

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 **20th April 2024** for the transaction of business as set out below.

Attendees: Cllr D Shairp (Chair), Cllr J Crawford, Cllr S Gadd, Cllr I Anderson, Cllr P Smith, Cllr P Moore & Cllr C Moore

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

Minutes

1. To receive apologies for absence.

None

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

Cllr P Moore & Cllr C Moore declared an interest in 9.8 (Coombe Farm)

Cllr Gadd declared an interest in 9.1 (Copperfields)

3. To approve the minutes of the meeting held on 6th April 2024.

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

4. To discuss matters arising from the minutes of the meeting of 6th April 2024.

Regarding: 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.

(Action: Clerk to forward to WDC, the committee's further comments below)

No objection for safety reasons

The committee welcomes the school's attention to health and safety. However, the committee is concerned that the cladding not be painted blue, but be in natural colours. Specifically, the committee would prefer that fire-retardant timber be used, and be of a natural colour to blend into the landscape, as the building is prominent on a high ridge.

The committee notes that trees have been removed at the frontage of the property, in the conservation area, and question why these have not been replanted, especially as these trees are intended to screen the buildings from the conservation area.

(Action: Clerk to write to Mr Massheder at WDC and enquire why the trees recently removed at the frontage of Uplands Academy have not been replanted)

5. Public forum – time limit 15 minute.

Residents raised concerns with regard to planning application WD/2024/0313/F (Coombe Farm). The residents are gravely concerned that the proposed structures severely damage the landscape, the environment and would be an encroachment into the AONB with a major detrimental impact on the countryside.

The residents pointed out that this area lies outside the development boundary, the proposed structures are not glamping pods but permanent structures, each with its own sewage arrangements and that there is no planned site attendance to oversee behaviour of visitors. In addition, this is not sustainable due to the need for vehicles to and from the site to shops and other facilities.

6. Pre- application briefings.

7. Correspondence

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 Premises - Wealden District Council - Wealden District Council

8. WDC Decisions:

8.1 Application: WD/2024/0086/F

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

Decision: Withdrawn

8.2 Application: WD/2023/1895/MAJ

Location: BEWL WATER, BEWLBRIDGE LANE, COUSLEY WOOD, WADHURST, TN3 8JH

Description: Campsite for up to 80 pitches and for the erection of a portacabin between the months of April and September.

Decision: Refused

8.3 Application: 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.

Decision: REFUSED

9. To consider new planning applications.

It was agreed that 9.8 (Coombe Farm) would be discussed first

Cllr P Moore and Cllr C Moore left the room

9.8 Application No. WD/2024/0313/F

Expiry date for comments: extension to **23rd April 2024** granted by WDC

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>

(Action: Clerk to request that this application be 'called in' to PCN on the grounds that the site is in an exceptionally tranquil HWNL area outside the development boundary in an unsustainable location and would set a precedent)

Object -

The Planning Committee noted the changes to the application, made in the wake of pre-application advice:

- **The frame of the glamping pods are slightly smaller in size, while the glazing area is reduced**
- **The site is sited closer to the agricultural buildings**

but were unable to note any changes that mitigate the previous concerns.

Therefore, the Committee's previous issues and objections (shown below) still stand.

In addition, concerns were raised with regard to safety of children, bearing in mind the very close proximity to open-sided old farm buildings containing machinery.

Please note that, in line with the emerging Wadhurst Neighbourhood Plan, and as detailed in our previous objection, the Planning Committee supports camping/glamping applications, such as WD/2002/0401/F (at Wadhurst Castle), where they are not detrimental to the tranquillity and dark skies of Wadhurst and are in truly sustainable locations and close to existing amenities.

