

Minutes of the meeting of the Planning Committee of Wadhurst Parish Council held at The Pavilion, Sparrows Green Recreation Ground, South View Road, Wadhurst, TN5 6TW at 19:30 hours on 31st October 2023 for the transaction of business as set out below.

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

A Cllr from Ticehurst Parish Council (to consult on Bewl application)

2 Members of the public

It was Unanimously agreed that Cllr Gadd take the minutes.

MINUTES

1. To receive apologies for absence. **Cllr P Moore and Cllr C Moore**
2. To receive declarations of interest and updates to members' register of interests.

None

3. To approve the minutes of the meeting held 19th October 2023.

It was unanimously agreed that the minutes be approved.

4. To discuss matters arising from the minutes of the meeting of 19th October 2023

None

5. Public forum – time limit 15 minute.

2 Members of the public spoke providing an update and regarding the amendments to take place, to the recent Steeles Farm application.

6. Pre- application briefings.

See 5 above

7. Correspondence

8. To consider licence and planning applications received and make recommendations.

- 8.1. Application No. WD/2023/2424/FR Parish Council Consultee expiry date: **9th November**

Location: BEWL WATER, BEWLBRIDGE LANE, COUSLEY WOOD, WADHURST, TN3 8JH

Description: THE ERECTION OF FOUR YURTS (TWO RETROSPECTIVE AND TWO PROPOSED) AND RETENTION OF PORTACABIN (TOILET AND WASH FACILITY) FOR YEAR-ROUND OCCUPATION. Link to documents on web:

<https://planning.wealden.gov.uk/plandisp.aspx?recno=163485>

Objection agreed by majority

Objection statement to be agreed by email. Comments to include:

- Case for yurts is a legacy of Covid, which is no longer valid
- Camping is not hugely popular
- The tourism case is flawed
- Supply factor overstated
- Enough accommodation already exists in close vicinity
- Ecology Report is not credible, being carried out in February (when animals hibernate)
- Landscape appraisal is incomplete (no appendix A)
- Adverse impact on AONB
- With the other applications at Bewl, this constitutes a Major Development and amounts to a holiday village
- Bewl is awaiting the decision on the application made for RAMSAR/ SSSI designation for Bewl
- LPA needs to give weight to Wadhurst NP. It also needs to take the 'made' Ticehurst Plan into consideration
- Application is thin end of the wedge
- Proposals amount to a change of character of the area

8.2. Application No. WD/2023/2561/F and WD/2023/2562/LB Parish Council Consultee expiry date: **10th November**

Location: CHITTINGHURST FARM, TIDEBROOK, WADHURST, TN5 6PQ Description: PARTIAL DEMOLITION AND CONVERSION OF REMAINDER OF EXISTING BARN TO A RESIDENTIAL DWELLING WITH ASSOCIATED LANDSCAPING TO FORM PARKING AREAS AND DOMESTIC CURTILAGE. Link to documents on web:

<https://planning.wealden.gov.uk/plandisp.aspx?recno=163643>

Objection

WPC requests that the Conservation Officer/ Heritage Officer visits the site. We are concerned with regard to the impact on the surrounding area and with a listed building in very close proximity. Unanimous

8.3. Application No. WD/2023/2441/F Parish Council Consultee expiry date: **7th November**

Location: 8 PRIMMERS GREEN COTTAGES, PRIMMERS GREEN LANE, WADHURST, TN5 6DU Description: PROPOSED FIRST FLOOR SIDE EXTENSION WITH OVERHANG TO CREATE COVERED WALKWAY. Link to documents on web:

<https://planning.wealden.gov.uk/plandisp.aspx?recno=163508>

No objection - Unanimous

8.4. Application No. WD/2023/2482/F Parish Council Consultee expiry date: **7th November**

Location: FORTUNES, TURNERS GREEN ROAD, TURNERS GREEN, WADHURST, TN5 6TR

Description: FIRST FLOOR EXTENSION ABOVE KITCHEN AT REAR OF HOUSE Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=163552>

No objection - Unanimous

8.5 Application No. WD/2023/2346/FR Parish Council Consultee expiry date: **14 November**
Location: ST JOHN THE BAPTIST CHURCH, TIDEBROOK ROAD, WADHURST, TN5 6PA
Description: 1) RETROSPECTIVE APPLICATION FOR CHANGE OF GLAZING IN PORCH (WINDOWS, 19, 20 & 21) AND VESTRY (WINDOWS 22 & 23) FROM OBSCURE GLAZING TO CLEAR LAMINATED GLASS. 2) RETROSPECTIVE APPLICATION FOR INSTALLATION OF 3 NO. TRIAL DOUBLE GLAZED WINDOWS (WINDOWS 7, 11 & 12) AS SPECIFIED BY ARCHITECTURAL BRONZE CASEMENTS. 3) PROPOSED INSTALLATION OF 15 NO. DOUBLE GLAZED WINDOWS (WINDOWS 1, 2, 3, 4, 5, 6, 8, 9, 10, 13, 14, 15, 16, 17, 18) AS SPECIFIED BY ARCHITECTURAL BRONZE CASEMENTS. 4) PROPOSED REPLACEMENT OF OBSCURE GLAZING WITH CLEAR LAMINATED GLASS IN 6 NO. SMALL

