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 **09:30 hours on 13th January 2024** for the transaction of business as set out below.

**Emma Fulham**

Signed Emma Fulham – Locum Clerk, Wadhurst Parish Council. Date:8th January 2024

**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 9th December 2023.
4. To discuss matters arising from the minutes of the meeting of 9th December 2023
5. Public forum – time limit 15 minute.
6. Pre- application briefings.
7. Correspondence

Application No. WD/2023/2661/F SINGLE STOREY EXTENSION 6 WESTERN ROAD, WADHURST, TN5 6TX – Incomplete application.

1. WDC Decisions:

8.1 Application No. WD/2021/2924/F EXTENSIONS AND ALTERATIONS TO THE BOAT HOUSE BISTRO, 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. THE BOAT HOUSE BISTRO, BEWL WATER, BEWLBRIDGE LANE, COUSLEY WOOD, WADHURST, TN3 8JH – REFUSED

8.2 Application No. WD/2023/2614/F CHANGE OF USE OF LAND TO RESIDENTIAL GARDEN LAND AND ERECTION OF SINGLE GARAGE AND HOME OFFICE ANCILLARY TO INGLENOOK COTTAGE. INGLENOOK COTTAGE, STATION ROAD, WADHURST, TN5 6RU – WITHDRAWN

8.3 Application No. WD/2023/2482/F FIRST FLOOR EXTENSION ABOVE KITCHEN AT REAR OF HOUSE FORTUNES, TURNERS GREEN ROAD, TURNERS GREEN, WADHURST, TN5 6TR – WITHDRAWN   
  
8.4 Application No. WD/2022/0535/MAO OUTLINE PLANNING APPLICATION (WITH ALL MATTERS EXCEPT ACCESS RESERVED) FOR RESIDENTIAL DEVELOPMENT OF 29 DWELLINGS (INCLUDING A 40% AFFORDABLE HOUSING CONTRIBUTION). LAND TO THE NORTH OF MARLING HOUSE, STATION ROAD, WADHURST, TN5 6RT – REFUSED

8.5 Application No. WD/2023/2665/F PROPOSED REAR AND SIDE SINGLE-STOREY EXTENSION. 1 FULLER CLOSE, WADHURST, TN5 6HY – APPROVED

8.6 Application No. WD/2023/1236/F CONVERSION AND EXTENSION TO EXISTING GARAGE OUTBUILDING TO FORM A RESIDENTIAL ANNEXE TO BE USED IN ASSOCIATION WITH EXISTING HOUSE. SOUTHLANDS, NEWBURY LANE, WADHURST, TN5 6HA – APPROVED

8.7 Application No. WD/2023/2480/F ERECTION OF TWO A FRAME GLAMPING CABINS COOMBE FARM, COOMBE LANE, WADHURST, TN5 6NU – WITHDRAWN

8.8 Application No. WD/2022/2601/F REPLACE QTY 3 WINDOWS ON THE NORTH EAST FRONT ELEVATION OF THE BUILDING AND CARRY OUT MARKING OF THE CAR PARK AREA WADHURST COMMEMORATION HALL, HIGH STREET, WADHURST, TN5 6AP – APPROVED

8.9 Application No. WD/2023/2364/F STOREY AND A HALF ANNEX EXTENSION TO THE SIDE OF THE PROPERTY AND SINGLE STORY LINK TO THE EXISTING BRIAR COTTAGE, FAIRCROUCH LANE, WADHURST, TN5 6PT – REFUSED

1. To consider new planning applications.

To ratify decision made by email:

9.1 Application No. WD/2023/2793/LB and WD/2023/2792/F

Location: LITTLE PELL FARM, BLACKSMITHS LANE, WADHURST, TN5 6DN

Description: PROPOSED LINKED EXTENSION TO FARMHOUSE TO PROVIDE A BREAKFAST/FAMILY ROOM - REVISED SCHEME.

No objection subject to conditions (Unanimous)

WPC Planning Committee questions why the Heritage Officer required a glass roof when a solid roof would be preferable in line with ‘Dark Skies’ policy. The parish council understands that the Heritage Officer was involved with the pre-application advice. WPC is less clear if the final proposals have been approved by the Heritage Officer.