The Planning Committee therefore reiterates its objection, made to the original proposal (WD/ 2023/2480/F), despite the applicant's alterations to the development, for the reasons originally stated:

OBJECTION to WD/2023/2480/F: ERECTION OF TWO A-FRAME GLAMPING CABINS Coombe Lane Wadhurst TN5 6NU

*The WPC requests that this decision is called in to committee and details its **OBJECTION** to this proposal below. In summary, the WPC objects due to the very sensitive remote rural ecology of the special part of the AONB this proposal is located in, including its exceptional dark skies and tranquillity and unsustainable location. There is no established requirement for tourist accommodation in this location and there are already underoccupied sites in more sustainable parts of the Parish. Refusal would be consistent with recent planning decisions in this location in order to prevent encroachment on this 'A1' AONB countryside.*

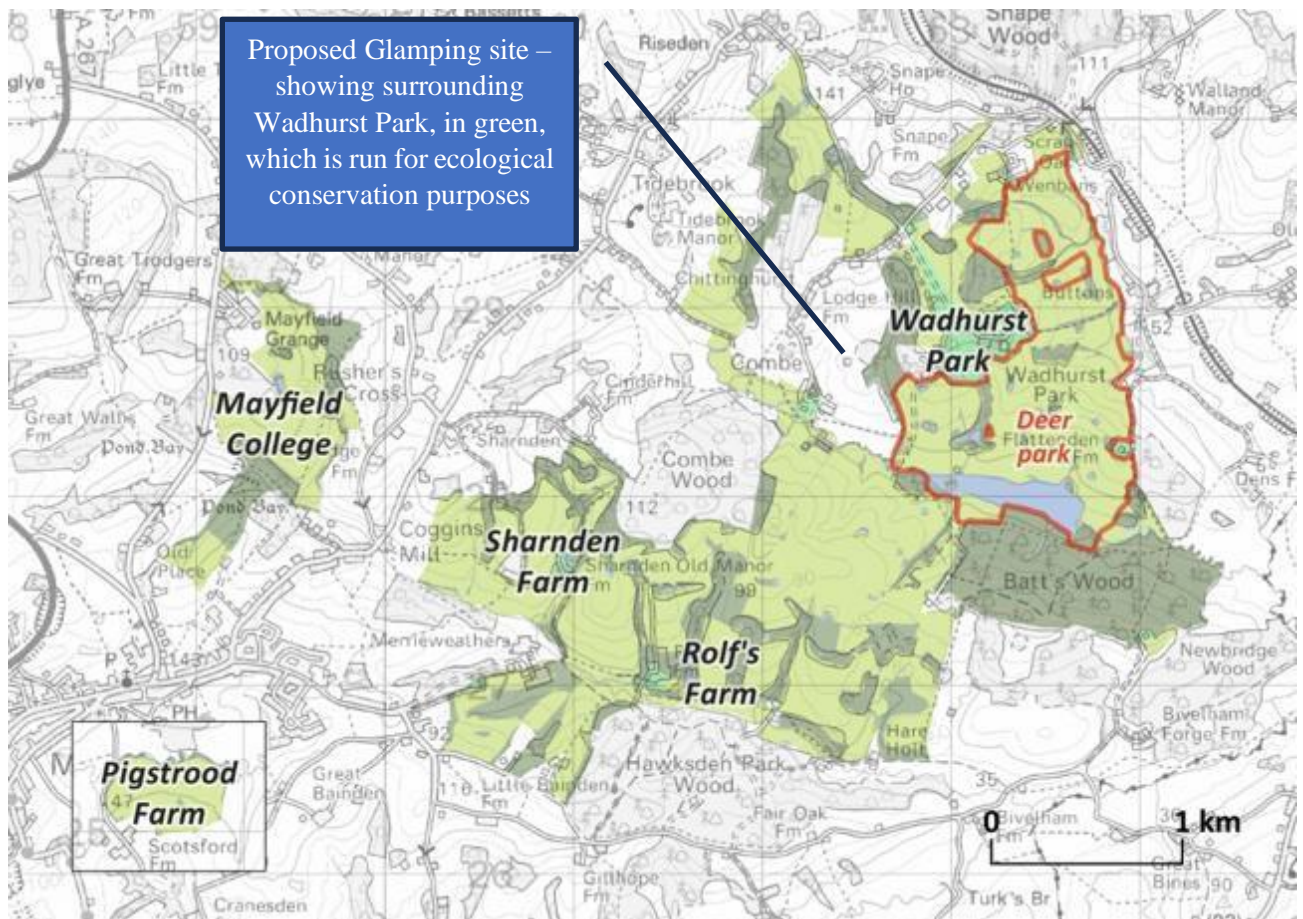
DETAILS OF OBJECTION

(1) WPC REQUESTS THIS DECISION IS CALLED IN TO COMMITTEE

The WPC requests that this decision is called in to committee. This is a very sensitive part of the nationally designated HWAONB. This specific location has previously been described as "A1" AONB by WDC committee members¹ and thus deserves special consideration.

(2) SPECIAL ECOLOGY AREA OF HIGH WEALD AONB

The proposal is located on a smallholding (approx. 40 acres) encircled by almost 2000 acres of land run for conservation purposes (Wadhurst Park)² shown in green on the map below.



A) NOISE WOULD CARRY ALONG THE VALLEY

The site lies on one side of an exceptionally tranquil open valley where any noise carries very far.

B) DARK SKIES – LIGHT SPILL IN AN EXCEPTIONALLY DARK AREA

There are exceptionally dark skies at this location as there are very few buildings or activities here. This is a very rural area and the residential lighting in the proposal is inappropriate. As the applicant acknowledges,

¹ Planning Committee North, Thursday, 4th March 2021

² [Environmental purpose \(wadhurstpark.co.uk\)](http://Environmental%20purpose%20(wadhurstpark.co.uk))

“The proposal includes a small amount of ground mounted, solar powered safety lights located along the length of the access track **akin to those found in a residential setting**.”⁴ [emphasis added by WPC]. The glass frontages of the proposed glamping cabins, particularly the glass gable ends, would create light spill in this exceptionally dark rural area.

