

WADHURST PARISH COUNCIL

Minutes of the Planning Committee held at The Pavilion, Sparrows Green Recreation Ground, South View Road, Wadhurst, TN5 6TW at 09:30 hours on 22nd July 2023.

Cllrs Present: Cllr Shairst (Chair), Cllr C Moore (minute taker), Cllr P Moore, Cllr Crawford (in part), Cllr Smith and Cllr Anderson

It was proposed by Cllr Shairst that Cllr C Moore should take the minutes for this meeting, seconded by Cllr C Moore and unanimously agreed.

Members of the public: Eight members of the public and Wealden District Cllr Andrew Wilson (in part)

Meeting start time: 09.33 hours

MINUTES

1. To receive apologies for absence **None**
2. To receive declarations of interest and updates to members' register of interests **Cllr Shairst declared an interest in item 7.2.1 Application No. [WD/2023/1713/LB](#) and Cllr Smith declared an interest in item 9.1 Planning Inspectorate Ref: APP/C1435/W/23/3318107**
3. To approve the minutes of the meeting held 8th July 2023 **Cllr C Moore proposed that the minutes be approved, this was seconded Cllr Anderson and approved by them and Cllrs P Moore and Smith (Cllr Shairst abstained)**
4. To discuss matters arising from the minutes of the meeting of 8th July 2023 **None**
5. Public forum – time limit 15 minute **Eight members of the public attended to object to item 8.7 Application No. WD/880/CMCL (East Sussex). The members of the public voiced their strong objections and concerns to the Certificate of Lawfulness for a proposed use as a privately operated Household Waste Recycling Centre. Cllrs explained that WPC had objected and had commissioned a barrister's opinion with regard to the technical legal aspects of the application. Members of the public raised concerns that Wealden District Council, as a statutory consultee had not objected to applications at this site, despite the points raised by residents and questioned whether neighbouring parishes had been consulted as traffic impacts would have wide reaching effects. (Cllr Crawford joined the meeting shortly after the public forum opened at 09.38 and Wealden District Cllr Andrew Wilson joined the meeting at 09.43)**
6. Pre- application briefings **None**

7. Licence and planning applications

7.2 Planning:

7.2.1 Application No. [WD/2023/1713/LB](#)

Date of notification: 6th July 2023

Parish Council Consultee expiry date: 27th July 2023

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

Description: proposed works to existing first floor.

Wadhurst Parish Council response to Wealden District Council: **No objection (Cllr Smith chaired this item as Cllr Shairst declared an interest. He did not participate in the discussion or vote)**

Members agreed to bring item 9.1 forward for discussion and Cllr Crawford left the meeting after this item (10.26am).

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

Date of notification: 6th July 2023

Parish Council Consultee expiry date: 27th July 2023

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

Description: variation of condition 12 of WD/2023/0516/F (detached single storey building with accommodation in the roof space to act as a holiday let and occasional B&B use, managed by the owner/occupier of Wisketts Barn) to change the roof covering and alter roof ends to gables.

Wadhurst Parish Council response to Wealden District Council: **Objection: the WPC objects to the variation of the condition as changing the roof to zinc and altering the gables so they no longer match the other building on the site would not only fail to conserve or enhance the AONB but would detrimentally harm the AONB contrary to saved policy EN6.**

Extract from the Wealden Local Plan (WPC emphasis added)

“EN6 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 of the subareas identified in the High Weald landscape assessment;**
- (2) the well-wooded appearance, especially Ancient Woodlands, together with other woods, tree belts and hedges;**
- (3) undeveloped steep valleys and ghylls;**
- (4) open heathland;**
- (5) undeveloped ridge positions and other visually exposed locations;**
- (6) areas of unspoilt or remote character;**
- (7) the traditional settlement pattern, building styles and materials;**
- (8) the High Weald Management Plan.”**

The new building is in a very sensitive HWAONB location next to Bewl Water and will be visible from a long distance and from the publicly accessible ancient routeway next to it. The roof will be very visible, especially as three large oaks on the routeway edge are being felled to accommodate this building.

