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 09:30 hours on 27th January 2024 for the transaction of business as set out below.

**Attendees : Cllr Shairp (Chair), Cllr Smith, Cllr Gadd , Cllr P Moore, Cllr C Moore and Cllr Anderson**

**Minutes**

**It was proposed by Cllr Shairp, seconded by Cllr Smith 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. **None**

3. To approve the minutes of the meeting held on 13th January 2024.

**It was proposed by Cllr Shairp, seconded by Cllr Smith and unanimously agreed that the minutes as stated above, be agreed**

4. To discuss matters arising from the minutes of the meeting of 13th January 2024

* **Bewl Water SSSI application - letter to be sent to Natural England, requesting that consideration of the application be brought forward.**
* **WD/2023/1895/F- campsite of 80 pitches - rebuttal letter to be written**
* **Weald Hall - update at next meeting**
* **Footpath amendment application - to advertise on social media**

**(Action: Clerk to arrange)**

* **Uplands- WPC still awaiting response from WDC enforcement team regarding the preservation of the tree grouping at the front of Uplands**
* **Agendas & Minutes –**

**(Action: Clerk to ensure that website is up to date regarding Agendas and Minutes)**

5. Public forum – time limit 15 minute.

**A resident spoke of concerns that, over the last few years, 3 out of the 6 trees have been removed at the front of the Primary School. This is a large reduction to the tree line and the street scene is becoming urban in appearance.**

**WPC Planning committee agreed that the school should be asked how they intend to replace these trees to the front and give timescales.**

**(Action: Clerk to write to the school and cc Cllr Gadd)**

6. Pre- application briefings. **None**

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

Email from case officer to WPC:

“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”.

**It was unanimously agreed that a budget of £2000 should be set in respect of legal advice and that WPC should respond promptly to ESCC.**

**This proposal is in respect of the importation of household waste.**

**(Action: Planning committee to liaise with residents that voiced concerns previously)**

**(Action: Clerk to place on next agenda)**

8. 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

9. 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>

**Object - Unanimous**

**Plans do not reflect design and access statement. Lack of clarity regarding removal of window. The Planning Committee is unable to make an educated decision.**

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>

**Object- Majority**

**The height of the gates is discordant with the street scene and would be of urban appearance. WDC Design Guide Section 3 - para 16.8 states**

***“…high railings and gates in rural settings are normally inappropriate and their use will be resisted*.”**

**Please note that this is a prominent corner plot.**

**The planning committee is pleased to see that the hedging is to be retained and feels that this should be a condition attached to any potential approval of the application.**

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.

**(Action - Rebuttal letter to be written)**

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.

**(Action: Clerk to remove item 10.6 from future agendas)**

11. To consider planning appeals received and make recommendations

**(Action: Clerk to place Little Windmill Farm appeal, Ref: APP/C1435/W/23/3321704 (Application No: WD/2022/0662/MAO) on future agendas)**

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

**We note that this has been refused - We are pleased that the community pulling together, along with WPC obtaining legal advice, appears to have allowed the Inspector to recognise the Wadhurst landscapes.**

**(Action: Clerk to keep the above on future agendas)**

11.3 – Ref: APP/C1435/W/24/3336886 (Application No. WD/2021/2924/F) Extensions and alterations to the Boat House Bistro,

Bewl Water, Bewlbridge Lane, Lamberhurst, TN3 8JH (refused 12 December 2023, Appeal lodged 23 January)

**The planning committee agree to spend up to £3000 in respect of legal advice. Unanimous**

**(Action: Clerk to place this appeal on future agendas)**

12. To consider any footpaths modification orders and make recommendations

13. Planning Control (& High Street Planning Enforcement)

14. To discuss Tree Preservation Orders

**(Action: Clerk to chase for response from enforcement team at WDC, to WPC’s letter concerning trees at Uplands and provide Cllrs P. Moore and Shairp with copy of both letters)**

15. Conservation areas

16. CIL

17. Policy/Correspondence/Consultations/Budget

17.1 ACTION: Write to Secretary of State regarding the application for an SSSI designation for Bewl Water

18. Freedom of Information requests

19. Neighbourhood Plan Update.

20. Matters arising – for noting or inclusion on future agenda.

**(Action: Clerk to place Wealden Local Plan on future agendas)**

21. Date of next meeting 10th February 2024

**Meeting closed at 12:35pm**