“Wildlife surveys since 2011 have recorded 23 threatened and rare bird species, and 20 near-threatened species. Ten species of bat hunt over fields and water, and in woods at Wadhurst Park”². The proposal will disturb the tranquillity and dark skies that enable these species to survive and thrive here.

(3) VISUAL AMENITY AND VISIBILITY FROM PUBLIC FOOTPATHS – THE SITE IS HIGHLY VISIBLE

The applicant’s Design and Access statement⁴ is incorrect when it states that the “The site is not visible from any footpath.” There is not only a public footpath running across the southern end of the smallholding itself, but also a network of public footpaths from which the site is visible. See the public access footpath map below³.

The high elevation and open countryside mean the proposal will be visible across long distances. The applicant acknowledges this when they say that “Customers and their families enjoy the opportunity to visit, choose and take away their tree directly from the plantation **whilst enjoying the fantastic views of the countryside**.”⁴ [emphasis added by WPC].

See Appendix A for some example photographs towards the site taken from the public footpaths. The proposal would be visible and have a detrimental impact on the views from the footpaths.



³ [Walks \(wadhurstpark.co.uk\)](http://walks(wadhurstpark.co.uk))

⁴ Planning, Design, and Access Statement - Coombe Farm Glamping Coombe Farm, Coombe Lane, Wadhurst, TN5 6NU October 2023 WD/2023/2480/F

The WPC notes that, by their nature, Christmas trees are not tall trees – they take some years to mature (an average 10-12 years according to the British Christmas Tree Growers Association) to a height (6-8ft) where they are ready to be sold to be placed indoors. **So, while growing, the majority are below an adult’s height; thereby having no screening purpose versus the glamping pods, which have a ridge height of 14ft 9inches.** See Appendix B for an example photo of the smallholding’s Christmas Tree plantations.

(4) ADDITIONAL ACCOMODATION IS NOT NEEDED IN THIS UNSUSTAINABLE LOCATION

A) THERE IS NO ESTABLISHED FUNCTIONAL NEED FOR ACCOMMODATION IN THIS LOCATION

There is no shortage of accommodation in Wadhurst when air B&B and camping facilities are included (there are almost unlimited camping facilities within the area and occupancy data is low, even during COVID and the current cost of living crisis).

