

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 11th November 2023 for the transaction of business as set out below.

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

MINUTES

It was proposed by Cllr Anderson, seconded by Cllr Shairp 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 9.3

3. To approve the minutes of the meeting held 31st October 2023.

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

4. To discuss matters arising from the minutes of the meeting of 31st October 2023

Noted that the WPC responses regarding the Bewl Water yurts application (WD/2023/2424/FR) and a rebuttal received regarding WD/2023/1895/F (campsite of up to 80 pitches and portacabin at Bewl Water) are currently being discussed by email as agreed

5. Public forum – time limit 15 minute.

A member of the public spoke with reference to the application regarding Coombe Farm.

They raised several concerns which included the negative effect on the AONB, as well as the sustainability of the development.

6. Pre- application briefings.

7. Correspondence

As circulated including Bewl Water correspondence.

8. To consider involvement and receive alerts on the local plan consultation.

9. To consider licence and planning applications received and make recommendations.

9.1 Application No. WD/2023/2611/F Expiry date for comments: **20 November 2023**
Location: ROSELEA, TURNERS GREEN LANE, TURNERS GREEN, WADHURST, TN5
6TS Description: SINGLE STOREY SIDE EXTENSION, DOUBLE STOREY REAR
EXTENSION AND LOFT CONVERSION Link to documents on web:
<https://planning.wealden.gov.uk/plandisp.aspx?recno=163712>

Object

This proposal is excessive relative to the previous size of the property. The Wealden Design Guide states that an extension should be *subordinate* to the existing dwelling. Here there is an 'over extension' in size (representing an increase in internal floor area of approx 150%) thus dominating the existing dwelling. (see below for relevant passages in italics from the WDG)

Flat roof dormer is not in keeping, it is oversized and not complying with the Wealden Design Guide. (See below)

The Juliet balcony overlooks a neighbour on one side and a window overlooks a neighbour on the other.

There is a massive extent of white PVC in relation to the mild amount existing.

Therefore, the design is not in line with Wadhurst's emerging Neighbourhood Plan and appears to defy all criteria regarding extensions in the Wealden Design Guide.

(Action: Clerk to advise Cllr Howell that if Wealden are minded to approve this application, then WPC requests that it should be called in to go to PCN, as it represents a case study for the Wealden Design Guide, as this application appears to defy all criteria regarding extensions). Unanimous.

'Wealden Design Guide: Scale relative to the original building and the way in which massing and detailing are used (Extensions should normally be subordinate and – unless there is a specific, justified 'design' reason - not dominate the building itself, its neighbours or its setting)

2.3 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

3.1 Extensions should neither dominate the existing building nor the immediate or wider setting.

5.1 The width of any extension should be between one third and one half of that of the existing building. (The greater the width, the more setback may be necessary to reduce its impact)

5.2 Support for extensions of two or more storeys proposed to the rear of a semi-detached or detached property may be given where it occupies a position within a spacious plot and there is a substantial distance between boundaries and neighbouring dwellings.

7.5 Where roof conversions seek to add a dormer window. While the dormer is less than one-third of the roof width, the proposed elevation has high visibility and overlooks the neighbouring property'.

9.2 Application No. WD/2023/2467/F Full Expiry date for comments: **17 November 2023**
Location: LOTH LORIEN, FAIRCROUCH LANE, WADHURST, TN5 6PN Description: SINGLE STOREY EXTENSION. Applicant: Mr Alan Walsh Agent: PDK Design Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=163537>

No objection. Unanimous

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>

(Action: Clerk to request extension, received)

9.4 Application No. WD/2023/2665/F Expiry date for comments: **22 November 2023**
Location: 1 FULLER CLOSE, WADHURST, TN5 6HY Description: PROPOSED REAR AND SIDE SINGLE-STOREY EXTENSION. Link to documents on web <https://planning.wealden.gov.uk/plandisp.aspx?recno=163775>

No objection- subject to rooflights being 'dark skies' compliant. Unanimous

9.5 Application No. WD/2023/2661/F Full Expiry date for comments: **22 November 2023**
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>

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 10.1 Application No. WD/2022/0535/MAO

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

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).

9.3 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.

9.4 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.

Noted that legal advice has now been commissioned.

9.5 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.

9.6 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.

9.7 Application No. WD/2023/2441/F

Location: 8 PRIMMERS GREEN COTTAGES, PRIMMERS GREEN LANE, WADHURST, TN5 6DU Description: PROPOSED FIRST FLOOR SIDE EXTENSION WITH OVERHANG TO CREATE COVERED WALKWAY.

9.8 Application No. WD/2023/2482/F

Location: FORTUNES, TURNERS GREEN ROAD, TURNERS GREEN, WADHURST, TN5 6TR

Description: FIRST FLOOR EXTENSION ABOVE KITCHEN AT REAR OF HOUSE

9.9 Application No. WD/2023/2346/FR Location: ST JOHN THE BAPTIST CHURCH, TIDEBROOK ROAD, WADHURST, TN5 6PA Description: 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).

9.10 Application No. WD/2023/2364/F Location: BRIAR COTTAGE, FAIRCROUCH LANE, WADHURST, TN5 6PT Description: STOREY AND A HALF ANNEX EXTENSION TO THE SIDE OF THE PROPERTY AND SINGLE STORY LINK TO THE EXISTING Applicant: The Mount, Camphill Community

9.11 Application No. WD/2023/2614/F Location: INGLENOOK COTTAGE, STATION ROAD, WADHURST, TN5 6RU Description: CHANGE OF USE OF LAND TO RESIDENTIAL CURTILAGE AND ERECTION OF SINGLE GARAGE AND HOME OFFICE ANCILLARY TO INGLENOOK COTTAGE.

10. To consider planning appeals received and make recommendations

11. To consider any footpaths modification orders and make recommendations

Noted - notice of hearing/ local enquiry with regard to footpath 79a,b,c,d,80,81 and 82

12. Planning Control (& High Street Planning Enforcement)

· Waters Reach, Lower High Street

· Bewl Water

Noted - letter from Southern Water, advising that they were currently in discussions with the tenant of Bewl Water regarding updating the lease.

Due to Southern Water having a duty to the local residents it was proposed by Cllr Gadd, seconded by Cllr Shairp and unanimously agreed that legal counsel should be instructed to respond to SW and investigate duties, with a cost of up to £2,500.

(Action: Cllr P Moore and Cllr Shairp to draft solicitor instruction)

(Action: Clerk to ask Southern Water whether there has been any update on lease or discussions thereof, between the 2 October (date of letter) and today.

· Hospice in the Weald

· Fairglen Lane corner (response received from WDC Planning Enforcement and circulated to planning committee 13.9.23)

13. To discuss Tree Preservation Orders

14. Conservation areas

15. CIL

16. Policy/Correspondence/Consultations/Budget

17. Freedom of Information requests

You ask for copies of “all documentation/correspondence regarding the settlement figure for WDC to release the S106/covenant, and the workings that support this estimate”. Please could you confirm the following points:

1) Please confirm whether you are referring to the pending S106 under WD/2021/0559/MAJ?

2) Please confirm if you are seeking copies of original covenants?

3) Please could you clarify what you mean by ‘settlement figure’ and ‘estimate’ and for what are you seeking the ‘settlement figure’ and ‘estimate’ of?

· Answers to these questions sent following last meeting

18. Wealden District Council Decisions:

19. Matters for noting or inclusion on future agenda.

20. Date of next meeting 25th November 2023.

Meeting Closed 11:25am