

WADHURST PARISH COUNCIL

All members of the Planning Committee: I hereby summon you to attend a meeting of the Planning Committee of Wadhurst Parish Council to be held at The Pavilion, Sparrows Green Recreation Ground, South View Road, Wadhurst, TN5 6TW at **09:30 hours on 4th May 2024** for the transaction of business as set out below.

Claudine Feltham

Signed: Claudine Feltham, Clerk, Wadhurst Parish Council

Date: 29th April 2024

AGENDA

1. To receive apologies for absence.
2. To receive declarations of interest and updates to members' register of interests.
3. To approve the minutes of the meeting held on 20th April 2024.
4. To discuss matters arising from the minutes of the meeting of 20th April 2024.
5. Public forum – time limit 15 minute.
6. Pre- application briefings.
7. Correspondence
8. WDC Decisions:

8.1 Application: [WD/2024/0466/F](#)

Location: KESTRELS, JONAS LANE, WADHURST, TN5 6UJ

Description: double storey side extension, addition of pitched roof dormers to the roof and alterations to the existing habitable loft space

Decision: Approved

WDC response: *The parish comments are noted. There is an existing balcony/terrace that extends across the south-west elevation and the proposed extension with the addition of a smaller balcony/terrace would not exacerbate the views that already exist.*

8.2 Application:

Location: PILGRIMS, HIGH STREET, WADHURST, EAST SUSSEX TN5 6AA

Description: application for the grant of a premises licence

Decision: Licence be granted subject to conditions

8.3 Application: WD/2024/0341/F

Location: INGLENOK COTTAGE INGLENOK COTTAGE, STATION ROAD, WADHURST, TN5 6RU

Description: change of use of land to residential garden land and erection of home office and garden store building incidental to

Decision: Approved

Comments from WDC to WPC: *The proposal for this application does not include a carport and a condition will be included to ensure that the building remains incidental to the host property. The application has been assessed in consultation with the Council's Senior Heritage Officer.*

8.4 Application: [WD/2023/0995/F](#) and [WD/2023/0996/LB](#)

Location: HUNTERS HALL, SLEEPERS STILE ROAD, COUSLEY WOOD, WADHURST, TN5 6QX

Description: proposed alterations to former Oast house currently in use as ancillary to the dwelling; to include associated new sewage treatment plant and soakaway. (to be considered in conjunction with previous lapsed consent : WD/2006/1032/F and WD/2006/1033/LB).

Decision: Withdrawn

8.5 Application: [WD/2023/2081/FR](#)

Location: PIERSONS WOOD FARM, COUSLEY WOOD ROAD, COUSLEY WOOD, WADHURST, TN5 6HG

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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.

Decision: Withdrawn

8.6 Application: [WD/2024/0223/FR](#)

Location: LAND AT BROADFIELD HOUSE, BEST BEECH HILL, WADHURST, TN5 6JH

Description: part retrospective application for the erection and operation of 68 ground mounted solar pv panels for domestic use.

Decision: Approved

8.7 Application: [WD/2024/0527/LB](#)

Location: HOME COTE, SPARROWS GREEN ROAD, WADHURST, TN5 6SH

Description: masonry repairs to cracked brickwork, using helibar crack stitching system

Decision: Approved

8.8 Application: [WD/2024/0451/F](#)

Location: 1 THE SMITHY, WADHURST, TN5 6JQ

Description: single storey pitched roof rear extension to form kitchen/ breakfast room

Decision: Approved.

Comments from WDC to WPC: The Parish comments are noted. Significant weight has been given to the emerging Wadhurst Neighbourhood Plan however it is considered given the amount of glazing on the rear elevation and the proposed design given an overhang of the eaves this will reduce the light spill into the dark skies and one velux has been removed from the roof slope for the kitchen and the size of the remaining one has been reduced to 55x118cm.

9. To consider new planning applications.

9.1 Application No: [WD/2022/2987/FR](#)

Expiry date for comments: 8th May 2024

Location: 7 LEGAT CLOSE, WADHURST, TN5 6FE

Description: Retrospective application for the erection of raised deck with glass balustrade

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=160061>

9.2 Application No: [WD/2024/0862/FA](#)

Expiry date for comments: 9th May 2024

Location: SKINNERS FARM, BEST BEECH HILL, WADHURST, TN5 6JT

Description: Variation of condition 12 of WD/2023/2259/LBA and WD/2020/0201/LBR proposed conversion of former granary to provide a three-bedroom dwelling, Sussex barn (Colyers Barn) to provide a four-bedroom dwelling and dairy to provide a four-bedroom dwelling; conversion of former Oast as ancillary accommodation to Skinners Farmhouse to provide two-bedroom first floor apartment with games room and home office below; separation of former annexe from Skinners Farmhouse to provide separate two-bedroom dwelling with associated landscaping and external works. Retrospective listed building consent for works to Skinners Farmhouse, Granary, Sussex Barn (Colyers Barn) and Oast. Replacement septic tank for Skinners Farmhouse and Oast and the construction of a new shared sewerage treatment tank) as the dairy is not within the curtilage of the listed buildings. Amended parking with supporting addendum heritage statement.

