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 9th December 2023 for the transaction of business as set out below.

**Attendees: Cllr Shairp (Chair), Cllr Smith, Cllr Anderson, Cllr P Moore, Cllr Gadd and 1 member of the public.**

**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.

**Cllr C Moore**

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

**None**

3. To approve the minutes of the meeting held 25th November 2023.

**It was proposed by Cllr Smith, seconded by Cllr Shairp and agreed by majority that the minutes be approved.**

4. To discuss matters arising from the minutes of the meeting of 25th November 2023

**None**

5. Public forum – time limit 15 minute.

**A member of the public spoke regarding WD/2023/2792/F, explaining the design and the intention to use Smartglass. In addition, he advised that the Heritage Officer required a glass roof, in place of a solid roof.**

6. Pre- application briefings.

7. Correspondence

(i) Planning Committee – Bewl Water

(ii) Michael Oust – Little Windmill Farm appeal

**It was unanimously agreed that a WPC response to this correspondence be agreed by email.**

8. WDC Decisions:

8.1 Application No. WD/2023/2346/FR 1) RETROSPECTIVE APPLICATION FOR CHANGE OF GLAZING IN PORCH (WINDOWS, 19, 20 & 21) AND VESTRY (WINDOWS 22 & 23) FROM OBSCURE GLAZING TO CLEAR LAMINATED GLASS. 2) RETROSPECTIVE APPLICATION FOR INSTALLATION OF 3 NO. TRIAL DOUBLE GLAZED WINDOWS (WINDOWS 7, 11 & 12) AS SPECIFIED BY ARCHITECTURAL BRONZE CASEMENTS. 3) PROPOSED INSTALLATION OF 15 NO. DOUBLE GLAZED WINDOWS (WINDOWS 1, 2, 3, 4, 5, 6, 8, 9, 10, 13, 14, 15, 16, 17, 18) AS SPECIFIED BY ARCHITECTURAL BRONZE CASEMENTS. 4) PROPOSED REPLACEMENT OF OBSCURE GLAZING WITH CLEAR LAMINATED GLASS IN 6 NO. SMALL ORNAMENTAL WINDOWS (WINDOWS 24, 25, 26, 27, 28 & 29). ST JOHN THE BAPTIST CHURCH, TIDEBROOK ROAD, WADHURST, TN5 6PA APPROVED A copy of the Council’s Decision Notice, along with the officer report, can be viewed online at https://planning.wealden.gov.uk/plandisp.aspx?recno=163397 8.2 Application No. WD/2023/2467/F SINGLE STOREY EXTENSION. LOTH LORIEN, FAIRCROUCH LANE, WADHURST, TN5 6PN **APPROVED** A copy of the Council’s Decision Notice, along with the officer report, can be viewed online at https://planning.wealden.gov.uk/plandisp.aspx?recno=163537

8.3 Application No. WD/2023/2611/F SINGLE STOREY SIDE EXTENSION, DOUBLE STOREY REAR EXTENSION AND LOFT CONVERSION ROSELEA, TURNERS GREEN LANE, TURNERS GREEN, WADHURST, TN5 6TS

**REFUSED** A copy of the Council’s Decision Notice, along with the officer report, can be viewed online at https://planning.wealden.gov.uk/plandisp.aspx?recno=163712

8.4 Application No. WD/2023/0267/FR RETROSPECTIVE APPLICATION FOR BANK STABILISATION WORK. LAND AT AND ADJOINING SNAPE COTTAGE, SNAPE LANE, WADHURST, TN5 6NS

**APPROVED** A copy of the Council’s Decision Notice, along with the officer report, can be viewed online at https://planning.wealden.gov.uk/plandisp.aspx?recno=160853

9. To consider new planning applications.

9.1 Application No. WD/2023/2852/F

Full Expiry date for comments: 19 December 2023

Location: 1 THE GABLES, COCKMOUNT LANE, WADHURST, TN5 6UG

Description: SIDE AND REAR WRAP AROUND EXTENSION TO THE MAIN HOUSE. SECURE TIMBER STORE BUILDING TO FRONT PARKING AREA. Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=164007>