Despite what could be seen as overdevelopment of the site, the WPC had no objection to the original (WD/2023/0516) application because the design and materials were appropriate to this HWAONB location and reflected the adjacent building. The WPC agrees with the original condition in the Notice of Decision for Application No. WD/2023/0516, regarding materials and design (reiterated below) and requests that this is not varied for the reasons stated previously (also reiterated below).

“2. All external materials used in the construction of the development hereby approved shall match the type, texture, tone, colour, size and profile of those used on the existing building 'Wisketts Barn', and shall be retained permanently as such. MA03

REASON: To safeguard the appearance of the premises and the character of the area generally and to enable the Local Planning Authority to properly consider and control the development, having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy EN27 of the adopted Wealden Local Plan 1998, coupled with the requirements of the National Planning Policy Framework 2021.”

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

Date of notification: 11th July 2023

Parish Council Consultee expiry date: 1st August 2023

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

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

Wadhurst Parish Council response to Wealden District Council: **No Objection. However, the WPC would like to note that the original application, WD/2022/1244/F was somewhat misleading as**

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notes to the plans* state that “ALL WINDOWS/DOORS TO BE REPLACED LIKE FOR LIKE IN WHITE UPVC AS PART OF MAINTENANCE SCHEME.” when in fact the existing windows are wood and not UPVC. The emerging Wadhurst Neighbourhood Plan incorporating the Wadhurst Design Code would now require the windows to be replaced like for like in wood and not UPVC.

* WD-2022-1244-F_Plans_G26764-PER-ZZ-XX-DR-S-12101-P1

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.

Members agreed to send the ecology report with covering letters to relevant parties including Natural England, RSPB, SOS, Wild Isles, local Cllrs and MP's. Action Cllrs C Moore and Shairp to draft and members to agree by email.

Members agreed to send a short report summarising the issues at Bewl to PCN members in advance of any PCN meeting where Bewl was on the agenda. ACTION: Cllrs C Moore and Shairp to draft and members to agree by email.

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)

Members noted that the FOI request had been received by WDC and agreed to send a letter to ward members, copying the PCN Chair and Deputy Chair reiterating their concerns and requesting the decision be revoked. ACTION: Cllr Shairp to draft and members to agree by email.

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.

Members agreed to send the barrister's submission to ESCC. Members agreed to post on social media to update members of the public and thank those who had attended this meeting. Members agreed to notify neighbouring Parishes (including Lamberhurst, Ticehurst, Frant, Mark Cross) of the application; mainly due to concerns raised about traffic, which could adversely impact them. Members agreed to try to submit the video illustrating High Street traffic issues. Members agreed to write to ESCC and WDC ward Cllrs sharing their previous objections and barrister's submission. ACTION: Cllrs Smith and C Moore.



Submission to the
LPA.docx

9. Appeals/WDC Planning Committee North:

9.1 Planning Inspectorate Ref: APP/C1435/W/23/3318107

Application: WD/2022/0550/F

Location: THE PADDOCK, TAPSELLS LANE, WADHURST, TN5 6PL

Description: THREE NEW DETACHED HOUSES WITH DETACHED GARAGES AND NEW CROSSOVER.

Deadline for any additional comments to the Planning Inspectorate: 25th July 2023

OBJECTION. Cllr Smith declared an interest and did not participate in the discussion or vote

ACTION: Cllr C Moore to submit before the deadline.



WPC Objection to
Tapsells Lane Appeal

9.2 Application No: WD/2021/0559/MAJ

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

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

The above application was going to be considered at Planning Committee North on 20th July 2023 but was deferred, likely to September. Members agreed to write again to WDC asking for a response to their objection to the variation of the S52 agreement. ACTION: Cllr P Moore to draft and members to agree by email.

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

ACTION: Cllr Shairston to provide a link to the details of the contested footpath to the clerk for inclusion on future agenda.