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=165412>

And

9.3 Application No: [WD/2024/0905/PO](#)

Expiry date for comments: 14th May 2024

Location: SKINNERS FARM, BEST BEECH HILL, WADHURST, TN5 6JT

Description: variation of section 106 agreement dated 28 July 2023 attached to WD/2020/0200/MAJ and WD/2020/0201/LBR (proposed conversion of former granary to provide a three-bedroom dwelling, Sussex Barn (Colyers barn) to provide a four-bedroom dwelling and dairy to provide a four-bedroom

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dwelling; conversion of former Oast as ancillary accommodation to skidders farmhouse to provide two-bedroom first floor apartment with games room and home office below; separation of former annexe from skidders farmhouse to provide separate two-bedroom dwelling with associated landscaping and external works. retrospective listed building consent for works to skidders farmhouse, granary, Sussex barn (Colyers Barn) and Oast. Replacement septic tank for skidders farmhouse and Oast and the construction of a new shared sewerage treatment tank) to allow greater flexibility for minor amendments to the planning permission and listed building consent without having to vary the legal agreement on each occasion.

9.4 Application No: [WD/2024/0880/FA](#)

Expiry date for comments: 9th May 2024

Location: 1 FULLER CLOSE, WADHURST, TN5 6HY

Description: variation of condition 2 of WD/2023/2665/F (proposed rear and side single storey extension) to reduce the proposed extension

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=165437>

9.5 Application No: [WD/2024/0735/F](#)

Expiry date for comments: 9th May 2024

Location: COUSLEY PLACE, COUSLEY WOOD ROAD, WADHURST, TN5 6HF

Description: proposed replacement pool house to the south-west of existing pool and new pump shed to the north

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=165268>

9.6 Application No: [WD/3493/CC](#) (East Sussex County Council Application)

CONSULTATION UNDER ARTICLE 13 OF THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

Expiry date for comments: 21st May 2024

Location: Wadhurst Primary School, Sparrows Green Road, Wadhurst, East Sussex, TN5 6SR

Description: The replacement of various existing boundaries to a mixture of 1.5m, 2m and 2.4m high weld mesh fencing to front / side boundary of the school. Replacement of 2no existing low level main access swing gates to 1.5m high gates.

Link to documents on web: <https://apps.eastsussex.gov.uk/environment/planning/applications/register/>

9.7 Application No: [WD/2024/0941/F](#)

Expiry date for comments: 17th May 2024

Location: HOLLY BANK, TURNERS GREEN LANE, TURNERS GREEN, WADHURST, TN5 6TS

Description: proposed ground floor rear, front and carport extensions, loft conversion with dormers, internal alterations, floor plan redesign and all associated works

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=165508>

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

11. To monitor planning appeals received and make recommendations:

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

Town and Country Planning Act 1990 Head of Planning and Environmental Services
Appeal by Bewl Events (Salomons UK Ltd)

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Site: THE BOAT HOUSE BISTRO, BEWL WATER, BEWLBRIDGE LANE, COUSLEY WOOD, WADHURST, TN3 8JH

Proposal: EXTENSIONS AND ALTERATIONS TO THE BOAT HOUSE BISTRO, 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.

Information re appeal: Any views received in writing by the Council at the application stage will have been forwarded to The Planning Inspectorate, for the Inspector's attention.

The Planning Inspectorate have introduced an on-line appeals service which you can use to comment on this appeal. This service can be found through the Appeals Casework Service website at <https://acp.planninginspectorate.gov.uk>. The Council or the Inspectorate may publish details of your comments on the internet. As your comments may include personal information (eg. name, address, etc), please ensure that you only provide information that you are happy will be made available to others in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal. Alternatively, representations can be made in writing (please enclose THREE copies of your representations) and sent direct to The Planning Inspectorate at the address overleaf, quoting APP/C1435/W/24/3336886. The Planning Inspectorate will not acknowledge your letter.

Please ensure that any representations which you wish to make on this appeal are submitted to The Planning Inspectorate by **16 May 2024**, otherwise they will not be considered and will be returned to you. You should note that for your views to be considered they must be made available to the Appellant, the District Council and the Secretary of State or his/her Inspector, accordingly such arrangements will be made.

11.2 Ref: APP/C1435/W/23/3321704 (WDC ref: WD/2022/0662/MAO)

Site Address: Little Windmill Farm, Windmill Lane, Cousley Wood, Wadhurst, East Sussex, TN5 6DJ.

Update: 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. The case will therefore be passed to their Major Casework Team, who will be in contact as soon as possible to confirm the new timetable and inquiry date.

12. To consider any footpaths modification orders and make recommendations

12.1 Correspondence received from The Planning Inspectorate that 11 further statements had been received in respect of ROW/3330122:

Wildlife and Countryside Act 1981 - Section 53 Order Making Authority: East Sussex County Council Title of Order: Public Footpath Wadhurst 79a, 79b, 79c, 79d, 80, 81 & 82) Definitive Map Modification Order 2023.

Further correspondence received: that the above named public footpath modification will be determined by a local Public Inquiry which will be held at Bells Yew Green Village Hall, Bells Yew Green, Tunbridge Wells TN3 9BJ on Tuesday 4 June 2024 at 10.00am.

13. Planning Control (& High Street Planning Enforcement)

13.1 Correspondence sent to WDC Enforcement team with regards to the yurts and camping being advertised at Bewl, despite the fact that they do not have planning permission for such (sent 16.4.24)

14. To discuss Tree Preservation Orders

14.1 TM/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.

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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.

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.

15. Conservation areas

16. CIL

17. Policy/Correspondence/Consultations/Budget

18. Freedom of Information requests

18.1 For members to consider if an FOI request should be submitted with regards to Waters Reach, and if so, to agree the actual data request and dates parameter.

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. Matters for noting or inclusion on future agenda.

22. Date of next meeting: 18th May 2024