

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 **24th February 2024** for the transaction of business as set out below.

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

Minutes

It was proposed by Cllr Smith, seconded by Cllr C Moore and unanimously agreed that Cllr Gadd take the minutes.

1. To receive apologies for absence. **Cllr Anderson**

2. To receive declarations of interest and updates to members' register of interests.
Cllr Gadd declared an interest in WD/2024/0086/F

3. To approve the minutes of the meeting held on 10th February 2024.

It was proposed by Cllr C Moore, seconded by Cllr Shairp and unanimously agreed that the minutes be approved

4. To discuss matters arising from the minutes of the meeting of 10th February 2024

5. Public forum – time limit 15 minute. **No members of the public attended**

6. Pre- application briefings.

7. Correspondence

7.1 Premises Licence New Application 29237 Pilgrims, High Street, Wadhurst, TN5 6AA
Applicant: CNCL LTD, Levings Yard, Colebrook Industrial Estate, Longfield Road, Tunbridge Wells, TN2 3DG. Last day for representation: 18 March

(Action: Clerk to ask for more details)

7.2 McColls, Durgates, Wadhurst, TN5 6AF

Name change to Morrisons Daily, internal alterations to layout

Last day for representation: 4 March

The Planning Committee notes the licence application and requests that all signage is of Heritage AONB type, in line with the Neighbourhood Plan design code. (which can be found here - [Neighbourhood Planning - Wealden District Council - Wealden District Council](#) Wadhurst Neighbourhood Plan – Appendix B.)

8. WDC Decisions:

8.1 Application No. WD/2023/2220/LB INTERNAL ALTERATIONS TO EXISTING DOMESTIC ANNEX TO PROVIDE ELDERLY/DISABLED GROUND FLOOR BEDROOM AND SHOWER. MINOR EXTERNAL ALTERATIONS: EXTERNAL GAS BOILER FLUE, EXTRACTOR FAN GRILL, UNDERGROUND GAS PIPE AND EV CHARGING POINT. THE FORGE COTTAGE, ST JAMES SQUARE, LOWER HIGH STREET, WADHURST, TN5 6AT – APPROVED

8.2 Application No. WD/2023/2852/F SIDE AND REAR WRAP AROUND EXTENSION TO THE MAIN HOUSE. SECURE TIMBER STORE BUILDING TO FRONT PARKING AREA. 1 THE GABLES, COCKMOUNT LANE, WADHURST, TN5 6UG – REFUSED

9. To consider new planning applications.

9.1 Application No. WD/2024/0086/F Full Expiry date for comments: 7 March 2024 Location: MOSTYN HOUSE, 15 MAYFIELD PARK, WADHURST, TN5 6DH Description: PROPOSED NEW VEHICULAR ACCESS TO MAYFIELD LANE (B2100), TOGETHER WITH TIMBER GATES, POSTS AND FENCING AND PARKING/TURNING AREA FOR TWO CARS Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=164477>

(Action: Clerk to request an extension on the above application)

9.2 Application No. WD/2024/0193/F Full Expiry date for comments: 28 February 2024 Location: SKINNERS FARM BUNGALOW, BEST BEECH HILL, WADHURST, TN5 6JT Description: SIDE EXTENSION INCLUDING ACCOMMODATION WITHIN ROOF SPACE AND MINOR EXTERNAL ALTERATIONS TO EXISTING FENESTRATION; EXTERNAL TIMBER BOARDING TO EXISTING RENDERED WALLS TO DWELLING. Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=164605>

Object

The planning committee wish to point out that this property sits within an extremely rural location, facing out to open countryside and is in close proximity to a listed building.

The upward facing rooflights are unnecessarily modern in this sensitive location, having a major impact on the rural area. Dark Skies compliance would also be a major concern.

We note that the increase in floor space is 56.7% (excluding the conservatory), which falls only just below the upper limit, as indicated in the WDC design code. Therefore, a condition should be applied to any approval of this magnitude, that no further increase in floor space would be permitted in any future application, to prevent any further encroachment into the AONB location.

Due to the extreme proximity to a listed building, we request that the Heritage Officer visits and opines on this application.

We also note that no mention is made with regard to the roof tiles. Therefore, unless WDC request further details, WDC is unable to ascertain that these are in keeping with the surrounding area.

Agreed by majority

9.3 Application No. WD/2024/0150/F Full Expiry date for comments: 11 March 2024 Location: LODGE HILL FARM, COOMBE LANE, WADHURST, TN5 6NU Description: PROPOSED GREENHOUSE Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=164555> WADHURST PARISH COUNCIL 2024-02-24 Wadhurst Planning Committee Agenda

No objection - subject to the inclusion of a Heritage Officer statement

Unanimous

9.4 Application No. WD/2024/0282/F Full Expiry date for comments: 11 March 2024

Location: THE PLACE, FAIRGLEN ROAD, WADHURST, TN5 6JW Description:

PROPOSED SINGLE-STOREY REAR AND SIDE EXTENSIONS TO EXISTING

DWELLING. Link on documents on web:

<https://planning.wealden.gov.uk/plandisp.aspx?recno=164709>

Object

WDC should note that this property was originally a small rural farm office, and has now been replaced by an urban style house. This is out of keeping in the AONB and, on this scale, represents an extreme encroachment into the AONB. This proposed addition to the property would constitute an even further encroachment into the AONB.

