Minutes of the Planning Committee meeting of Wadhurst Parish Council 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.

**Attendees: Cllr Shairp (Chair), Cllr Smith, Cllr P Moore, Cllr C Moore, Cllr Anderson, Cllr Gadd and no members of the public**

**MINUTES**

**It was proposed and unanimously agreed that Cllr Gadd take the minutes.**

1. To receive apologies for absence.

**None**

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

**Cllr Anderson declared an interest in 9.4**

3. To approve the minutes of the meeting held 9th December 2023.

**It was proposed and agreed by majority that the minutes of the planning meeting held 9th Dec, be agreed**

4. To discuss matters arising from the minutes of the meeting of 9th December 2023

**Primmers appeal - proposed by Cllr C Moore, seconded by Cllr Gadd and unanimously agreed that the committee continue to obtain legal advice and challenge the Inspector’s decision to refuse the request for the appeal to be heard as an enquiry and not by written representation. Amount agreed £1,500**

**Bistro Bewl Water application refusal - Cllr Shairp advised that he would shortly be re-sending the letter to WDC (as previously agreed), requesting that any appeal on this matter be heard by inquiry and not by written representation, as a response has not been received to date.**

**Bewl Water - Proposed by Cllr Shairp, seconded by Cllr Smith and unanimously agreed that communication urging the SSSI decision to be brought forward will be sent.**

**Budget/expenses in respect of professional advice / reports / legal fees etc - Cllr C Moore proposed, Cllr Gadd seconded and it was unanimously agreed that the committee ratify the recent expenditure from budget , with regard to professional advice / reports/ legal fees etc.**

5. Public forum – time limit 15 minute.

**None**

6. Pre- application briefings.

7. Correspondence

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

8. 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

9. 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.

**To be noted that both the holding response and the more detailed later response (above) to this application, have been forwarded to WDC**

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>

**Object**

**Please be advised that this property is on the very edge of the development and that the proposed conversion faces out into open countryside. We note the excessive level of glazing in number and size and that these windows appear to be able to convert to Juliet balconies, which would not be in keeping with the surrounding area.**

**Upon reduction in type and number of windows, we would recommend conditions imposed that would mitigate light spillage, to ensure dark skies compliance. To help mitigate light spillage, we would recommend Dusk to Dawn sensor blinds.**

**Agreed unanimously**

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>

**No objection with condition that if the Kiosk building and/or solar panels become redundant, this area should be returned to garden or original state. Unanimous**

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>

**Agreed by majority. Cllr Anderson stayed silent throughout this discussion.**

**Object - Whilst the WPC acknowledges there are improvements to the proposals versus the approved scheme (LPA reference WD/2021/3034/F) with regards to a reduction in bulk and the welcome use of more appropriate building materials, the WPC still consider this building to be inappropriately high given the ridgetop position in the sensitive landscape it sits in. These points are extensively detailed in our objections to WD/2021/3034/F.**

**The WPC is concerned that the inappropriately high roofline in this sensitive ridgetop location in the vicinity of a Grade II listed building sets a precedent and contributes to the erosion of the setting of Little Primmers\*.**

(\*Paragraph 1.27 of the Appellants’ Rebuttal Statement In Response to Wealden District Council and Third-Party Representations Appeal against Wealden District Council’s refusal to grant outline planning permission (seeking approval of access) for the erection of up to 15 no. residential dwellings. Land to the South of Cousley Wood Road – Sparrows Green, Wadhurst, East Sussex, TN5 6DY PINS Ref: APP/C1435/W/23/3321354 October 2023).

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>

**Object - unless a condition is imposed to ensure dark skies compliance. To help achieve this compliance, we would recommend Dusk to Dawn sensor blinds. Agreed by majority.**

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>

**No objection - However, please note our previous comments as shown below. Agreed by majority.**

**Original WPC comment (05/10/23):** No objection SUBJECT TO all lighting being ‘Dark Skies’ compliant. Please note that this property lies within the Conservation Area of Wadhurst.

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

**Object - unanimously agreed.**

**The WPC notes that the meetings of 24 September and 17 December referred to in paras 2.9 and 2.10 took place in 2022 and did not include the replacement of this building, as the plans at this time were for the building to be refurbished. The applicant’s agents did attend the WPC planning committee meeting on 31 October, where these plans were presented and the parish council was informed that the replacement would be on a “like for like” basis.**

**Subsequently, the WPC are confused by the statement in the Design and Access Report that the building will be a “like for like” replacement, as the plans show a completely different building in the "proposed” versus the “existing” drawings.**

**In particular, the WPC are concerned that the building is a prominent feature on the landscape. Unlike the other buildings in the wider scheme, this building is highly visible, being right on the historic routeway that is Buckhurst Lane. See below extract from the High Weald AONB Historic Routeways Map:**

A map with red squares and black text

Description automatically generated ****

**The existing building is a traditional style barn. The proposed replacement does not preserve the form of this traditional agricultural building, as it has out-of-keeping and excessive glazing. Puncturing the elevation overlooking the historic routeway with large pane windows means the building is no longer read as a barn; changing the character of this prominent rural building from agricultural to residential.**

**The WPC has a strong preference to preserve buildings, both from a heritage and an environmental perspective and would request that the Heritage Officer reviews the plans. But, if replacement is the only option, WPC would expect to see the materials reclaimed and reused on site and matched. Rather than, for example, new Hampshire stock bricks as proposed.**

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>

**Confused as to why WPC are being asked a second time to comment. Please note our previous comments below.**

**WPC comment (26/10/23):** No objection- subject to velux window being ‘dark skies’ compliant. Unanimous.

Comment- The committee wish to point out that due to over extension, the roof is not in keeping with the Wealden Design Guide and question why the roof is not designed to be steeper, with ‘cut outs’ for windows, allowing the materials to be in keeping and allowing a pitch roof to return on the side elevation, which is visible from the front.

10. Live planning applications

**(Action: Clerk to place back on future agendas ‘Bewl Bistro’)**

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.

**Rebuttal to rebuttal awaited**

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.

**Unanimously agreed that up to £2,500 to be spent on legal advice with Clerksroom.**

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.

11. To consider planning appeals received and make recommendations

12. To consider any footpaths modification orders and make recommendations

**Public Footpath Wadhurst 79a, 79b, 79c, 79d, 80, 81 & 82 - Noted that the Inquiry will be held at Bells Yew Green Village Hall, Bells Yew Green, Tunbridge Wells TN3 9BJ on 4 June 2024 at 10.00am.**

**(Action: Clerk to publicise, on social media, with help of Cllr Smith & Cllr C Moore)**

13. Planning Control (& High Street Planning Enforcement)

14. To discuss Tree Preservation Orders

**The WPC are very concerned about the plans for Uplands School and their potential effect on the important tree grouping to the front of the school and the Wadhurst Conservation Area.**

**(Action: Cllrs to write to WDC planning and WDC enforcement)**

15. Conservation areas

16. CIL

17. Policy/Correspondence/Consultations/Budget

18. Freedom of Information requests

19. Neighbourhood Plan Update.

20. Matters for noting or inclusion on future agenda.

21. Date of next meeting 27th January 2024

**Meeting closed 11:40am**