

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 5th August 2023** for the transaction of business as set out below.

Claudine Feltham

Signed Claudine Feltham - Clerk, Wadhurst Parish Council.

Date: 1st August 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 22nd July 2023
4. To discuss matters arising from the minutes of the meeting of 22nd 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/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.

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

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.

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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.

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

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

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.

Note: application refused by East Sussex County Council

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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.

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.

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

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.

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'.

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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

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

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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