

# 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 19<sup>th</sup> August 2023** for the transaction of business as set out below.

*Claudine Feltham*

Signed Claudine Feltham - Clerk, Wadhurst Parish Council.

Date: 15<sup>th</sup> 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 5<sup>th</sup> August 2023
4. To discuss matters arising from the minutes of the meeting of 5<sup>th</sup> August 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. Freedom of Information requests
17. Items for noting
18. 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/2023/1445/F](#)**

Date of notification: 1<sup>st</sup> August 2023

Parish Council Consultee expiry date: 16<sup>th</sup> August 2023 (*extension granted by WDC to 21<sup>st</sup> August 2023*)

Location: QUEENSWOOD, CASTLE WALK, WADHURST, TN5 6DB

Description: installation of safety handrail to edge of existing flat roof.

**Amended plans received 01/08/2023**

##### **7.2.2 Application No. [WD/2023/1543/F](#)**

Date of notification: 2<sup>nd</sup> August 2023

Parish Council Consultee expiry date: 23<sup>rd</sup> August 2023

Location: QUINCE COTTAGE, COCKMOUNT LANE, WADHURST, TN5 6UB

Description: to extend the front of the property, to provide a larger kitchen area with added fenestration.

##### **7.2.3 Application No. [WD/2023/1777/F](#)**

Date of notification: 3<sup>rd</sup> August 2023

Parish Council Consultee expiry date: 24<sup>th</sup> August 2023

Location: SUNDOWN, BRINKERS LANE, WADHURST, TN5 6LS

Description: replacement of a collapsed greenhouse and compost bins with a new timber framed garden room with a pent roof, for occasional use as a home office/study area.

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## **7.2.4 Application No. [WD/2023/1937/F](#)**

Date of notification: 3<sup>rd</sup> August 2023

Parish Council Consultee expiry date: 24<sup>th</sup> August 2023

Location: THE OAST HOUSE, BEST BEECH HILL, WADHURST, TN5 6JH

Description: Demolition of the existing rear single storey mono-pitch extension and replace with an 'orangery' style single storey extension. Construct a new single storey side extension to the west elevation.

## **7.2.5 Application No. [WD/2023/1912/F](#)**

Date of notification: 4<sup>th</sup> August 2023

Parish Council Consultee expiry date: 25<sup>th</sup> August 2023

Location: COUSLEY DENE, COUSLEY WOOD ROAD, WADHURST, TN5 6EP

Description: proposed double bay garage with store

## **7.2.6 Application No. [WD/2023/1895/F](#)**

Date of notification: 7<sup>th</sup> August 2023

Parish Council Consultee expiry date: 28<sup>th</sup> August 2023

Location: BEWL WATER, BEWLBRIDGE LANE, COUSLEY WOOD, WADHURST, TN3 8JH

Description: campsite for up to 80 pitches and for the erection of a portacabin between the months of April and September.

## **7.2.7 Application No. [WD/2023/1858/F](#)**

Date of notification: 8<sup>th</sup> August 2023

Parish Council Consultee expiry date: 29<sup>th</sup> August 2023

Location: SADLERS, COUSLEY WOOD ROAD, WADHURST, TN5 6EF

Description: demolition of existing garage and attached store; proposed annexe to provide ancillary residential accommodation.

## **7.2.8 Application No. [WD/2023/1935/LB](#)**

Date of notification: 10<sup>th</sup> August 2023

Parish Council Consultee expiry date: 31<sup>st</sup> August 2023

Location: PARTRIDGES, PARTRIDGES LANE, WADHURST, TN5 6LA

Description: repair crack in chimney using soft lime mortar. Removal hard cementitious mortar used in earlier repairs and replace with soft lime mortar.

