

WADHURST PARISH COUNCIL

WADHURST PARISH COUNCIL PLANNING COMMITTEE MEETING MINUTES

Minutes of the Planning Committee meeting held at The Pavilion, Sparrows Green Recreation Ground, Wadhurst at 09:30 hours on 19th August 2023.

Cllrs present: **Cllr Shairp (Chair) Cllr Smith, Cllr P Moore, Cllr C Moore and Cllr Gadd (minute taker)**

Chair of the meeting: **Cllr Shairp**

Minute taker: **It was proposed by Cllr Smith that Cllr Gadd take the minutes, seconded by Cllr Shairp and unanimously agreed**

Members of the public present: **1 member of the public**

Meeting start time: **9:32am**

1. To receive apologies for absence

Cllr Anderson

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

Cllr Shairp, Cllr Smith, Cllr P Moore and Cllr C Moore wished to advise, that the applicant of 7.2.3 had worked on the Wadhurst Neighbourhood Plan and that they were acquainted, but had no financial interest.

3. To approve the minutes of the meeting held 5th August 2023

It was proposed that the minutes were approved and unanimously agreed.

4. To discuss matters arising from the minutes of the meeting of 5th August 2023

The barrister's report as agreed in the previous meeting, had been received.

(Action: Clerk to place on next agenda, 'complaint in respect of WDC')

5. Public forum – time limit 15 minute

A member of the public spoke with regard to application 7.2.6 (Bewl Water)

The member of public has owned a campsite in the near vicinity of Bewl for many years and is gravely concerned that Bewl's temporary campsite, open during the summer months, has grossly affected her family business financially (open year round), causing her to lose half her revenue and the ability to continue to employ staff, all year round. She advised that there has been, for many years and continues to be, a large capacity to accommodate campers, in the near vicinity and that the additional Bewl campsite is not required.

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Although her campsite is the opposite side of the water to Bewl campsite, the noise travels across, to the extent that the constant shouting becomes a nuisance. The owner has been unable to place her complaints on the nuisance log, due to the complaints phone line, not being answered.

She also advised that, part of the noise nuisance involved gas guns let off, to deter birds from the aqua park, during the day.

It was advised that excessive amounts of litter, including human excrement on occasion, were present at the site.

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: 1st August 2023

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Parish Council Consultee expiry date: 16th August 2023 (extension granted by WDC to 21st 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

Wadhurst Parish Council response to Wealden District Council;

Object:

In addition to our original objection shown below , the planning committee wish to point out that, the plastic hedging is not in keeping with the HWAONB, especially at this elevated position, it is not substantial or permanent and not a material that should be promoted.

A more appropriate design solution is needed in effecting Wealden Saved Policy HG10, to safeguard privacy and ensure that "*there is no significant adverse effect on the amenities of the occupiers of neighbouring properties*". Wealden Design Guide Section 10 pg 4 suggests a minimum height of 1.7m for safeguarding privacy.

'Object

The Wadhurst Planning Committee consider there to be a privacy issue and potential disturbance issues, due to voices carrying from the higher level. In addition, we note that this design is out of character with the surrounding area. It is disappointing that two neighbours cannot reach a mutual agreement and have had no option but to quote case law. If WDC are minded to approve this application, we recommend a condition regarding permanent and substantial screening (object majority)'

Objection (unanimous)

7.2.2 Application No. WD/2023/1543/F

Date of notification: 2nd August 2023

Parish Council Consultee expiry date: 23rd 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.

Wadhurst Parish Council response to Wealden District Council;

Object

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The general design and especially the velux windows, are not in keeping with the general street scene.

A condition should be added that the dark skies issues, should be mitigated by the use of blinds.

Objection (unanimous)

7.2.3 Application No. WD/2023/1777/F

Date of notification: 3rd August 2023

Parish Council Consultee expiry date: 24th 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.

Wadhurst Parish Council response to Wealden District Council;

No comment (unanimous)

7.2.4 Application No. WD/2023/1937/F

Date of notification: 3rd August 2023

Parish Council Consultee expiry date: 24th 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.

Wadhurst Parish Council response to Wealden District Council;

No objection, however the planning committee recommend that a condition is attached, ensuring that the dark skies issues on both the roof and side windows, are mitigated by blinds.