The applicant acknowledges that within Wealden “*only 8% of all visits include an overnight stay*”. However, the applicant’s assumption that the reason that “*only 29-34% of overnight visitors stay in paid accommodation*” is “*potentially due to the existing accommodation options performing at very high or maximum occupancy rates during peak times of the year*” is flawed – detailed analysis shows that there is a surplus, particularly of camping facilities.

Recent objections to the proposed expansion of Bewl Camping facilities by local family-run campsites, who are suffering from their business being ‘cannibalised’ by that operator, are indicative of this (see Appendix C, extracted from responses to application WD/2023/1895/F).

B) THIS IS AN UNSUSTAINABLE LOCATION

Both of the applicant’s examples (Greyhound Inn - currently being marketed for new landlord tenants by the pub owners -and Best Beech Inn - which has now been converted to residential use) are/were located within walking distance of facilities and are / were permanent structures with onsite facilities. In contrast, there are no facilities within walking distance; the nearest facilities being a 15-minute drive away (Wadhurst High Street) making this proposal wholly unsustainable.

C) IT WILL BRING LITTLE OR NO EMPLOYMENT / COMMERCIAL BENEFIT

Two glamping pods are unlikely to have any impact on the local community either in terms of tourism (due to existing spare capacity this would just cannibalise existing businesses) or employment.

(5) TRAFFIC WILL INCREASE IN A VERY NARROW LANE

The site is located at the end of Coombe Lane; a very long, narrow single-track road, with no footway or formal passing places, which is shared by all users, including horse-riders, pedestrians and farm vehicles. Car users have to reverse long distances when encountering farm vehicles or HGV’s. The increase in visitors will increase traffic and be dangerous. The situation is similar to that of Great Shoemith’s Farm, where WDC councillors had a car accident on their way to a site visit for a proposed holiday let⁵ (subsequently refused). The applicant’s assertion that this will have “*minimal*”³ impact vs the current Christmas Tree plantation use is incorrect. The season for ‘Pick Your Own Christmas Tree’ customers is short (only for a few weeks in November / December) and importantly is outside the busy, Spring to Autumn, agricultural seasons. In contrast, glamping is almost year-round and peak seasons are at the same time as the busiest agricultural periods. With no facilities nearby, all journeys by visitors will likely be by car, increasing traffic in this unsuitable location.

(6) THIS DEVELOPMENT IS THE THIN END OF THE WEDGE

Two pods are unlikely to be commercially attractive on their own. So, it seems likely that expanded numbers of cabins will prove necessary to be financially viable. As there are no facilities here, or within walking distance, the proposal is likely to require future amenities to be built on site. It may also be likely that the glamping business will require extras that do not require planning permission, but would exacerbate noise and light pollution (glamping sites often

⁵ WD/2018/2742/F - FORMER COW SHED, GREAT SHOESMITHS FARM, WHITEGATES LANE, WADHURST, TN5 6QG - PROPOSED CONVERSION AND CHANGE OF USE OF EXISTING RURAL BUILDING TO A HOLIDAY LET – Refused 23/9/2020

have extras such as hot tubs, fire pits, torches, music players, BBQ's etc). In addition, there are several other smallholdings in the vicinity with similar features for which approval of this application could set a precedent.

(7) FEW NEIGHBOUR OBJECTIONS WOULD NOT IMPLY ACCEPTANCE OF THIS SCHEME

The WPC notes that the proposal is largely surrounded by Wadhurst Park, which is in the ownership of a single family who like to keep a low public-profile, so flags to WDC that there are unlikely to be many neighbour objections.

