Meeting closed 12:40pm