11. Planning control and High Street Enforcement:

- Magic Fade, High Street, Wadhurst.
- Waters Reach, Lower High Street
- Aqua Park at Bewl **ACTION: clerk to remove from next agenda (covered under 'Bewl' item)**
- Bewl Water
- Spanish Gleam, High Street, Wadhurst **Cllrs discussed the correspondence received from Spanish Gleam and agreed to respond to the questions raised by including information about planning regulation in the conservation area, High Weald AONB copying the owners of the building. ACTION: Cllr C Moore to draft and members to agree by email.**
- Hamilton Barbados **Cllrs agreed to write to the owners / occupiers to enquire when the boarded window would be fixed. ACTION: Cllr C Moore to draft and members to agree by email.**
- Wadhurst Primary School *(now confirmed by East Sussex that planning permission was granted)* **ACTION: clerk to remove from next agenda**

Breach of Conditions Notice: *None*

12. To discuss Tree Preservation Orders:

TM/2023/0151/TCA

Location: 1 QUARRY COTTAGES, LITTLE BUTTS LANE, WADHURST, EAST SUSSEX, TN5 6EU

Description: remove 3 no Hazel and 6 no Holly subject to regulations designated Pell Green and Cousley Wood conservation area, March 1995, March 2017

13. Conservation areas

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14. Community Infrastructure Levy

15. Policy/Correspondence/Consultations

15.1 Items to be bought up by the parish council at the WDC Parish Cluster Meeting. *Note: Correspondence received from WDC to advise Cluster Meetings will not be held until later in the year.*
3.7.23 The Clerk has written to Wealden Planning to ask when the meetings are likely to re start.
Update: 'sometime after the summer holidays'

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

15.3 Wealden District Council Local Plan and undertaking of Sustainability Appraisal (SA)
The Consultation on the SA Scoping Report will run from 26th June 2023 to 05.00pm on the 7th August 2023.

*'To find out more about the Draft SA Scoping Report please review the information published on our [Wealden Local Plan - Wealden District Council - Wealden District Council](#). To make any comments please use our [Consultation Home - Keystone \(wealden.gov.uk\)](#), alternatively, you can complete a comments form, which is available on our website. A paper copy can be collected from the Council offices where a hard copy of the Draft SA Scoping Report can also be viewed. Please return the comments form to planningpolicy@wealden.gov.uk or by post to Wealden District Council Offices, Vicarage Lane, Hailsham, BN27 2AX. Please note that we will not acknowledge forms received by post'. **ACTION: Cllrs to review in order to agree a response at the next meeting (the last meeting before the deadline).***

16. Items for Noting:

To consider notices of decisions received: *None*

Certificate of Lawful Development: *None*

Raise no Objections: *None*

Prior Approval Not Required: *None*

Not Issued/refused: *None*

Enforcement:

The parish council have been notified that a field of woodland has had trees cut down to their stumps and are concerned that this could be ancient woodland.

Location: Three Oaks Lane, opposite the exit to footpath number 51.

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

Notified by WDC

Issued/approved:

Application No. WD/2023/1228/F

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

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

Decision: Approved.

Comment from WDC to the parish council: *The Parish Council concerns are noted. Further details have been submitted to clarify that the replacement windows would be aluminium with a black finish. There are a variety of house types and styles along this road. It is considered that the proposed replacement windows, which would be of the same dimensions to existing, would be*

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acceptable and would not have a detrimental impact on the street scene or wider AONB to justify refusal of the application.

Application No. WD/2023/1215/F

Description: proposed demolition of existing single detached garage (approved in planning application WD/2020/0055/F) and the construction of new attached single garage to the side of the property.

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

Decision: Approved

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

Application No. WD/2023/0948/F

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

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

Decision: Approved

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

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

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

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Members discussed this response and their concerns as noted in agenda item 8.6.

Application No. WD/2023/1283/LB

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

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

Decision: approved

Application No. WD/2023/1435/F

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

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

Decision: approved

Withdrawn:

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

ACTION: clerk to add Hospice in the Weald to the agenda under section 11 on next agenda

Meeting closed 11:46am