So, WPC would have no objection PROVIDED the following two conditions are met:

That the Heritage Officer respond to WPC's question and to confirm that she is happy to approve this application on heritage grounds, given the property is grade 2 listed.

(2) If so, then WPC requests that there is a specific condition that the applicant uses smart glass to construct the walk way from the main house to the extension.

New Applications to consider:

9.2 Application No. WD/2023/2961/F

Full Expiry date for comments: 15th January 2024

Location: ROUND OAK, OLD STATION ROAD, WADHURST, TN5 6TZ   
Description: PROPOSED LOFT CONVERSION WITH ROOFLIGHTS AND ALTERATIONS TO CREATE OPEN-PLAN KITCHEN/DINING/LIVING AREA AT GROUND FLOOR.

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=164130>

9.3 Application No. WD/2023/2944/FR

Expiry date for comments: 15th January 2024

Location: WICKHURST FARMHOUSE, BARTLEY MILL ROAD, WADHURST, TN3 8BH Description: INSTALLATION OF GROUND MOUNTED SOLAR PANELS AND CONTROL KIOSK BUILDING (RETROSPECTIVE)

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=164113>

9.4 Application No. WD/2023/1984/FA Application Type: Full - Non Compliance of Condition Expiry date for comments: 15th January 2024

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.

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=162953>

9.5 Application No. WD/2023/2893/F

Full Expiry date for comments: 15th January 2024

Location: 1 STONEBRIDGE COTTAGES, THREE OAKS LANE, WADHURST, TN5 6PY Description: 2 NO. VELUX ROOF LIGHTS OVER KITCHEN

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=164055>

9.6 Application No. WD/2023/2273/LB

Expiry date for comments: 15th January 2024

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, A LANTERN LIGHT ABOVE THE MAIN ENTRANCE AND EXTERNAL PAINTWORKS (AMENDED DESCRIPTION) Amended proposal description: DISPLAY OF ILLUMINATED AND NONILLUMINATED SIGNS TO THE EXTERIOR OF THE BUILDING TOGETHER WITH REPLACEMENT FLOODLIGHTING, A LANTERN LIGHT ABOVE THE MAIN ENTRANCE AND EXTERNAL PAINTWORKS  
Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=163310>

9.7 Application No. WD/2023/2930/F

Full Expiry date for comments: 15 January

Location: STEELES FARM, BUCKHURST LANE, WADHURST, TN5 6JX

Description: REPLACEMENT AND REBUILDING OF THE BRICK AND TILE BARN (ON A LIKE FOR LIKE BASIS: TO MODERN STANDARDS OF CONSTRUCTION) IN LIEU OF AND FOLLOWING THE DEMOLITION AND REMOVAL OF STEELES FARM COTTAGE (SINGLE-STOREY DWELLING/OUT-SHUT TO THE REAR OF THE GRANARY) TO PROVIDE ANCILLARY GUEST ACCOMMODATION TO STEELES FARMHOUSE, TOGETHER WITH PARKING AND STRUCTURAL LANDSCAPING IMPROVEMENTS.

Link to documents on web <https://planning.wealden.gov.uk/plandisp.aspx?recno=164099>  
  
9.8 Application No. WD/2023/2661/F

Location: 6 WESTERN ROAD, WADHURST, TN5 6TX

Description: SINGLE STOREY EXTENSION

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=163771>

**10. Live planning applications**

**10.1** 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.

**10.2** 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.

**10.3** Application No. WD/2023/2424/FR

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.

**10.6** Application No. WD/2023/2561/F and WD/2023/2562/LB   
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.

1. To consider planning appeals received and make recommendations
2. To consider any footpaths modification orders and make recommendations
3. Planning Control (& High Street Planning Enforcement)
4. To discuss Tree Preservation Orders
5. Conservation areas
6. CIL
7. Policy/Correspondence/Consultations/Budget
8. Freedom of Information requests
9. Neighbourhood Plan Update.
10. Matters for noting or inclusion on future agenda.
11. Date of next meeting 27th January 2024