**Object (Unanimous)**

**The proposed extension excessively exceeds the upper limit of a 60% increase in original floor space limit, as set out in the Wealden Design Guide para. 2.3 section 10. It therefore constitutes overdevelopment. The gross internal area is currently 69.1 sqm, while the previous extension (which will be removed) is 8.9 sqm. The proposed extension (*net* of the previous extension) is 43.7 sqm – an increase of 63.2%.**

**This is an excessively large increase: WDC para 2.3, section 10 states:**

**‘*Refusal is likely where the proposed extension is in excess of 60% of the original floorspace of the original dwelling, where the extension over dominates and is without a sound design justification.***

***Extensions in excess of 30% of the floorspace of the original dwelling will normally only be permitted where the Council is satisfied that there is no major change to the character of the building itself or its impact on its setting*.’**

**We note that this proposed extension is visible from the road. The design is out of keeping with the host property and neighbouring property and is unsympathetic to the surrounding area. We note the three and a half metre high wall is extremely close to the boundary and believe that this would have an overbearing detrimental effect on the neighbour. The flat roof is also not in keeping with the surroundings.**

**Due to this overextension, we note the requirement for excessive roof lights and large roof lantern, which will have a detrimental effect with regard to ‘Dark Skies’ policy.**

**We note the unacceptable removal of a mature and tall cedar tree.**

**The use of PVC windows is also not in keeping with the design guide. However, we recognise that it matches the existing windows.**

**With regard to the log store, we question why this is so substantial in size and is placed, in front of the building line.**

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

Expiry date for comments: 14 December 2023

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

Description: PROPOSED LINKED EXTENSION TO FARMHOUSE TO PROVIDE A BREAKFAST/FAMILY ROOM - REVISED SCHEME. Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=163931>

**Action: Clerk to request extension to 9th January**

**It was unanimously agreed that this response would be agreed by email.**

**Action: Planning Committee to question why the Heritage Officer required a glass roof when a solid roof would be preferable in line with ‘Dark Skies’ policy.**

9.3 Application No. WD/2023/2830/F

Expiry date for comments: 18 December 2023

Location: 2 TAPPINGTON COTTAGES, STATION HILL, WADHURST, TN5 6QA

Description: FLAT ROOF SINGLE STOREY EXTENSION TO THE REAR OF THE PROPERTY WITH INTERNAL ALTERATIONS TO CREATE AN OPEN PLAN LIVING, DINING AND KITCHEN SPACE. Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=163978>

**Objection (by Majority)**

**The design is not sympathetic and in keeping with the host property and appears to be an overextension. However, we do note the design constraints.**

**We also note the excessive quantity of glass and rooflights, which is concerning in its position in open countryside and extreme distance outside the building boundary.**

**Due to ‘Dark Skies’ policy we would recommend Smartglass or blinds.**

9.4 Application No. WD/2023/2868/LB Expiry date for comments: 25 December 2023

Location: PARTRIDGES, PARTRIDGES LANE, WADHURST, TN5 6LA

Description: REPAIRS TO EXTERNAL TIMBER FRAME, INFILL PANELS AND BRICKWORK Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=164025>

**No objection (Unanimous)**

**We applaud this sensitive restoration and welcome the preservation of this heritage asset.**

9.5 Application No. WD/2023/2828/MFA Expiry date for comments: 26 December 2023 Location: BEWL WATER, BEWLBRIDGE LANE, COUSLEY WOOD, WADHURST, TN3 8JH Description: VARIATION OF CONDITION 6 OF WD/2023/1413/MAJ (TEMPORARY PERMISSION FOR THE SITING OF BUILDINGS ASSOCIATED WITH THE HOLDING OF A CHRISTMAS EVENT FROM 25TH OCTOBER 2023 TO 4TH JANUARY 2024.) TO ALLOW A MINOR AMENDMENT TO THE LAYOUT OF THE PROPOSED DEVELOPMENT Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=163976>

