

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 25th November 2023 for the transaction of business as set out below.

**Attendees: Cllr Shairp (Chair) Cllr Smith, Cllr Anderson, Cllr P Moore, Cllr Gadd, Cllr Crawford and 11 members of the public.**

## **MINUTES**

**It was proposed by Cllr Shairp, seconded by Cllr Anderson 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.

**Cllr P Moore declared an interest in Application No. WD/2023/2480/F**

**Cllr Gadd declared an interest in appeal Ref: APP/C1435/W/23/3321704**

3. To approve the minutes of the meeting held 11th November 2023.

**It was proposed by Cllr Shairp, seconded by Cllr Crawford, that these minutes be agreed. Agreed by majority.**

4. To discuss matters arising from the minutes of the meeting of 11th November 2023

**None**

5. Public forum – time limit 15 minute.

**Residents spoke against the appeal Ref: APP/C1435/W/23/3321704 Little Windmill Farm, Cousley Wood.**

**The residents advised the following:**

**Although the completed application form states that the land is not in a green belt, the land is, in fact more importantly, in a particular picturesque part of the AONB and adjacent to a conservation area.**

**Statements made appear to be misleading and one resident gave the example of cycling to the village centre in three minutes.**

**When demonstrating sustainability, only the materials to be used appear to be 'sustainable' and the majority of sustainability criteria has not been met.**

**It is impossible to demonstrate 'exceptional circumstances' in respect of this site.**

**The Council discussed with the residents, options regarding requesting decision by public hearing, rather than via written representations and applying as a group, for a 'Rule 6' status.**

**In addition, it was suggested that the residents should speak with the WDC case officer, who had written the refusal, to confirm that he would write an objection for the district council.**

6. Pre- application briefings.

7. Correspondence

(i) Southern Water letter.

(ii) WDC Neighbourhood Plan.

8. WDC Decisions:

8.1 Application No. WD/2023/2441/F PROPOSED FIRST FLOOR SIDE EXTENSION WITH OVERHANG TO CREATE COVERED WALKWAY. 8 PRIMMERS GREEN COTTAGES, PRIMMERS GREEN LANE, WADHURST, TN5 6DU – APPROVED

8.2 Application No. WD/2023/2042/LB AND WD/2023/2041/F CONSTRUCTION OF SINGLE STOREY KITCHEN EXTENSION, OUTBUILDING/POOL HOUSE AND ALTERATIONS TO SHAPE OF EXISTING SWIMMING POOL (AMENDED DESCRIPTION) STREAM COTTAGE, WENBANS LANE, WADHURST, TN5 6NR - APPROVED

8.3 Application No. WD/2023/2367/F SINGLE STOREY EXTENSION, BLOCKING UP A WINDOW AND ADDING A WINDOW 2 CEDAR VILLAS, LOWER HIGH STREET, WADHURST, TN5 6BE – APPROVED

9. To consider new planning applications.

9.1 Application No. WD/2023/2081/FR Expiry date for comments: 30 November 2023  
Location: PIERSONS WOOD FARM, COUSLEY WOOD ROAD, COUSLEY WOOD, WADHURST, TN5 6HG Description: RETROSPECTIVE APPLICATION FOR THE CHANGE OF USE OF AGRICULTURAL FIELD TO CLASS F2 OUTDOOR RECREATION (DOG WALKING FACILITY) PLUS ASSOCIATED FENCING AND PARKING AREA. EXISTING WOODEN STORAGE SHEDS AND FIELD SHELTER TO REMAIN. Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=163073>

### **Objection**

**Although WPC support rural local businesses, we are aware that Class F2 has broad criteria. To prevent encroachment into the AONB, the F2 usage should be limited for this application and a strict condition imposed, that if the business discontinues, the land must be returned to an agricultural class.**

### **Unanimously agreed**

9.2 Application No. WD/2023/2070/F

Expiry date for comments: 29 November 2023

Location: 34 JONAS DRIVE, WADHURST, TN5 6RL

Description: INSTALLATION OF EXTERNAL AIR SOURCE HEAT PUMP. Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=163061>

**No objection - Unanimously agreed**

9.3 Application No. WD/2023/2480/F Expiry date for comments: 20 November 2023  
Location: COOMBE FARM, COOMBE LANE, WADHURST, TN5 6NU Description:  
ERECTION OF TWO A FRAME GLAMPING CABINS Link to documents on web:  
<https://planning.wealden.gov.uk/plandisp.aspx?recno=163550>

**Cllr P Moore left the meeting**

**Objection - Unanimously agreed.**

**It was proposed by Cllr Shairp, seconded by Cllr Gadd and unanimously agreed that the response to this application be agreed by email.**