No objection (by majority)

7.2.5 Application No. WD/2023/1912/F

Date of notification: 4th August 2023

Parish Council Consultee expiry date: 25th August 2023

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

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Description: proposed double bay garage with store

Wadhurst Parish Council response to Wealden District Council;

No objection subject to a condition imposed, that the front hedging must be retained, to ensure the continuation of the rural street scene.

No objection (unanimous)

7.2.6 Application No. WD/2023/1895/F

Date of notification: 7th August 2023

Parish Council Consultee expiry date: 28th 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.

Wadhurst Parish Council response to Wealden District Council;

Object (unanimous)

This response to WDC regarding the above application, will be agreed by email. Unanimously agreed

7.2.7 Application No. WD/2023/1858/F

Date of notification: 8th August 2023

Parish Council Consultee expiry date: 29th 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.

Wadhurst Parish Council response to Wealden District Council;

No objection, however, we recommend that the WDC Conservation Officer is consulted, due to the property being within a conservation area, adjacent to a listed building and in the AONB.

The planning committee is pleased to note that, the applicant has taken care to ensure that matching materials are used.

No objection (by majority).

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7.2.8 Application No. WD/2023/1935/LB

Date of notification: 10th August 2023

Parish Council Consultee expiry date: 31st 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.

Wadhurst Parish Council response to Wealden District Council;

No objection

The planning committed are delighted to note that traditional materials are being used

No objection (unanimous)

7.2.9 Application No. WD/2023/1110/F

Date of notification: 14th August 2023

Parish Council Consultee expiry date: 28th 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.

Wadhurst Parish Council response to Wealden District Council;

No objection (by majority)

7.2.10 Application No. WD/2023/2018/F

Date of notification: 14th August 2023

Parish Council Consultee expiry date: 4th September 2023

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

Description: rear ground floor extension and external alterations

Wadhurst Parish Council response to Wealden District Council;

(ACTION: Clerk to place on next agenda)

7.2.11 Application No. WD/2023/1819/F

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Date of notification: 14th August 2023

Parish Council Consultee expiry date: 4th September 2023

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

Description: garage extension

Wadhurst Parish Council response to Wealden District Council;

(ACTION: Clerk to place on next agenda)

7.2.12 Application No. WD/2023/1984/FA

Date of notification: 14th August 2023

Parish Council Consultee expiry date: 4th 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

Wadhurst Parish Council response to Wealden District Council;

(ACTION: Clerk to place on next agenda)

7.2.13 Application No. WD/2023/2041/F and WD/2023/2042/LB

Date of notification: 15th August 2023

Parish Council Consultee expiry date: 5th 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

Wadhurst Parish Council response to Wealden District Council;

(ACTION: Clerk to place on next agenda)

8. Live planning applications

8.1 WD/2022/0535/MAO

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

(ACTION: Clerk/ Cllr C Moore to remind WDC that WPC has requested that this application be 'called in' to PCN and include dates of requests.)

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It was proposed be that a further response to WDC should be sent, but agreed by email, regarding the lack of resilience of the Wadhurst water supply. Agreed unanimously.

(ACTION: as drafted by Cllr Shairp and agreed by members – please see below)

23 August 2023

WD/2022/0535/MAO

LAND TO THE NORTH OF MARLING HOUSE, STATION ROAD, WADHURST, TN5 6RT

Description: Outline planning application for residential development of 29 dwellings

Following a traumatic week in June, when Wadhurst lost its water supply for the third time in 12 months, leaving vulnerable residents without a basic need, WPC is concerned that the resilience of the water supply in Wealden is very fragile. Consequently, further development – and especially further *large*-scale development as with this application – could play a part in tipping the local infrastructure over the edge, with Wadhurst bearing the brunt of this as it sits at the end of the line with locally constrained treatment and storage facilities. Following a presentation by the top management of South East Water, which did not reassure residents, WPC remains very sceptical about the viability of this application and – once again – urges that WDC robustly reject this application.