**Object (Unanimous)**

**WPC is aggrieved that this material variation of an important condition has been made at this stage – *when the Christmas event is already underway*. To apply for this relaxation, when the deadline is the 26th December, i.e. approaching the end of the Christmas event, represents a *fait accompli* and shows contempt for the planning system. This demonstrates a clear violation of, and inability to comply with, conditions.**

**This is a very significant change, where the generator capacity is being doubled as it also seems is the area of the buildings. Given the well-documented concerns expressed by WPC and ecological experts, a revised project of this size should be accompanied by a thorough ecological assessment that studies the impact of light and noise pollution on the wintering bird populations that are a feature of Bewl Water.**

**WPC urges that this application should immediately be sent to the Wealden enforcement officer, as it seems that this condition is already being breached as the application will only be considered after 26th December.**

9.6 Application No. WD/2023/2878/F Full Expiry date for comments: 26 December 2023

Location: BEGGARS BUSH, BUCKHURST LANE, WADHURST, TN5 6JU

Description: CONVERSION OF ONE BAY OF THE EXISTING TRIPLE GARAGE INTO HABITABLE ACCOMMODATION, IN CONNECTION WITH THE MAIN DWELLING. <https://planning.wealden.gov.uk/plandisp.aspx?recno=164039>

**Object (Unanimous)**

**We note slippage of Condition 3, which was very recently decided. To seek to change the terms of such a recent approval would – if successful – cast doubt over the credibility of planning conditions. If conditions are not strictly adhered to – *and enforced* – this risks bringing the planning system into disrepute. It would also encourage some applicants to attempt to ‘game’ the process.**

**If Wealden is minded to approve, we would recommend an enforceable condition be placed on this building, that no further conversion to residential accommodation should take place on this site.**

9.7 Application No. WD/2023/2871/F

Expiry date for comments: 26 December 2023

Location: GROUVILLE, 10 WESTERN ROAD, WADHURST, TN5 6TX

Description: REDUCED PROPOSAL FROM APPROVED APPLICATION WD/2023/0825/F (SINGLE STOREY GROUND FLOOR EXTENSION WITH DORMER LOFT CONVERSION) Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=164029>

**No Comment**

10. Live planning applications 10.1 Application No. WD/2022/0535/MAO

Land to the north of Marlinghouse, Station Rd, Wadhurst TN5 6RT

**Action: Clerk to chase Case Officer for update and the reasons for the ongoing delay**

10.2 Application No. WD/2021/2924/F

Boat House Bistro extensions and alterations; 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. (Additional drawings and proposals)

**WPC decided to take the following actions following the refusal of the application by WDC councillors in the Planning Committee North meeting on Thursday 7th December:**

* **Cllr Shairp to write to Wealden to request any appeal on this application should be by local inquiry / hearing and not by written representations.**
* **Cllr Moore/Cllr Shairp to write to Wealden planning team to question mis-statements and refusal to consider ecological reasons as part of the justification for refusal**
* **Clerk to write and thank WDC councillors for protecting an important ecological site and their careful consideration of a complex application**
* **Cllr Shairp to write and thank Cllr Howell for speaking in support of WPC’s objection to the Bistro application**
* **WPC to encourage the community to campaign to request that Natural England bring forward their consideration of the SSSI application for Bewl**
  + **Cllr Smith / Cllr Shairp to contact the Wild Wadhurst leadership**
  + **Cllr Smith / Cllr C Moore to publicise on social media and contact Facebook sites**

10.3 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.

**It was unanimously agreed to respond to the rebuttal letter, discussed in previous minutes, and it would be agreed by email**

10.4 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.

Action: Cllr Moore/ Cllr Shairp to speak with counsel

Action: Clerk to investigate FOI request

10.5 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.

WPC notes and accepts the apology from WDC for the 3-week delay in uploading the parish council’s response, onto the planning application response website.

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

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

19. Neighbourhood Plan Update.

20. Matters for noting or inclusion on future agenda.

21. Date of next meeting 23rd December 2023.

**Meeting closed 12:35pm**