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 27th January 2024** for the transaction of business as set out below.

**Emma Fulham**

Signed Emma Fulham – Locum Clerk, Wadhurst Parish Council. Date:22nd 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 on 13th January 2024.
4. To discuss matters arising from the minutes of the meeting of 13th January 2024
5. Public forum – time limit 15 minute.
6. Pre- application briefings.
7. Correspondence

PLANNING & COMPENSATION ACT 1991, as amended-Certificate of Lawfulness for a PROPOSED USE.

Ref No: WD/887/CMCL

Applicant: Mr Needham

Description of site: Certificate of Lawfulness for the proposed use as a Household Waste Recycling Centre in accordance with extant planning permissions WD/1377/CC and WD/136/CM and their attached

conditions involving the deposit of household waste at the site by members of the public and the importation of household waste by the operator. Faircrouch Depot, Household Waste Recycling, Faircrouch Lane, Wadhurst, East Sussex, TN5 6PT

<https://apps.eastsussex.gov.uk/environment/planning/applications/register/Detail.aspx?appno=WD/887/CMCL=dmw_planning>

*Good afternoon Councillor Shairp*

*Regarding the ‘Certificate of Lawful Use’ application we have received for ‘Faircrouch Depot’, I would like to explain this is not an application for ‘Planning Permission’ and is not subject to the standard consultation procedures and comments that a planning application is. We do not formally consult on the application and no comments can be taken into consideration.*

*A ‘Certificate of Lawful Use’ is an application to determine whether the proposed planning use of land is lawful or not. The principle is that the applicant is applying to have it confirmed that the site can be used as a ‘Household Waste Recycling Centre in accordance with extant planning permissions WD/1377/CC and WD/136/CM and their attached conditions involving the deposit of household waste at the site by members of the public and the importation of household waste by the operator’ under previous planning permissions granted on the site without requiring a further change of use. To this end they make an application providing evidence to inform their case. It is then down to the local planning authority to determine whether the use can be undertaken lawfully under previous planning permissions granted on the site.*

*The ‘Certificate of Lawful Use’ process is not about the planning merits and whether the land is suitable for the use and whether planning permission should be granted for the requested use. This application is* ***solely*** *to confirm whether the proposed use is lawful or not.*

*The local authority when assessing a ‘Certificate of Lawful Use’ cannot take into account the suitability of the use on the site or other considerations such as traffic or other material considerations. It can only assess whether that use is the current lawful planning use of the site based on the evidence put forward by the applicant regarding previous planning permissions and uses on the site.*

*Regards*

***Matt Kitchener*** *AssocRTPI*

1. WDC Decisions:

8.1 Application No. WD/2023/2268/AI ERECTION OF ILLUMINATED AND NON-ILLUMINATED SIGNS TO THE EXTERIOR OF THE BUILDING THE GREYHOUND HOTEL, HIGH STREET, WADHURST, TN5 6AP – APPROVED

8.2 Application No. WD/2023/2792/F PROPOSED LINKED EXTENSION TO FARMHOUSE TO PROVIDE A BREAKFAST/FAMILY ROOM - REVISED SCHEME. LITTLE PELL FARM, BLACKSMITHS LANE, WADHURST, TN5 6DN – APPROVED

8.3 Application No. WD/2023/2793/LB PROPOSED LINKED EXTENSION TO FARMHOUSE TO PROVIDE A BREAKFAST/FAMILY ROOM - REVISED SCHEME. LITTLE PELL FARM, BLACKSMITHS LANE, WADHURST, TN5 6DN – APPROVED

8.4 Application No. WD/2023/2868/LB REPAIRS TO EXTERNAL TIMBER FRAME, INFILL PANELS AND BRICKWORK PARTRIDGES, PARTRIDGES LANE, WADHURST, TN5 6LA – APPROVED   
  
8.5 Application No. WD/2023/2764/F PROPOSED REMOVAL OF EXISTING GARAGE/WORKSHOP AND CONSTRUCTION OF NEW DETACHED GARAGE/WORKSHOP COURTLANDS, MAYFIELD LANE, WADHURST,TN5 6HX – APPROVED

8.6 – Application No. WD/2021/2924/F Extensions and alterations to the Boat House Bistro,

Bewl Water, Bewlbridge Lane, Lamberhurst, TN3 8JH

1. To consider new planning applications.

9.1 Application No. WD/2023/2888/F  
Expiry date for comments: 9 February 2024  
Location: BEALS BARN GARDENS, WISKETTS BARN, BEWLBRIDGE LANE, COUSLEY WOOD, WADHURST, TN5 6HJ   
Description: PROPOSED ART STUDIO AND GUEST ACCOMMODATION   
Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=164049>

9.2 Application No. WD/2023/3032/F

Expiry date for comments: 7 February 2024

Location: 1 GLOUCESTER VILLAS, SOUTH VIEW ROAD, SPARROWS GREEN, WADHURST, TN5 6TJ   
Description: REPLACEMENT DRIVEWAY/GARDEN GATES WITH WOODEN GATES THAT ARE UP TO 2M IN HEIGHT.

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=164206>

**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

11.1 Ref: APP/C1435/W/23/3318107

THE PADDOCK, TAPSELLS LANE, WADHURST, TN5 6RT

11.2 Ref: APP/C1435/W/23/3321354 (REFUSED)

LAND TO THE SOUTH OF COUSLEY WOOD ROAD, SPARROWS GREEN, WADHURST, TN5 6SX

1. To consider any footpaths modification orders and make recommendations
2. Planning Control (& High Street Planning Enforcement)
3. To discuss Tree Preservation Orders
4. Conservation areas
5. CIL
6. Policy/Correspondence/Consultations/Budget

17.1 Write to Secretary of State re SSSI request for Bewl

1. Freedom of Information requests
2. Neighbourhood Plan Update.
3. Matters arising – for noting or inclusion on future agenda.
4. Date of next meeting 10th February 2024