(8) RELEVANT LOCAL PLANNING PRECEDENTS ARE NOT SUPPORTIVE OF THIS DEVELOPMENT

A) WD/2020/2556/FR: at neighbouring COOMBE MANOR FARM for RETROSPECTIVE APPLICATION FOR THE SITING OF A MOBILE HOME AND ITS ANCILLARY USE AS STAFF ACCOMMODATION IN ASSOCIATION WITH THE HOLDING AT COMBE MANOR FARM was **refused** by WDC on 15/11/2021

Reasons for refusal included:

- The application site occupies a remote location outside the development boundary where new housing is resisted unless it conforms with other, exceptional policies of the Local Plan. The application fails to demonstrate that there is a clearly established functional need for a rural worker's dwelling on this landholding. It would therefore result in an **unjustified addition to and consolidation of scattered and sporadic development in this remote location to the detriment of the character and appearance of this nationally designated area**. Furthermore, the location is such that future **occupants would be reliant on the private car for access to day-to-day services**. The site does not constitute a sustainable location for housing and is contrary to Saved Policies GD2, EN1, DC2, DC17 of Wealden Local Plan 1998; SPO7, SPO13, WCS6 and WCS14 of Wealden Core Strategy 2013; and paragraphs 79, 104 and 105 of the NPPF 2021. (emphasis added by WPC)
- The proposal would **fail to conserve or enhance the landscape and scenic beauty of the High Weald AONB, including its dark night sky, and would be out of keeping with the intrinsic rural character of the area** contrary to policies EN1, EN6 and EN27 of Wealden Local Plan 1998; SPO1, SPO13 and WCS14 of Wealden Core Strategy 2013; and paras 126, 130, 174, 176 and 185 of the NPPF 2021. [emphasis added by WPC]

A replacement dwelling at this location (Coombe Manor Farm) was only approved in 2006 because a number of ancillary dwellings were being demolished and the replacement was largely subterranean – thereby improving visual amenity.

B) WD/2022/2128/F: ONE NEW ACCOMMODATION TREEHOUSE AND EXTERNAL DECKING AREAS. CHITTINGHURST FARMHOUSE, TIDEBROOK ROAD, WADHURST, TN5 6PQ – described as *“self-catering holiday let accommodation”* was withdrawn in December 2022 following concerns by the Parish Council and environment agency.

C) WD/2022/0401/F: GLAMPING CABINS WADHURST CASTLE - In contrast to the proposal in question - five new glamping cabins at Wadhurst Castle are within the village centre with all its amenities within walking distance. However, even so, the approval was subject to stringent conditions re lighting and non-car transport provision i.e. *“No floodlighting, security lighting or other external means of illumination of the site shall be provided, installed or operated in the development, except in accordance with a detailed scheme which shall provide for lighting that is low level, hooded and directional, and has been submitted to and approved in writing by the Local Planning Authority”* and *“In order that the development site is accessible by non-car modes”* the *“development hereby approved shall not be occupied until details of secure bicycle parking have been submitted to and approved in writing by the Local Planning Authority”*.)

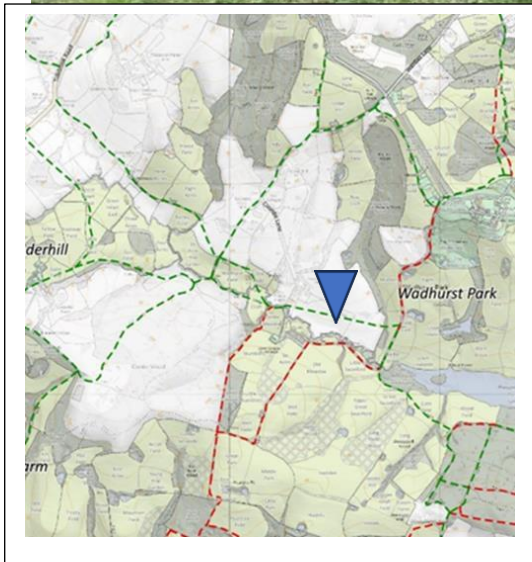
For all the reasons detailed above, the application neither conserves nor enhances the AONB so, the WPC respectfully request that WDC REFUSE this proposal.