Water and infrastructure – what Wealden’s policies say

The Adopted Wealden Local Plan, 1998 is clear on the provision of water in a district. In chapter 4, paragraph 4.24 states that: “*Regard is given to overall water supply in Chapter 12. It is particularly important when considering new development to ensure that adequate water supplies are available and that such resources, whether in watercourses, aquifers or other water storage areas, are not likely to be unacceptably prejudiced. The Environment Agency’s advice will be sought in appropriate circumstances*”.

Policy EN5: “*New development will only be permitted where adequate water resources are available and where it would not present an unacceptable risk to such resources*”. [WPC emphasis]

Policy CS2: “*Planning applications will be permitted only where adequate provision is made for surface and foul water drainage to meet Local Authority standards, taking into consideration the adequacy or otherwise of the existing systems it will feed, to avoid increasing the risk of flooding by surcharging mains or increasing surface water run-off to watercourses*”.

In the Wealden Core Strategy Local Plan, Adopted February 2013, there is a clear discussion about infrastructure:

Para 7.2: “*The fundamental principle is that development that generates a need for infrastructure or enhancements to existing infrastructure will only be permitted if the necessary infrastructure to support it is either already in place, or there is a reliable mechanism to ensure that it will be provided at the right time, when it is needed*”. [WPC emphasis]

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Policy WCS7: “The release of land for development will be conditional upon there being sufficient capacity in the existing local infrastructure to meet the requirements generated by the proposed development. Where development would create the need to provide additional or improved community facilities, services and infrastructure to mitigate its impact, a programme of delivery must be agreed with the relevant infrastructure providers which will ensure that these improvements are provided at the time they are needed”. [WPC emphasis]

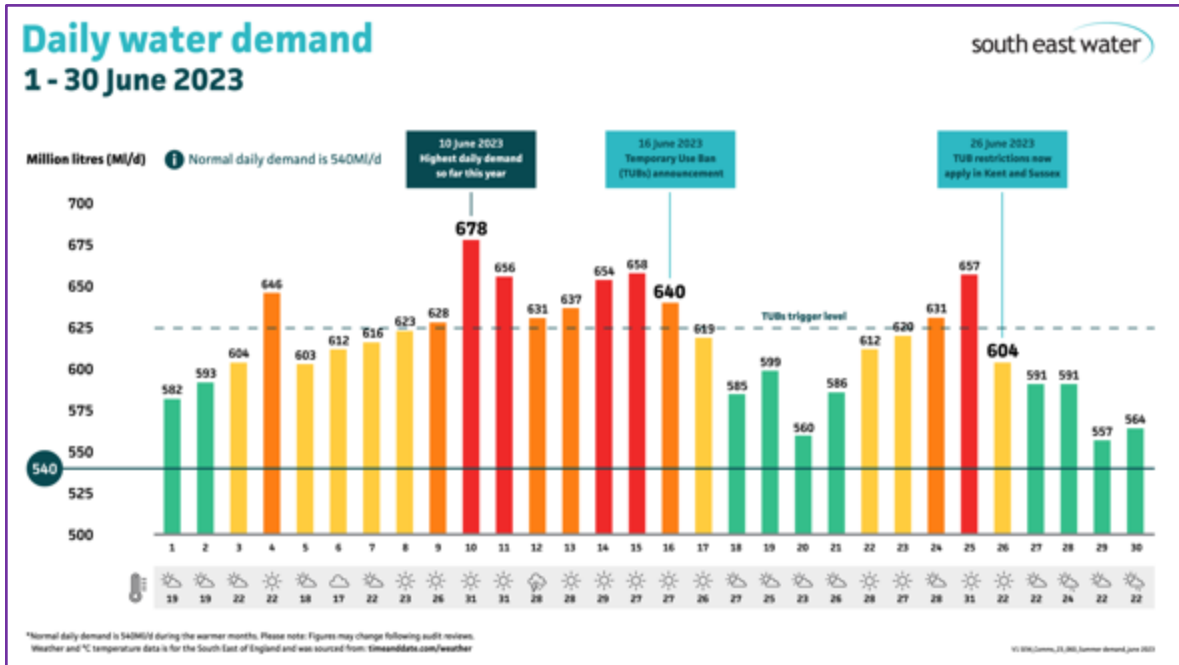
What went wrong?

