

# 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 **0930 hours on 30<sup>th</sup> September 2023** for the transaction of business as set out below.

*Claudine Feltham*

Signed Claudine Feltham - Clerk, Wadhurst Parish Council.

Date: 24<sup>th</sup> September 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 21<sup>st</sup> September 2023
4. To discuss matters arising from the minutes of the meeting of 21<sup>st</sup> September 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/2023/2041/F](#) & [WD/2023/2042/LB](#)**

Date of notification: 18<sup>th</sup> September

Parish Council Consultee expiry date: 2<sup>nd</sup> October

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

Description: Request for the planning committee to consider withdrawing their objection (as per the email sent to planning committee 18.9.23)

[WD/2023/2041/F](#) & [WD/2023/2042/LB](#) - STREAM COTTAGE, WENBANS LANE, WADHURST, TN5 6NR

##### **7.2.2. Application No. [WD/2023/2220/LB](#)**

Date of notification: 19<sup>th</sup> September 2023

Parish Council Consultee expiry date: 10<sup>th</sup> October 2023

Location: THE FORGE COTTAGE, ST JAMES SQUARE, LOWER HIGH STREET, WADHURST, TN5 6AT

Description: Internal alterations to existing domestic annex to provide elderly/disabled ground floor bedroom and shower. Minor external alterations: external gas boiler flue, extractor fan grill, underground gas pipe and EV charging point.

##### **7.2.3 Application No. [WD/2023/2268/AI](#) please also see agenda item 7.4**

Date of notification: 20<sup>th</sup> September 2023

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

Location: THE GREYHOUND HOTEL, HIGH STREET, WADHURST, TN5 6AP

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Description: erection of illuminated and non-illuminated signs to the exterior of the building

## 7.2.4 Application No. [WD/2023/2273/LB](#)

Date of notification: 20<sup>th</sup> September 2023

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

Location: THE GREYHOUND HOTEL, HIGH STREET, WADHURST, TN5 6AP

Description: display of illuminated and non-illuminated signs to the exterior of the building together with replacement floodlighting and a lantern light above the main entrance.

## 7.2.5 Application No. [WD/2023/2259/LBA](#)

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

Parish Council Consultee expiry date: 6<sup>th</sup> October 2023

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

Description: removal of condition 10 of WD/2020/0201/LBR (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 Skinners Farmhouse to provide two-bedroom first floor apartment with games room and home office below; separation of former Oast as ancillary accommodation to skinners farmhouse to provide two-bedroom first floor apartment with games room and home office below; separation of former annexe from 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) as the dairy is not within the curtilage of the listed buildings.

## 8. Live planning applications

### 8.1 [WD/2022/0535/MAO](#)

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

### 8.2 Bewl Water

- [WD/2021/2924/F](#) Boat House Bistro extensions and alterations; replacement of the adjacent fishing facility building and change of use to form 6 x 1 bed and 5 x 2 bed tourist units, creation of a cafe with terrace, with some sailing club facilities retained. ([Additional drawings and proposals](#)).
- [WD/2023/1895/F](#) campsite for up to 80 pitches and for the erection of a portacabin between the months of April and September.
- [WD/2023/6501/SO](#) request for screening opinion for the Bewl Water treatment works to Cottage Hill service reservoir scheme

### 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:

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

## 11. Planning control and High Street Enforcement:

- Magic Fade, High Street, Wadhurst.
- Waters Reach, Lower High Street
- Bewl Water
- Hospice in the Weald

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- Fairglen Lane corner (*response received from WDC Planning Enforcement and circulated to planning committee 13.9.23*)

**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

15.2 Items to be bought up by the parish council at the WDC Parish Cluster Meeting. *Note: the next Cluster meeting is scheduled for 4<sup>th</sup> October (On Teams)*

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 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.

15.5 To approve draft letter to ESCC Asset Manager re disposal of assets – Cllr C Moore

**15 Freedom of Information requests**

**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:**

**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/2023/1858/F](#)**

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

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

Decision: approved

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### **WD/2021/0559/MAJ**

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

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

Approved at WDC PCN: RESOLVED that subject to a Section 106 Agreement to secure a commuted sum in lieu of affordable housing, Full Planning permission BE GRANTED.

### **Application No. WD/2023/1866/F**

Description: PROPOSED ENLARGEMENT OF EXISTING CAR PARK

Location: THE MOUNT CAMPHILL COMMUNITY, FAIRCROUCH LANE, WADHURST, TN5 6PT

Decision: approved

### **Withdrawn:**

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