APPENDIX A - Photographs taken from public footpaths showing the “*the fantastic views of the countryside*” into the site



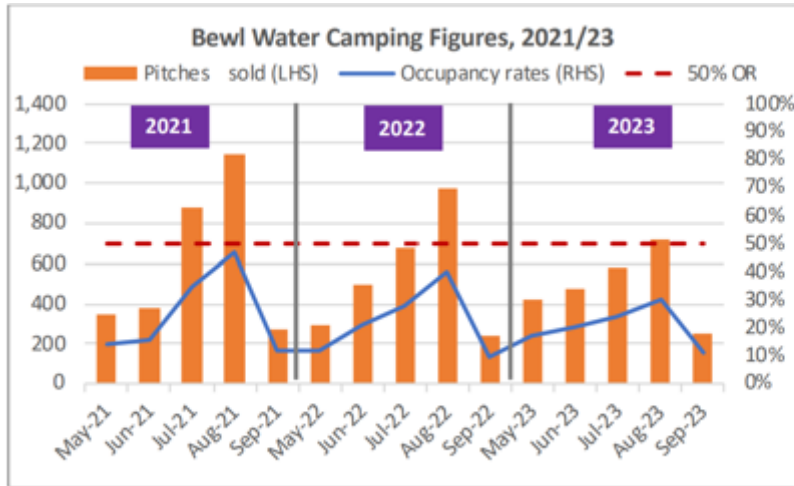


APPENDIX B – Christmas Tree plantation adjacent to the footpath on the smallholding showing how the small size of growing trees (these are approx. 4 years old) would not screen the A-frame buildings (most trees when cut down are 6-8ft to fit indoors). (According to the British Christmas Tree Growers Association, they can take up to four years to reach a height of just 25 cm. or 10 inches)



APPENDIX C - EXTRACTS FROM WADHURST PARISH COUNCIL'S RESPONSE TO APPLICATION WD/2023/1895/F LOGGED ON 29/8/2023

Bewl Water Campsite occupancy data showing spare capacity -with occupancy never reaching even 50%



Source: Applicants, data supplied by WDC. Note: Aug/Sep 2023 data as of 23 August 2023; LHS: left-hand scale; RHS: right-hand scale

“WPC’s detailed spreadsheet demonstrates there is no shortage of overnight accommodation in the Wadhurst area. Indeed, looking at available B&B and AirBnB accommodation, our analysis showed there were 259 rooms available within the area, offering beds for 525 people. Given that the Bewl campsite has never been full – to our knowledge – 525 beds available elsewhere in the area, suggests that a permanent campsite is not needed (see Appendix A for details).

In addition to B&B or AirBnB premises, offering overnight accommodation, there are several long standing campsites within the area, whose businesses have been adversely impacted by the temporary campsite at Bewl. Examples include but are not limited to:

- Cedar Gables Campsite, A21 (family-run, 4.5 stars on Trip Advisor)
- Pelverers Farm Camping, The Slade, Lamberhurst (family run 4.5 stars)
- Blue Caps Farm, Sleepers Stile Lane, Cousley Wood, Wadhurst (family-run 5, stars on Trip Advisor)
- Hoggarden Glamping & Camping, Sleepers Stile Lane, Cousley Wood, Wadhurst (family-run, 4.5 stars on TA)
- Rainbow’s End Campsite, Newbury Lane, Cousley Wood, Wadhurst (family run, not on TA)
- Meadow Breeze Glamping, Ticehurst (family run, not on TA)
- T & J Motel (family run 4.5 stars on Trip Advisor)
- Bedgebury Camping (part of family run farm 4 stars on Trip Advisor)

All of these campsites are close to Bewl’s entrance. A rough estimate suggest that the first 7 sites have capacity to offer bed space for approx. 285 people, while Bedgebury Camping has space for their weekend campers covering 30- 40 acres.”

“The damaging impact to these businesses due to the temporary campsite at Bewl has had the effect of ‘cannibalising’ the tourist business in Wealden. The temporary approval has had the effect of ‘robbing Peter to pay Paul’. By supposedly boosting tourism with Bewl, planners have undermined viable camping business elsewhere in the nearby vicinity. Indeed, one site owner estimated that over the three years that Bewl has been running its campsite, its revenue has halved (though some of that will reflect the cost of living crisis).”