ORNAMENTAL WINDOWS (WINDOWS 24, 25, 26, 27, 28 & 29). Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=163397>

No objection – WPC is delighted that the Conservation Officer has visited. Unanimous

8.6 Application No. WD/2023/2364/F Parish Council Consultee expiry date: **16 November 2023**
Location: BRIAR COTTAGE, FAIRCROUCH LANE, WADHURST, TN5 6PT
Description: STOREY AND A HALF ANNEX EXTENSION TO THE SIDE OF THE PROPERTY AND SINGLE STORY LINK TO THE EXISTING Applicant: The Mount, Camphill Community Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=163418>

No objection – The question is whether the increase in the size of the building is proportionate. The additional width is clearly more than half of the existing width.

Wealden Design Guide (Section 10, Para 4.2) states that: ‘As with all proposed extensions, it is expected that they should maintain or enhance the original character of the dwelling. In order to do this they should:

- Be subordinate to the dwelling**
- Be clearly set back from the front wall- plane with no part extending or projecting beyond the main elevation**
- Be of a width no greater than half (and preferably a third) of that of the existing dwelling (One of greater width is likely to appear visually disproportionate).’ [WPC emphasis]**

WPC notes that this application is **therefore not in line with Wealden’s Design Code as shown above, but the planning committee is content to make an exception, due to the**

site's constraints and importance of its usage. However, we note that there is no answer regarding disposal of foul sewage on application form and recommend that WDC resolves this important outstanding item.

Unanimous

8.7 Application No. WD/2023/2614/F Parish Council Consultee expiry date: **16 November 2023** Location: INGLENOK COTTAGE, STATION ROAD, WADHURST, TN5 6RU
Description: CHANGE OF USE OF LAND TO RESIDENTIAL CURTILAGE AND ERECTION OF SINGLE GARAGE AND HOME OFFICE ANCILLARY TO INGLENOK COTTAGE. Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=163715>

No objection, subject to the Conservation Officer visiting the listed building site. Moreover, WPC requests that a condition be included, that this development must remain within the current curtilage and it must remain a carport with no doors added. Agreed by majority.

9. Live planning applications 9.1 Application No. WD/2022/0535/MAO

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

9.2 Application No. 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).

9.3 Application No. WD/2023/1895/F

Campsite for up to 80 pitches and for the erection of a portacabin between the months of April and September.

Noted that a rebuttal has been issued in response to WPC comments. It was unanimously agreed that the committee would respond to the rebuttal and that this would be agreed by email.

9.4 Application No. 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.

Noted that a 'brief' has been prepared for legal counsel to investigate Weald Hall issues, which will be undertaken immediately.

(ACTION: Clerk to calculate the number of days passed in responding to this FOI and to chase WDC regarding the FOI / details of the agreement on a value of £275k)

10. To consider planning appeals received and make recommendations

11. To consider any footpaths modification orders and make recommendations

12. Planning Control (& High Street Planning Enforcement)

· 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)

13. To discuss Tree Preservation Orders

14. Conservation areas

15. CIL

16. Policy/Correspondence/Consultations/Budget

17. Freedom of Information requests

· You ask for copies of “all documentation/correspondence regarding the settlement figure for WDC to release the S106/covenant, and the workings that support this estimate”. Please could you confirm the following points:

1) Please confirm whether you are referring to the pending S106 under WD/2021/0559/MAJ?

2) Please confirm if you are seeking copies of original covenants?

3) Please could you clarify what you mean by ‘settlement figure’ and ‘estimate’ and for what are you seeking the ‘settlement figure’ and ‘estimate’ of?

· Answers to these questions sent following last meeting (on 19th October)

18. Wealden District Council Decisions:

Application No. WD/2023/0347/F

PROPOSED NEW DWELLING AND ACCOMPANYING CHANGE OF USE FROM AGRICULTURAL TO RESIDENTIAL. HOME FARM, TAPSELLS LANE, WADHURST, TN5 6PL – APPROVED <https://planning.wealden.gov.uk/plandisp.aspx?recno=160961>

Application No. WD/2023/2086/LB 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 GLAZED UPVC DOUBLE DOOR WITH LEADED LIGHT GLAZED PAINTED SOFTWOOD DOUBLE DOOR. STREAM FARM, WENBANS LANE, WADHURST, TN5 6NR – APPROVED
<https://planning.wealden.gov.uk/plandisp.aspx?recno=163080>

19. Matters for noting or inclusion on future agenda.

20. Date of next meeting 11th November 2023.

Meeting closed 9:16pm