This application would breach conditions 7 & 10 of the original approved application. These being: no building in the root protection area and; no further exposure of the basement area.

This proposed addition is out of keeping with both the WDC design code and the Wadhurst Neighbourhood Plan design code

The planning committee questions the figure given (39%) in respect of the increase in floor space. This does not appear to fit with the visual drawings, which optically looks like a much larger increase in floor area. WPC therefore requests that WDC look closely at this and estimate the incremental floor area for themselves and then judge whether this proposal represents over-expansion on this site.

We also note that this proposed addition would extend the property to the full width of the plot, being a prime example of overdevelopment of a site.

Agreed by majority

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.

Awaiting further information

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.

Awaiting further information

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.

Awaiting further information

10.4 PLANNING & COMPENSATION ACT 1991, as amended-Certificate of Lawfulness for a PROPOSED USE. Ref No: WD/887/CMCL 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

(Action: Clerk to draft a letter to ESCC Highways requesting that a 30mph speed restriction be placed on Fairglen & Faircrouch Lane, due to the subsidence and, due to the above certificate being issued, the increased traffic (using Cllr P Moore's photos) and that a "not suitable for HGVs" sign be placed at the Fairglen Rd end of this routeway. In addition, we request the 30mph on the main road from Durgates (the B2099) be extended past the exit of Faircrouch Lane.

(Action: Clerk to draft a letter to Network Rail advising them of this amended certificate, pointing out that we have received from residents, major safety concerns about the expected major increase in HGV traffic. Moreover, the weights of these vehicles are of grave concern and WPC requests an urgent safety inspection of the railway bridge in Faircrouch Lane. Specifically, we request confirmation that this bridge is sound enough to support unlimited weight and thus is safe enough to cope with a major increase in HGV traffic)

(Action: Clerk to make enquiries as to alternative options in respect of transport/ highways design consultants)

11. To monitor planning appeals received and make recommendations:

11.1 Ref: APP/C1435/W/23/3318107 The Paddock, Tapsells Lane, Wadhurst, TN5 6RT
Status: Awaiting result

We note refusal of this Tapsells Lane development.

(Action: Planning Committee to list wood recently purchased as a 'Non-designated heritage asset')

11.2 Ref: APP/C1435/W/23/3321704 LITTLE WINDMILL FARM, WINDMILL LANE, COUSLEY WOOD, WADHURST Status: Awaiting result

11.3 Ref: APP/C1435/W/24/3336886 THE BOAT HOUSE BISTRO, BEWL WATER, BEWLBRIDGE LANE, COUSLEY WOOD, WADHURST, TN3 8JH Status: Appeal lodged 15/01/24 but not yet validated

12. To consider any footpaths modification orders and make recommendations

13. Planning Control (& High Street Planning Enforcement)

14. To discuss Tree Preservation Orders

15. Conservation areas

16. CIL

17. Policy/Correspondence/Consultations/Budget

18. Freedom of Information requests

(Action: Clerk to forward all documentation to date, relation to Weald Hall FOI request, to Cllr Shairp)

18.1 FOIR to Wealden planning, sent 12/02/24: due in 20 working days, due back by 12/03/24
Agenda Dear Planning Team Under the Environmental Information Regulations, I would like to request the following information: All correspondence, from January 2021 to date, between Ben Rainbow and any other WDC members or officers regarding the following applications or appeals: · WD/2021/0638/F – Bewl Fishing Lodge application · APP/C1435/W/22/3294192 – Bewl Fishing Lodge appeal · WD/2021/2924/F – Bewl Bistro application · APP/C1435/W/24/3336886 – Bewl Bistro appeal

(Action: Clerk to clarify why an extra 10 days has been added to the timescale of the FOI request, when the request was sent by WPC on 12 February)

19. Neighbourhood Plan Update.

19.1 Discuss agenda for SG meeting with Wealden in Hailsham on 11 March at 3pm

It was proposed by Cllr Shairp, seconded by Cllr Smith and unanimously agreed that the agenda for this meeting, would be agreed by email.

20. Wealden Local Plan Update.

(Action: Planning committee to request that the NP Steering Group assess the Local Plan in respect of 'Non-designated heritage assets and more, due to the large extent of knowledge and expertise gained in the NP process)

20.1 Site allocations

20.2 SHELAA assessments

20.3 Policies

20.4 Consultation process

21. Matter for noting or inclusion on future agenda.

22. Date of next meeting 9th March 2024

Meeting closed 11:55 am