Cllr P Moore and Cllr C Moore re-entered the meeting.

9.1 Application No. WD/2024/0670/F

Expiry date for comments: **26th April 2024**

Location: COPPERFIELDS, CASTLE WALK, WADHURST, EAST SUSSEX, TN5 6DB

Description: proposed single storey rear extension to consist of new living garden room - replaces previous permission WD/2023/2187/F Link to documents on web:

<https://planning.wealden.gov.uk/plandisp.aspx?recno=165195>

Cllr Gadd remained silent throughout the discussions

No objection, subject to glazing being dark skies compliant, as Wadhurst is working towards being a ‘Dark Skies’ Community.

9.2 Application No. WD/2024/0677/F

Expiry date for comments: **25th April 2024**

Location: MERRYFIELDS, BEST BEECH HILL, WADHURST, TN5 6JT

Description: demolition of existing dwelling and construction of a replacement dwelling (revised scheme of planning permission WD/2019/2319/F). Link to documents on web:

<https://planning.wealden.gov.uk/plandisp.aspx?recno=165204>

No objection

Comment - Although the materials used are not in keeping with the surrounding area and design code, we recognise that the applicant has ensured that it is sensitive to the landscape setting. However, the committee would prefer to see the colour of the base be altered to a more natural brick colour to blend into the landscape.

In addition, we request that glazing is non-reflective and is ‘Dark Skies’ compliant, as Wadhurst is working towards being a ‘Dark Skies’ Community.

9.3 Application No. WD/2024/0542/F

Expiry date for comments: **24th April 2024**

Location: WHITEGATES FARM, WHITEGATES LANE, WADHURST, TN5 6QG

Description: construction of a manège and gallop track for equestrian use, change of use of an existing building to stable block and creation of a small access track from existing gated access to manège. Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=165028>

No objection, subject to a condition being imposed by WDC that within three months of the manège, gallop track and access track, if approved, no longer being required, they shall be removed from the site, together with all supporting structures, and the land (including the access track) shall be reinstated to its former undeveloped condition.

9.4 Application No. WD/2024/0673/F

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

Location: ROSELEA, TURNERS GREEN LANE, TURNERS GREEN, WADHURST, TN5 6TS

Description: single storey side extension, double storey rear extension

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=165200>

Object-

This is considered to be disproportionately large to existing building. 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 210% - more than under the previous application) thus dominating the existing dwelling. (see below for relevant passages in italics from the WDG)

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

There is extensive white PVC glazing in relation to the small amount existing and the window style is out of keeping.

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).

'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'.

9.5 Application No. WD/2024/0686/F

Expiry date for comments: **1st May 2024**

Location: 4 WASHWELL COTTAGES, TOWNLANDS ROAD, WADHURST, TN5 6BW

Description: single storey rear extension with raised external decking area Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=165215>

No Objection

9.6 Application No. WD/2024/0740/F

Expiry date for comments: **1st May 2024**

Location: YEW TREE FARM, DEWHURST LANE, WADHURST, EAST SUSSEX, TN5 6QE

Description: demolition of existing hard tennis court and extension of an existing outbuilding to form indoor swimming pool, with associated landscaping

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=165274>

No objection

9.7 Application No. WD/2024/0849/F

Expiry date for comments: **1st May 2024**

Location: WOODLANDS, MAYFIELD LANE, WADHURST, TN5 6JE

Description: proposed side and front extensions Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=165397>

No objection

Comment – While the parish council does not object in principle, nevertheless, it urges the case officer at WDC to carefully assess the proportions and the increase in floor area in conjunction with the Wealden Design Guide, incorporating the increase in floor space from the recent passed application.

WPC notes that this is one of a series of applications increasing floor space on this site. We therefore recommend that a condition that requires no further expansion of the site may be required.