## **7.2.9 Application No. [WD/2023/1110/F](#)**

Date of notification: 14<sup>th</sup> August 2023

Parish Council Consultee expiry date: 28<sup>th</sup> August 2023

Location: BROADWELL COTTAGE, SLEEPERS STILE ROAD, COUSLEY WOOD, WADHURST, TN5 6QX

Description: **Amended plans:** ground and part first floor extension to the eastern elevation; relocation of an existing dormer.

## **7.2.10 Application No. [WD/2023/2018/F](#)**

Date of notification: 14<sup>th</sup> August 2023

Parish Council Consultee expiry date: 4<sup>th</sup> September 2023

Location: COUSLEY DENE, COUSLEY WOOD ROAD, WADHURST, TN5 6EP

Description: rear ground floor extension and external alterations

## **7.2.11 Application No. [WD/2023/1819/F](#)**

Date of notification: 14<sup>th</sup> August 2023

Parish Council Consultee expiry date: 4<sup>th</sup> September 2023

Location: OAK COTTAGE, COOMBE LANE, WADHURST, TN5 6NU

Description: garage extension

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## **7.2.12 Application No. [WD/2023/1984/FA](#)**

Date of notification: 14<sup>th</sup> August 2023

Parish Council Consultee expiry date: 4<sup>th</sup> September 2023

Location: PRIMMERS, PRIMMERS GREEN LANE, WADHURST, TN5 6DU

Description: variation of condition 14 of WD/2021/3034/F demolition of existing garage and garden structures/outbuildings including swimming pool and tennis court. Erection of new part single part two storey dwelling with detached garage, landscaping, pool and pool pavilion and associated works

## **7.2.13 Application No. [WD/2023/2041/F](#) and [WD/2023/2042/LB](#)**

Date of notification: 15<sup>th</sup> August 2023

Parish Council Consultee expiry date: 5<sup>th</sup> September 2023

Location: STREAM COTTAGE, WENBANS LANE, WADHURST, TN5 6NR

Description: construction of single storey kitchen extension, replacement of pool shed and alterations to shape of existing swimming pool

## **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/2021/0638/F](#)**

Bewl Fishing Hut

FISHING LODGE, BEWL WATER, BEWLBRIDGE LANE, LAMBERHURST, TN3 8JH

### **8.5 [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*

### **8.6 [WD/2023/0948/F](#)**

Homedene, Hollydene Road, Wadhurst, TN5 6TT

- To consider the legal position in light of the recent advice
- Discuss next steps following emails received from WDC Planning and District Councillor.

## **9. Appeals/WDC Planning Committee North:**

### **9.1 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 20<sup>th</sup> July 2023, and is expected to be heard at the September PCN meeting.*

### **9.2 Appeal reference: [APP/C1435/X/23/3325157](#)**

#### **Application reference: [WD/2023/0537/LDB](#)**

Location: Land at Pell Bridge, Primmers Green Lane, Wadhurst

Description: removal of redundant stainless flue and falling tile flashing around main chimney.

An appeal has been made to the Secretary of State against the decision of Wealden District Council to refuse a certificate of lawfulness of proposed use for the following reasons:

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'the proposed works are set out within the application particulars for the replacement of the tile mortar fillet detail around the main chimney with detailed lead flashing would require listed building consent as the works would affect the character of the listed building as a building of special architectural or historical interest'.

The appeal will be based on written representations. All previous representations have been forwarded. If any further representation are to be made, the deadline is 19<sup>th</sup> September via the planning inspectorate portal, quoting the appeal reference.

### 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 1<sup>st</sup> 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: 20<sup>th</sup> September 2023.

### 11. Planning control and High Street Enforcement:

- Magic Fade, High Street, Wadhurst.
- Waters Reach, Lower High Street
- Bewl Water
- WDC response in respect of Bewl Water
- Spanish Gleam, High Street, Wadhurst
- Hamilton Barbados
- Hospice in the Weald
- Fairglen Lane corner

**Breach of Conditions Notice:** *None*

### 12. To discuss Tree Preservation Orders:

#### 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)

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The Consultation on the SA Scoping Report will run from 26<sup>th</sup> June 2023 to 05.00pm on the 7<sup>th</sup> 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](mailto: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. Freedom of Information requests

### 17. 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:**

**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.**

**Enforcement:**

**Notified by WDC**

**Issued/approved:**

**Application No. [WD/2023/1413/MAJ](#)**

Description: temporary permission for the siting of buildings associated with the holding of a Christmas event from 25th October 2023 to 4th January 2024.

