

WADHURST PARISH COUNCIL

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 6th April 2024** for the transaction of business as set out below.

MINUTES

It was proposed by Cllr C Moore, seconded by Cllr Crawford and unanimously agreed that Cllr Gadd should take the Chair in Cllr Shairp's absence and take the minutes

1. To receive apologies for absence. **Cllr Anderson and Cllr Shairp**
2. To receive declarations of interest and updates to members' register of interests.

Cllr C Moore and Cllr P Moore declared an interest in respect of 9.2 WD/2024/0313/F (Coombe Farm)

3. To approve the minutes of the meeting held on 23rd March 2024.

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

4. To discuss matters arising from the minutes of the meeting of 23rd March 2024

None

5. Public forum – time limit 15 minute.

No public attended

6. Pre- application briefings.
7. Correspondence

Planning Committee North Meeting:

Application No: WD/2023/2424/FR THE ERECTION OF FOUR YURTS (TWO RETROSPECTIVE AND TWO PROPOSED) AND RETENTION OF PORTACABIN (TOILET AND WASH FACILITY) FOR YEAR-ROUND OCCUPATION. BEWL WATER, BEWLBRIDGE LANE, COUSLEY WOOD, WADHURST, TN3 8JH

Application No: WD/2023/1895/MAJ CAMPSITE FOR UP TO 80 PITCHES AND FOR THE ERECTION OF A PORTACABIN BETWEEN THE MONTHS

OF APRIL AND SEPTEMBER. BEWL WATER, BEWLBRIDGE LANE,
COUSLEY WOOD, WADHURST, TN3 8JH

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

[Public Register of Applications for Premises Licences and Club
PremisesWealden District Council - Wealden District Council](#)

**Noted that this is in respect of the building that was previously named
'Wealden Wholefoods'**

WPC is supportive of businesses on the High Street

**(Action: Clerk to contact WDC to enquire why this Licence
application does not disclose the name of the applicant, as usually
stated on licence applications and to enquire therefore, whether we
will be consulted shortly)**

8. WDC Decisions:

8.1 Application No. WD/2023/2888/FR PROPOSED ART STUDIO AND GUEST
ACCOMMODATION BEALS BARN GARDENS, WISKETTS BARN,
BEWLBRIDGE LANE, COUSLEY WOOD, WADHURST, TN5 6HJ –
WITHDRAWN

8.2 Application No. WD/2023/3090/F CHANGE OF USE OF A SMALL SECTION
OF EXISTING PADDOCK TO RESIDENTIAL GARDEN. BROADWELL
COTTAGE, SLEEPERS STILE ROAD, COUSLEY WOOD, WADHURST, TN5
6QX – APPROVED