9.9 Application No. WD/2024/0801/F

Expiry date for comments: **3rd May 2024**

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

Description: The application is looking to seek permission for an additional window opening on the ground floor front (east) elevation of approximately 1500mm wide x 1300mm high Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=165339>

No objection

9.10 Application No. WD/2024/0747/F

Expiry date for comments: **3rd May 2024**

Location: STROOD HOUSE, WADHURST ROAD, MARK CROSS, TN6 3PB

Description: installation and operation of 40 ground mounted solar pv panels for domestic use

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=165281>

Object -

To prevent encroachment into the AONB and ensure support from residents, a strict condition must be added to ensure that the land reverts to its previous agricultural status, if solar panels are removed.

WPC is strongly supportive of the benefit to the environment by the use of solar panels, but must ensure that no precedents are set by such sites becoming detrimental to the environment by allowing them to become brownfield sites, once solar panels are removed.

As with previous applications, WPC recommends that a condition be added to any WDC approval decision, with the following condition added by WDC:

Within 6 months of the photovoltaic array hereby permitted ceasing to be required and used for the generation of electricity, it shall be removed from the site and the land restored to its former condition.

9.11 Application No. WD/2024/0635/F

Expiry date for comments: **3rd May 2024**

Location: SOLITAIRE, TIDEBROOK ROAD, WADHURST, TN5 6LH

Description: construction of a glazed enclosure to link the first floor of the dwelling to the first floor of the adjoining garage

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=165154>

No objection

10. Live planning applications

10.1 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 purchase sticker for Black Cat- 'Property of WPC- contact email & phone number')

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

(Action: Clerk to take Brockfield off of future agendas)

11.2 Ref: APP/C1435/W/23/3321704

LITTLE WINDMILL FARM, WINDMILL LANE, COUSLEY WOOD, WADHURST

Status: Following a review of the appeal and the submissions received, the Planning Inspectorate have concluded that an inquiry would be the most appropriate procedure for this appeal, due to the high levels of local interest.

(Note that Clerk has applied for 'Rule 6' status)

11.3 Ref: APP/C1435/W/24/3336886

THE BOAT HOUSE BISTRO, BEWL WATER, BEWLBRIDGE LANE, COUSLEY WOOD, WADHURST, TN3 8JH (Application No: WD/2021/2924/F)

Status: Appeal lodged 15/01/24 Comments to PINS by 16/05/24

It was agreed that a budget of £2,500 would be set for legal action, subject to RFO confirming availability of funds.

12. To consider any footpaths modification orders and make recommendations

13. Planning Control (& High Street Planning Enforcement)

14. To discuss Tree Preservation Orders

(Action: Clerk to chase for details regarding TPO at Tapsell's wood)

14.1TM/2024/0028/TCA

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

Description: Work as per schedule subject to regulations designated Wadhurst conservation area October 1971/MAY 1988/MARCH 2017.

Query why the parish council were not consulted on these works when they had previously raised concern about the potential works, within the conservation area.

(Action: See item 4)

14.2 C/2024/0163: Alleged unauthorised tree works on land North of Jonas Drive/Durgates Meadow. Response from WDC that no TPO's are on this site but they have passed to the Forestry Commission for their investigations.

It was agreed that a budget be set of up to £1,000 for ArborWeald to apply for TPOs

(Action: Clerk to chase Forestry Commission regarding TPOs on the above land)

15. Conservation areas

16. CIL

17. Policy/Correspondence/Consultations/Budget

18. Freedom of Information requests

19. Neighbourhood Plan Update.

It was noted that the 'drop in' session was very well attended. FAQs are on the website and residents are welcome to email in any further questions

20. Wealden Local Plan Update.

(Action: Clerk to write to Chris Bending at WDC to request a Local Plan Consultation extension of at least one month on behalf of residents, as Wadhurst residents are overwhelmed with consultations of both the Local Plan and the Wadhurst's Neighbourhood Plan)

(Action: Clerk to request support of the above action from Cllr Glyn-Ives and Cllr J Howell)

20.1 Site allocations

20.2 SHELAA assessments

20.3 Policies

20.4 Consultation process

21. Matters for noting or inclusion on future agenda.

22. Date of next meeting: 4th May 2024

Meeting closed 12:10pm