Location: BEWL WATER, BEWLBRIDGE LANE, COUSLEY WOOD. WADHURST, TN3 8JH

*Response to Parish Council: The report has been received and formed part of the assessment. It is considered that due to the siting away from the water edge, the temporary nature of the event, and imposing of conditions regarding lighting and hours of use, there will not be a significant harm during the event timings to warrant refusal of the proposal.*

**Application No. [WD/2020/0200/MAJ](#) and [WD/2020/0201/LBR](#)**

Description: proposed conversion of former granary to provide a three-bedroom dwelling, Sussex barn (Colyers Barn) to provide a four-bedroom dwelling and dairy to provide a four-bedroom dwelling; conversion of former Oast as ancillary accommodation to skimmers farmhouse to provide two-bedroom first floor apartment with games room and home office below; separation of former annexe from

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skinners farmhouse to provide separate two-bedroom dwelling with associated landscaping and external works. Retrospective listed building consent for works to Skinners Farmhouse, Granary, Sussex barn (Colyers barn) and Oast. Replacement septic tank for Skinners Farmhouse and Oast and the construction of a new shared sewerage treatment tank.

Location: SKINNERS FARM, BEST BEECH HILL, WADHURST, TN5 6JT

### **Application No. WD/2023/0953/F**

Description: change of use and conversion of stable building to provide holiday accommodation.

Location: GREEN CAP NURSERY, SLEEPERS STILE ROAD, COUSLEY WOOD, WADHURST, TN5 6QX

### **Application No. WD/2023/1537/FA**

Description: variation of condition 10 OF WD/2023/0140/FA new single dwelling house

Location: 1 WALTERS COTTAGES, WADHURST, TN5 6BG

### **Application No. WD/2023/1595/FA**

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.

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

*Response to Parish Council: Planning permission was recently granted under WD/2022/1244/F for the doors and windows in the properties to be replaced, with a 'Cotswold Biscuit' colour being specified in the conditions (the white colour initially requested was not considered acceptable). The colour now proposed is very similar to the previously approved colour. While acknowledging the point about like for like, the application details and officer report clearly set out UPVC was proposed, and it was considered that this change in material would not be detrimental in the colour chosen from a visual perspective. With regard to the emerging Neighbourhood Plan, this is currently out to consultation at Regulation 16 Stage, and whilst the Regulation 16 submission does hold some weight, this document has not yet been fully adopted, and does not formally form part of the statutory development plan.*

### **Application No. WD/2023/0920/F**

Description: extension and remodelling of existing house and replacement garage.

Location: THE ARBORETUM, RISEDEN ROAD, WADHURST, TN5 6NY

### **Application No. WD/2022/0867/FA**

Description: variation of condition 1 and removal of condition 2 of planning permission WD/2013/0273/FA (variation of condition 2 of WD/2000/1987/F - change of use of former agricultural buildings for sales, office and workshop in connection with farm and garden machinery business including sale of Calor gas, quad bikes, trail bikes, associated clothing and accessories. Variation of condition 4 of WD/2008/2960/F - erection of replacement sales, office and workshop building in connection with existing farm, garden machinery, leisure and trail bikes businesses) to remove the restriction on the type of refreshments sold and to allow for the sale of motorbikes and bicycles.

Location: DENE FARM, WADHURST ROAD, MARK CROSS, TN6 3PD

**Withdrawn:**

## **18. Urgent Issues at the discretion of the Chair for noting or inclusion on future agenda**