9. To consider new planning applications.

9.1 Application No. WD/2024/0556/F

Expiry date for comments: **16 April 2024**

Location: LAND ADJACENT TO WESTERLEIGH, MAYFIELD LANE,
WADHURST, TN5 6JE

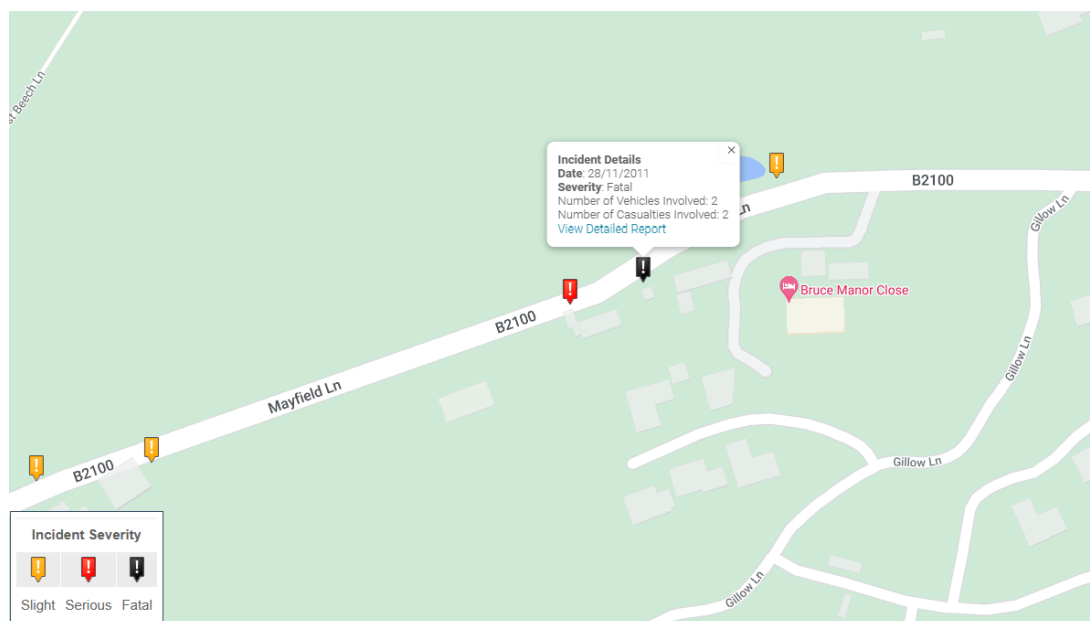
Description: DEMOLITION OF SHED AND REMOVAL OF TENNIS COURT.
ERECTION OF SINGLE STOREY DETACHED DWELLING, LANDSCAPING
AND RE-USE OF EXISTING ACCESS.

Object

**The Planning Committee are greatly concerned by the positioning of the
new entrance being on a sharp bend (with history of a fatality) and question**

why the entrance is not to be part of the existing shared entrance currently in place, which previously was the entrance when of single property use.

The map below is taken from <https://www.crashmap.co.uk> showing a serious road traffic accident (RTA) in 2010 and a fatal RTA in 2011 near the proposed new entrance.



The proposal cuts into a rural verge and represents an encroachment on to the AONB. This would be urbanising and is contra to High Weald AONB policy. The High Weald Housing Design Guide (page 18, para 3) states that:

“Soft edges to streets, such as banks, verges or swales are typical of the High Weald and have both visual and ecological value.”

We are also concerned with regard to the damage of the existing tree line and are of the opinion that the efforts put in place to mitigate this are not sufficient.

We question why only two parking spaces have been allocated for a four bedroom house and are concerned that this is insufficient, especially as over-flow parking of cars on the main road outside would be incredibly dangerous.

Although the potential property does not comply with GD2 and DC17 of the design code, together with having extensive glazing, we note that this is a brownfield site and subterranean in design and therefore being of less impact on the AONB. However, we note that there is no mention of glazing being dark skies compliant and would recommend this as Wadhurst is working towards being a Dark Skies Community.

We would also be pleased to see conditions in respect of no close board fencing permitted, along the frontage to maintain the rural feel and avoid urbanisation of Mayfield Lane.

9.2 Application No. WD/2024/0313/F

Expiry date for comments: **11 April 2024**

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=164743>

Cllr C Moore and Cllr P Moore left the room for this discussion

It was agreed that as the committee was not quorate for this discussion, any response to this application would be discussed by email with other members of the Planning Committee, if no extension is received.

Chair advised that an extension had been requested from WDC on this application, due to not being quorate for this application discussion

9.3 Application No. WD/2024/0451/F

Expiry date for comments: **9 April 2024**

Location: 1 THE SMITHY, WADHURST, TN5 6JQ

Description: SINGLE STOREY PITCHED ROOF REAR EXTENSION TO FORM KITCHEN/ BREAKFAST ROOM

Link to documents on web:

<https://planning.wealden.gov.uk/plandisp.aspx?recno=164922>

No objection -

Comment: The Planning Committee request that all glazing be 'dark skies' compliant as Wadhurst is aiming to be a 'Dark Skies Community'

In addition, we are very pleased to note that the design is in keeping with the properties surroundings, incorporating a pitched roof.

