

# 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 2<sup>nd</sup> September 2023** for the transaction of business as set out below.

*Claudine Feltham*

Signed Claudine Feltham - Clerk, Wadhurst Parish Council.

Date: 29<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 19<sup>th</sup> August 2023
4. To discuss matters arising from the minutes of the meeting of 19<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/2023/2018/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

##### **7.2.2. 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

##### **7.2.3 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

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

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

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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.

## 7.2.5 Application No. [WD/2023/2061/FR](#)

Date of notification: 21<sup>st</sup> August 2023

Parish Council Consultee expiry date: 11<sup>th</sup> September 2023

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

Description: retrospective application for the continued use of land for ancillary residential purposes and the associated continued use of the existing detached outbuilding as a self-contained annexe

## 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/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/2022/1610/MAO**

Location: Land to South of Cousley Wood Road, Sparrows Green, Wadhurst, TN5 6SX (known locally as Primmers)

Proposal: Outline application (seeking approval of access) for the erection of up to 15 residential dwellings. All other matters reserved.

Planning Inspectorate ref: APP/C1435/W/23/3321354

Deadline: 20<sup>th</sup> September 2023

*Information: WDC refused to grant the necessary permission for the above site, and the reasons for refusal can be viewed on the Council's website at [www.planning.wealden.gov.uk](http://www.planning.wealden.gov.uk). The Planning Inspectorate has received notice of a planning appeal against this decision.*

*The Secretary of State considers that the written representations procedure be followed for this appeal. This procedure requires that those owners and occupiers of properties near the site and those who expressed a view at application stage be informed of the appeal and be given the opportunity to submit further views in writing. **Please Note: Any views received in writing by the Council at the application stage will have been forwarded to The Planning Inspectorate, for the Inspector's attention.***

*The Planning Inspectorate have introduced an on-line appeals service which you can use to comment on this appeal. This service can be found through the Appeals Casework Service website (<https://acp.planninginspectorate.gov.uk>). The Inspectorate may publish details of your comments on the internet. As your comments may include personal information (eg. name, address, etc.), please ensure that you only provide information that you are happy will be made available to others in this way. If you supply information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.*

*Alternatively, representations can be made in writing (please enclose **THREE** copies of your representations) and sent **direct to The Planning Inspectorate** at the address overleaf, quoting **APP/C1435/W/23/3321354**. The Planning Inspectorate will not acknowledge your letter.*

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

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

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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.*

## **9.3 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:

‘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
- 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 Complaint in respect of Wealden District Council**

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15.2 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'.*

15.3 Conflict between Wealden District Council approach to contemporary development in the High Weald AONB and the High Weald AONB Housing Design Guide.

15.4 Wealden District Council Local Plan and undertaking of Sustainability Appraisal (SA)  
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'.*

15.5 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

15.6 Consultation: The Department for Levelling Up, Housing and Communities (DLUHC) have issued a consultation seeking views on proposals to implement the parts of the Levelling Up and Regeneration Bill which relate to plan-making, to make plans simpler, faster to prepare and more accessible. The main consultation document can be found [here](#). The consultation closes on 18<sup>th</sup> October 2023.

15.7 To approve draft letter to ESCC Asset Manager re disposal of assets – 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:**

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***Notified by WDC***

**Issued/approved:**

**Application No. WD/2023/1110/F**

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

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

Decision: approved

**Withdrawn:**

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