

MINUTES OF WADHURST PARISH COUNCIL PLANNING COMMITTEE MEETING

Held in The Pavilion, Sparrows Green Recreation Ground, South View Road, Wadhurst, TN5 6TW at 1930 hours on 21st September 2023.

Cllrs present: Cllr Shairp (Chair), Cllr Gadd, Cllr Anderson, Cllr Crawford and Cllr Edwards

Chair: Cllr Shairp

Members of the public present: 2 members

Meeting start time: 7:24pm

It was proposed by Cllr Anderson that Cllr Gadd take the minutes. This was seconded by Cllr Crawford and unanimously agreed

1. To receive apologies for absence

Cllr Smith, Cllr C Moore, Cllr P Moore

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

None

3. To approve the minutes of the meeting held 2nd September 2023

It was proposed by Cllr Anderson to approve the minutes, seconded by Cllr Crawford and unanimously agreed

4. To discuss matters arising from the minutes of the meeting of 2nd September 2023

None

5. Public forum – time limit 15 minute

2 members of the public spoke, regarding the application in respect of the Barn at Dewhurst Farm, advising as to how alterations had been made to the plans, taking into consideration Wadhurst Parish Council's previous comments.

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/2023/2086/LB

Date of notification: 31st August 2023

Parish Council Consultee expiry date: 21st September 2023 (extension granted to 26th September 2023)

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

Description: demolition of flat roofed kitchen porch and replacement with oak framed and tiled roof canopy; installation of conservation style rooflight to first floor bathroom and replacement of leaded light rooflight to first floor bathroom and replacement of leaded light glazed UPVC double door with leaded light glazed painted softwood double door.

Wadhurst Parish Council response to Wealden District Council: **No Object. Unanimous**

7.2.2. Application No. WD/2023/2163/F

Date of notification: 5th September 2023

Parish Council Consultee expiry date: 26th September 2023

Location: MOSTYN HOUSE, 15 MAYFIELD PARK, WADHURST, TN5 6DH

Description: new front porch, two-storey rear extension and first floor side extension with internal/external alterations including changes to existing fenestration (pursuant to planning application ref. WD/2023/0609/F approved 27.03.23).

Wadhurst Parish Council response to Wealden District Council: **No objection, however the planning committee is concerned regarding the UPVC not being in keeping with the Wadhurst design code, within Wadhurst's emerging Neighbourhood Plan. Unanimous**

7.2.3 Application No. WD/2023/2187/F

Date of notification: 8th September 2023

Parish Council Consultee expiry date: 29th September 2023

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

Description: proposed single storey side extension to consist extended living room

Wadhurst Parish Council response to Wealden District Council: **No objection, subject to all glazing being 'Dark Skies' compliant. The planning committee wish to point out that, the aluminium windows are not in keeping with the design code within Wadhurst's emerging Neighbourhood Plan, however it is also noted that these windows match other windows at the property. Unanimous**

7.2.4 Application No. WD/2023/1058/F

Date of notification: 7th September 2023

Parish Council Consultee expiry date: 21st September 2023 (extension granted to 26th September 2023)

Location: BARN AT DEWHURST FARM (INCL. THE FLAT, Paddock Cottage), DEWHURST FARM, DEWHURST LANE, WADHURST, TN5 6QE

Description: change of use of redundant barn to residential 3-bedroom dwelling incorporating existing dwelling known as The Flat to form part of the proposed dwelling. Erection of a detached car port and associated landscaping, along with an outdoor swimming pool, green house and garden store.

Wadhurst Parish Council response to Wealden District Council: **No objection. Unanimous.**

7.2.5 Application No. WD/2023/1694/FA

Date of notification: 8th September 2023

Parish Council Consultee expiry date: 22nd September 2023 (extension granted to 26th September 2023)

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

Description: variation of condition 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 move building 2m west to avoid existing Klargester, internal layout changes and installation of flue. Amended description and plans received 06.09.2023

Wadhurst Parish Council response to Wealden District Council: **Objection, as laid out in previous objection, as shown below. Unanimous.**

‘WPC 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.”