According to SE Water, June 2023 was the hottest June on record and followed six weeks without rain. However, the problem was nothing to do with lack of water but the inability of the infrastructure to treat and deliver water in line with demand. The water company stated in their presentation that average daily demand runs at 530 million litres/day (though the graphic below – also from SE Water – states that average demand is 540m litres/day). However, this daily demand rose to a peak demand of 678m litres on 10th June, placing considerable stress on the system. Daily water demand of over 625m litres is the trigger limit that can lead to a ‘temporary use ban’ or TUB (popularly known as a ‘hosepipe ban’). This was announced on 26th June.

The daily water demand chart is alarming:

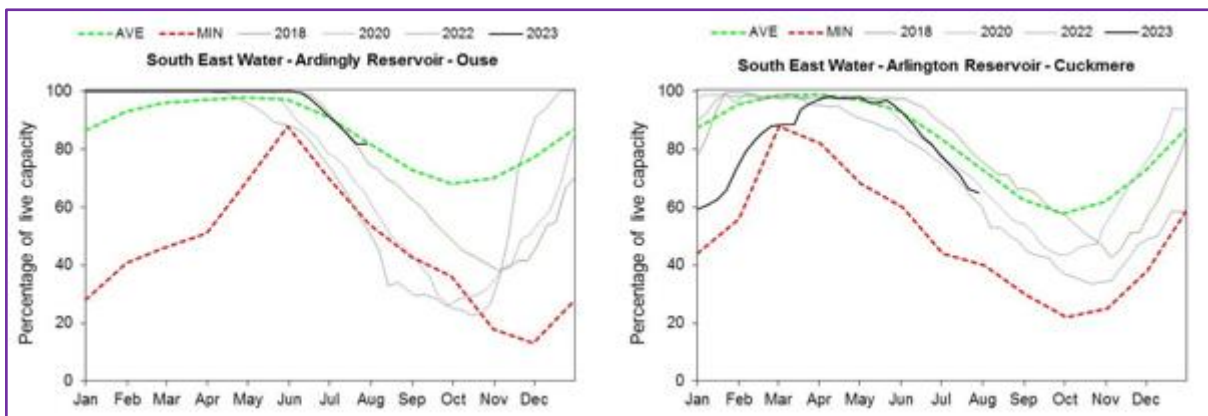
- Daily demand exceeded the TUB trigger level on 11 of the 30 days in June – one third of the month. A hotter summer than the one we have had in July/August would have been devastating for the Wealden water supply.
- The long-term average demand (‘normal daily demand’) is likely to rise over time, given ongoing development both in Wadhurst and throughout SE Water’s area of operation. For example, Wadhurst has seen growth in its housing stock of approx. 7% over the decade to FY2020. This suggests that the normal daily amount could climb to around 580 by 2030 – closing the gap with the trigger level for the temporary use ban to about 7%. This leaves very little room for error when demand rises in summer and leaves local communities vulnerable.
- All this occurred at a time when reservoir levels were full, holding close to long-term averages (see charts 2-3).
- SE Water estimate that the population of their supply area is expected to increase by 25% to 2.81mn people by 2050. However, they assume (or hope) that water use per household will reduce from 146.3 litres/day to 112 litres/day a drop of 23%.

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Source: South East Water

Reservoir levels holding in line with long-term averages



Source: South East Water data reported in Environment Agency Monthly Water Situation Report, July 2023

From the presentation we now understand that the specific issue affecting Wadhurst (and therefore this development) is that it lies at the “end of the line”, with both constrained water treatment facilities (Coggins Mill) and limited treated water storage capacity (Best Beech) feeding Wadhurst.

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Implications and Conclusions

It is clear that there is very little room for error. If the water supply is to prove reliable, then household usage needs to be reduced, though a 23% average reduction looks far too ambitious and unachievable.

So, for the water equation to 'balance', the inescapable conclusion is that new housing development must slow in the years to 2050.

The water supply does not have the resilience to cope with the breakneck growth in housing over the past decade. The infrastructure is under strain and is inadequate to sustain development. For these reasons, as set out in the Wealden Local Plan and its Core Strategy Local Plan, it is clear that the addition of 29 more dwellings in the area most afflicted and impacted by this lack of infrastructure is unsustainable until water infrastructure capacity to the area is increased. So, under policies EN5, CS2 and WCS7, WDC should recognise that adequate water resources are *not* available and so should robustly refuse this application.