9.4 Application No. WD/2023/2764/F

Expiry date for comments: 13 December 2023

Location: COURTLANDS, MAYFIELD LANE, WADHURST, TN5 6HX

Description: PROPOSED REMOVAL OF EXISTING GARAGE/WORKSHOP AND CONSTRUCTION OF NEW DETACHED GARAGE/WORKSHOP Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=163896>

**Cllr P Moore rejoined the meeting**

**No objection - However, roof lights must be 'dark skies' compliant.**

**Unanimously agreed**

9.5 Application No. WD/2023/2752/F

Expiry date for comments: 8 December 2023

Location: CHEVIOT, NEWBURY LANE, WADHURST, TN5 6HD

Description: DETACHED OAK FRAMED OUTBUILDING TO REPLACE EXISTING DETACHED GAMES ROOM OUTBUILDING. Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=163882>

**No objection- However, roof lights must be 'dark skies' compliant, given the site's remote location**

**Unanimously agreed**

9.6 Application No. WD/2023/2746/F Expiry date for comments: 8 December 2023 Location: CHEVIOT, NEWBURY LANE, WADHURST, TN5 6HD Description: DETACHED OAK FRAMED GARAGE WITH STORAGE/WORKSHOP ABOVE FOLLOWING DEMOLITION OF EXISTING DETACHED GARAGE. Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=163876>

**No objection- However, roof lights must be 'dark skies' compliant, given the site's remote location**

**Unanimously agreed.**

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

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

**None today**

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).

**Action: WPC to respond by email to WDC Bio-diversity officer's comments on the Bistro. Unanimously agreed.**

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.

**Letter as discussed in previous meeting, is in process of being written.**

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.

**Awaiting solicitor response**

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.

**None today**

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.

**Additional points to be raised and sent to WDC. Unanimously agreed**

11. To consider planning appeals received and make recommendations

11.1 Town and Country Planning Act 1990 Appeal by Mr Michael Owst (the Appellant) Site: LITTLE WINDMILL FARM, WINDMILL LANE, COUSLEY WOOD, WADHURST Proposal: PHASED RESIDENTIAL DEVELOPMENT OF 12

NO. SINGLE-STOREY DETACHED FLAT-ROOFED BUNGALOWS. Planning Inspectorate Ref: APP/C1435/W/23/3321704

**Cllr Gadd stayed silent during these discussions and votes.**

## **Objection**

**It was unanimously agreed to object to the appeal on the following grounds:**

### **1.0 Sensitivity of the Location**

- 1.1 The site is in the High Weald Area of Outstanding Natural Beauty**
- 1.2 The site is outside the development boundary and adjacent to the Cousley Wood conservation area**
- 1.3 Case law does not support building outside the development boundary in the AONB**
- 1.4 A nearby site, adjacent to Newbury Lane, was rejected in the 2017 SHELAA for reasons that apply equally to this site**

### **2.0 Accessibility**

- 2.1 The Access to the Site is Dangerous and Difficult**
- 2.2 The Location is not Sustainable**

### **3.0 The proposed dwellings do not meet local need**

### **4.0 Environmental Concerns**

- 4.1 Ecology**
- 4.2 Detrimental to the dark skies for which Wadhurst is renowned**
- 4.3 Detrimental impact on views**
- 4.4 Drainage**
  - 4.4.1 Surface water drainage**
  - 4.4.2 Foul Water Drainage**

### **5.0 Impact on Rural Businesses**

### **6.0 Design of site and dwellings does not conserve or enhance the High Weald AONB**

### **7.0 Credibility of the Proposal**

- 7.1 Impartiality and credibility of the application**
- 7.2 Planning History**
- 7.3 Deliverability of the proposals**
- 7.4 Thin End of the Wedge**

**It was unanimously agreed to write to PINS to request a local inquiry or hearing rather than written representations.**

12. To consider any footpaths modification orders and make recommendations

13. Planning Control (& High Street Planning Enforcement)

**Mobile home in Coombe Lane has not been removed, as previously enforced by WDC**

14. To discuss Tree Preservation Orders

15. Conservation areas

**It was unanimously agreed that a letter to the school and the WDC Conservation Officer should be sent over concerns that the school's plans will remove trees at the front of the school. It was also agreed to set aside an amount of £500 for arboricultural advice.**

16. CIL

17. Policy/Correspondence/Consultations/Budget

18. Freedom of Information requests

**Action Clerk: update regarding FOI with timelines and details regarding the valuation of the Weald Hall covenant.**

19. Neighbourhood Plan Update.

**Cllr Shairp advised that the Examiner had commenced.**

20. Matters for noting or inclusion on future agenda.

21. Date of next meeting 9th December 2023.

**Meeting closed at 11:53am**