7.2.6 Application No. WD/2023/1941/F

Date of notification: 12th September 2023

Parish Council Consultee expiry date: 3rd October 2023 Description: replacement garage with proposed garden room / office

Location: WOODSIDE, BEST BEECH HILL, WADHURST, TN5 6JT

Wadhurst Parish Council response to Wealden District Council: **No objection. Unanimous**

7.2.7 Application No. WD/2023/2259/LBA

Date of notification: 15th September 2023

Parish Council Consultee expiry date: 6th 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.

Wadhurst Parish Council response to Wealden District Council: **(Action: It was proposed by Cllr Shaip, seconded by Cllr Gadd and unanimously agreed, that discussions on the above application, should be deferred until the next planning meeting)**

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.

- 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:

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: 20th 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. 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 (e.g., 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.

The planning committee note that 150 objects have been forwarded so far and that this number is still rising. The barrister appointed by WPC has requested that, method of appeal, be changed from written representation to a hearing.

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

Note: The above application is being considered at WDC Planning Committee North on 14th September 2023.

The planning committee have noted comments made at the recent WDC PCN meeting. It was proposed by Cllr Shairp, seconded by Cllr Gadd and unanimously agreed, that further actions to be taken, should be agreed by email.

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 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
- Bewl Water
- Hospice in the Weald
- 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 4th 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 18th 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/2023/1646/F

Description: erection of 1x detached dwelling

Location: BROCKFIELD, MAYFIELD LANE, WADHURST, TN5 6HX

Decision: approved.

Comments from WDC to WPC: In response to the Parish Council's recent consultation comments on the above application at Brockfield, I just wanted to provide a bit of clarification. Saved Policy VB37 of the Wealden Local Plan 1998 does not preclude new residential development, but it sets out a number of criteria which must be adhered to within this policy area, namely:

- 1) Development should reflect the low density character of existing dwellings and spaces around them;
- 2) It should not result in the loss of trees, shrubs, hedges or other features;
- 3) Landscaping should remain a dominant element of any scheme;
- 4) The proposed development should not have an adverse visual impact on the surrounding countryside.

As the preamble to VB37 states, the development boundary was drawn up in such a way to prevent 'inappropriate backland development' or an extension of ribbon development. It does not necessarily mean that any or all development that lies beyond this line would be inappropriate. Each case is considered on its merits.

It is the Council's view that the majority of the application site falls inside the development boundary, where Policy VB37 applies (amongst others), whilst the proposed rear garden and part of the footprint

of the proposed dwelling lie just outside the development boundary. If it is found to conform with the relevant criteria listed above then the proposal would not be in breach of saved Policy VB37, but it is acknowledged that part of the site lies just outside of the development boundary. The application will therefore fall to be assessed in accordance with all of the relevant policies that affect the site, both in relation to the parts that lie inside the development boundary, and outside.

Application No. WD/2023/1937/F

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

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

Decision: Approved

WDC Officer response to WPC: The application site is a residential property which contains numerous windows and openings on all elevation and already omits artificial light. It is not considered that the level of glazing incorporated (the side bay would replace two existing windows and the rear orangery would replace an existing extension with glazing) would materially increase the level of artificial light spill from the site or the wider area. The recommended condition for internal blinds for the roof and windows of the extension(s) is not

necessary, reasonable or enforceable. The application will be assessed in relation to how well it meets the various criteria of Policy VB37, in terms of the proposed development respecting the established low density character of Mayfield Lane, retaining trees and landscaping features, as well as other policies within the Local Plan such as EN6 and EN27, regarding impacts on the AONB and on neighbour amenity. Relevant chapters of the Core Strategy Local Plan, the Wealden Design Guide SPD and various paragraphs of the NPPF will also be considered, as will the sustainability of the site with regard to access to local services.

The Parish Council's request for conditions to be added is acknowledged and would be fully considered in due course as part of the Officer assessment of the application. I hope this helps to provide some clarification.

Application No. WD/2023/1445/F

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

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

Decision: approved

Withdrawn:

17 Urgent Issues at the discretion of the Chair for noting or inclusion

Meeting closed 8:16pm