(ACTION: Cllr P Moore to contact the planning case officer on Monday for an update)

8.2 WD/2021/2924/F

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

(ACTION: Clerk to write to Cllr Glyn-Ives and Cllr Howell, requesting the 'calling in' to PCN, this application)

(ACTION: Clerk/ Cllr Shairst to obtain agreement that all applications, now and in the future, relating to Bewl Water, be 'called in' to PCN)

(ACTION: Cllr Shairst/ Cllr P Moore to arrange a meeting with Nus Ghani. Agenda of meeting to be agreed by email, and unanimously agreed)

(ACTION: It was proposed and unanimously agreed that WPC Planning committee would commence an official government petition in respect of Southern Water)

(ACTION: It was proposed and unanimously agreed, that WPC should instruct Simon Bell or Timothy Taylor to advise on application strategy regarding Bewl)

(ACTION: Cllr P Moore to contact the planning case officer on Monday for an update)

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

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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, by written representations.

(ACTION: Clerk to place appeal on next agenda)

(ACTION: It was proposed and unanimously agreed, that the planning committee should instruct Chris Blandford Associates or other to assist.)

(ACTION: Cllr Shairp to assess planning appeal rule 6, to ensure that WPC involvement does not impact on a resident's involvement. Proposed unanimously agreed)

(ACTION: Clerk to place additional description to planning applications, to assist residents eg 'Land South of Cousley Wood Road' should include 'Primmers Field')

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.

(ACTION: Committee to write to the ward councillors)

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 20th July 2023, and is expected to be heard at the September PCN meeting.

(ACTION: Clerk to chase for response to letter from WPC, reminding WDC about the Covenant on this land)

9.2 Appeal reference: APP/C1435/X/23/3325157

Application reference: WD/2023/0537/LDB

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

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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 19th 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 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

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- Bewl Water
- WDC response in respect of Bewl Water
- Spanish Gleam, High Street, Wadhurst
- Hamilton Barbados
- Hospice in the Weald
- Fairglen Lane corner

(ACTION: Clerk to remove Hamilton Barbados from future agendas, note Spanish Gleam closing down)

Response from WDC Enforcement Officer re Bewl:

I carried out a site visit on 26th July at Bewl and viewed the sauna – please see the attached photos. It was not being used when I visited.

During the same visit I viewed a fenced-off area near the water's edge, about forty yards away from the sauna, where a significant number of paddleboards and canoes were stored – please see the attached photos. I did not find any new shipping containers.

Can you verify with your Councillors if the reference to shipping containers is in fact related to the fencing and storage of the paddleboards as per my photo? The fencing and storage is temporary and not fixed to the land, therefore given that it is directly related to the lawful use of water craft at Bewl it is not a breach of planning control.

I have spoken with the Planning agent who consults on behalf of Bewl and received confirmation that the sauna will be removed shortly. As soon as a specific date is agreed I will let you know.

Finally, in respect of the use of bird-scarers: the consensus opinion here in the office is that bird-scarers do not require planning permission. The laws relating to their inappropriate use appear to fall within the remit of the Wildlife Crimes unit of the Police.

I have not closed the file yet, in case your Councillors come back with new information relating to the allegation of shipping containers. Should no new information arise then this file will be closed as soon as the Owners at Bewl remove the sauna.

Further update: I've received an update from the Planning Agent who acts for the management company at Bewl Water. Apparently the wooden sauna cabin has now been removed from the site. I will confirm by way of a visit when I am next in the vicinity.

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(ACTION: Clerk to ask Wildlife Officer to address gas gun bird scaring devices)

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)

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. Freedom of Information requests

17. Items for Noting:

To consider notices of decisions received: None

Certificate of Lawful Development: None

Raise no Objections: None

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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.

(ACTION: Clerk/ Cllr C Moore to draft a letter to ESCC regarding their asset disposal process. To place on next agenda)

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.

(ACTION: Clerk to request confirmation from WDC, as to who gave delegated authority on the Christmas Market at Bewl application and date when given)

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 skimmers farmhouse to provide separate two-

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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

WADHURST PARISH COUNCIL

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

Meeting closed 1:32PM