9.4 Application No. WD/2023/0745/LB

Expiry date for comments: **9 April 2024**

Location: CHAPEL COTTAGE, COUSLEY WOOD ROAD, WADHURST, TN5 6EF

Description: REPLACE ROOF COVERING AND ANY REPAIRS REQUIRED TO ROOF STRUCTURE WITH LIKE FOR LIKE MATERIALS

Link to documents on web:

<https://planning.wealden.gov.uk/plandisp.aspx?recno=161454>

No objection, subject to the tiles being of similar colour to existing tiles

9.5 Application No. WD/2024/0211/F

Expiry date for comments: **17 April 2024**

Location: UPLANDS COMMUNITY COLLEGE/LEISURE CENTRE, LOWER HIGH STREET, WADHURST, TN5 6AZ

Description: REPLACE THE CURRENT COMBUSTIBLE TIMBER CLADDING FROM THE JAMES BUILDING WITH NEW FIRE-RESISTANT CLADDING AND INSULATION TO ENHANCE ENERGY EFFICIENCY. REPLACE THE EXISTING NON-COMPLIANT WINDOWS AND EXTERNAL DOORS WITH NEW DOUBLE GLAZED ALUMINIUM WINDOWS AND DOORS, AS WELL AS THE RAINWATER GOODS WITH NEW ALUMINIUM RAINWATER GOODS.

Link to documents on web:

<https://planning.wealden.gov.uk/plandisp.aspx?recno=164624>

Object

The Planning Committee will advise further, once further advice has been sort.

Cllrs agreed to agree further response by email

(Action: Clerk to submit an FOI to ESCC in respect of all information in relation to the plans for the frontage to the school)

9.6 Application No. WD/2024/0642/F

Expiry date for comments: **23 April 2024**

Location: 12 WARD CLOSE, WADHURST, TN5 6HU

Description: DEMOLITION OF EXISTING CONSERVATORY AND ERECTION OF SINGLE STOREY REAR EXTENSION Link to documents on web:

<https://planning.wealden.gov.uk/plandisp.aspx?recno=165162>

No objection

However, we request a condition in respect of dark skies compliance, as Wadhurst is working towards being a Dark Skies Community.

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.

The Planning Committee were extremely disappointed to note that all the WDC Green Party members were in support of the above application which was nevertheless refused by majority at Planning Committee North, due to the adverse impact on the natural beauty and ecological impact (notably on the gulls as described in the Phelps report)

Wadhurst Parish Council would like to thank Cllr Howell, Cllr P Moore and Cllr Shairp for attending and speaking at WDC PCN meeting, supporting the protection of the environment and the internationally important gull roosting site at Bewl.

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.

Cllrs agreed to initiate a working party to consider the future protection of Bewl.

Also see 10.1

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

11. To monitor planning appeals received and make recommendations:

11.1 Town and Country Planning Act 1990 Appeal by Novo Land & Development (the Appellant) Site: BROCKFIELD, MAYFIELD LANE, WADHURST, TN5 6HX Proposal: ERECTION OF 1X DETACHED DWELLING Planning Inspectorate Ref: APP/C1435/W/23/3333369

Noted

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)

ALLEGED UNAUTHORISED TREE WORKS LAND NORTH OF JONAS DRIVE/DURGATES MEADOW, WADHURST

(Action: Clerk to arrange TPOs on land urgently, with the assistance of Arborweald Environmental Consultants)

Committee agreed to spend up to £1000 with regard to tree advice, Subject to budget remainder

14. To discuss Tree Preservation Orders

15. Conservation areas

16. CIL

17. Policy/Correspondence/Consultations/Budget

18 Freedom of Information requests

18.1 FOIR to Wealden planning, sent 12/02/24: due in 20 working days, due back by 12/03/24

Address for correspondence is clerk@wadhurst-pc.gov.uk

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

19. Neighbourhood Plan Update.

20. Wealden Local Plan Update.

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 20th April 2024

Meeting closed 11:31am