

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 18th May 2024** for the transaction of business as set out below.

Claudine Feltham

Signed: Claudine Feltham, Clerk, Wadhurst Parish Council

Date: 14th May 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 4th May 2024.
4. To discuss matters arising from the minutes of the meeting of 4th May 2024.
5. Public forum – time limit 15 minute.
6. Pre- application briefings.
7. Correspondence
8. WDC Decisions:

8.1 Application: [WD/2023/0745/LB](#)

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.

Decision: Approved

8.2 Application: WD/2023/2930/F

Location: STEELES FARM, BUCKHURST LANE, WADHURST, TN5 6JX

Description: replacement and rebuilding of the brick and tile barn (on a like for like basis: to modern standards of construction) in lieu of and following the demolition and removal of Steeles Farm Cottage (single-storey dwelling/out-shut to the rear of the granary) to provide ancillary guest accommodation to Steeles Farmhouse, together with parking and structural landscaping improvements.

Decision: Approved

WDC Officer comments to WPC: *The design and scale of the replacement building would match the design, scale and appearance of the conversion previously approved under extant application WD/2023/0243/F. The PC mains objection to the current application is the amount of glazing and the appearance of the replacement building, however this design / appearance and amount of glazing has already been approved under the conversion works of the extant permission. The PC were consulted on application WD/2023/0243/F (which included the conversion of the existing barn to ancillary residential accommodation) and did not raise any objection regarding the appearance of the converted barn. Apart from being a new build rather than a conversion, the scale, appearance and siting of the replacement building would be exactly the same as approved, albeit utilising new materials. Materials can be conditioned to ensure good quality natural materials are used that respect the rural character of the area.*

8.3 Application: [WD/2024/0193/F](#)

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

Description: SINGLE STOREY SIDE EXTENSION AND PORCH. MINOR EXTERNAL ALTERATIONS TO EXISTING FENESTRATION AND EXTERNAL TIMBER BOARDING TO EXISTING RENDERED WALLS TO DWELLING

Decision: Approved

Comments from WDC to WPC: The application was amended to a single storey with porch only and no longer includes rooflights. It is noted that the amended proposal is also generous in size,

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however, it is considered a betterment to the initial scheme and the site is well concealed and the house is located within a large garden. The cladding is also considered a betterment to the existing render with regards to any glimpses from the wider landscape. The application has been assessed in consultation with the Council's Heritage Officer regarding the nearby listed buildings and the roof tiles are to match those on the existing bungalow.

8.4 Application: WD/2024/0673/F

Location: ROSELEA, TURNERS GREEN LANE, TURNERS GREEN, WADHURST, TN5 6TS
Description: SINGLE STOREY SIDE EXTENSION, DOUBLE STOREY REAR EXTENSION
Decision: Refused

8.5 Application: WD/2024/0670/F

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
Decision: Approved

Comments from WDC to WPC: *The Parish Council's comments are noted. Given the substantial amount of glazing already in existence on the property's rear elevation and the lack of rooflights on the proposed extension, it is not considered that the proposal would appreciably increase light spill broadcast from the property. Furthermore, given the scale of development, requesting specialist dark skies compliant glazing is not considered necessary nor reasonable. In addition, curtains and blinds could not be required by condition as such wording would also fail the test of reasonableness in the NPPF. As such, the proposed alterations to the dwelling, which lies in a built-up location close to neighbouring developments, are considered acceptable and would not have a significantly detrimental impact on visual amenities, wildlife or the National Landscape.*

9. To consider new planning applications.

9.1 Application No: [WD/2023/2561/F](#) and [WD/2023/2562/LB](#)

Expiry date for comments: 21st May 2024

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. Amended floor plans and elevations.

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=163643> and <https://planning.wealden.gov.uk/plandisp.aspx?recno=163644>

9.2 Application No: [WD/2024/0546/F](#)

Expiry date for comments: 21st May 2024

Location: HIGH RISE DEN, RISE DEN ROAD, WADHURST, TN5 6NY

Description: single storey side extension

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=165032>

9.3 Application No: [WD/2024/0952/F](#)

Expiry date for comments: 23rd May 2024

Location: THE OAKS, OLD STATION ROAD, WADHURST, TN5 6UA

Description: Proposed single storey rear and side extension, along with loft conversion. New rooflights to front and rear elevations and rear facing dormer window.

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=165524>

9.4 Application No: [WD/2024/0914/MFA](#)

Expiry date for comments: 24th May 2024

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

Description: variation of conditions 3 and 18 of WD/2020/0200/MAJ (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 skimmers farmhouse to provide two-bedroom first floor apartment with games room and home office below; separation of former annexe from Skimmers Farmhouse to provide separate two-

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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) to enable change to car parking layouts and curtilages
Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=165479>

9.5 Application No: WD/2024/1035/FA

Expiry date for comments: 29th May 2024

Location: 13 MAYFIELD PARK, WADHURST, TN5 6DH

Description: Variation of condition 3 of WD/2021/2770/F (two storey side extension, incorporating the replacement of the existing flat roof across the front elevation with a pitched to flat roof and support posts, including minor amendments to existing windows and doors) we would like to propose minor adjustment to the ridge height of the proposed side extension, so that it meets with the same height as the existing dwelling. Incorporating minor adjustment to eaves detail at the rear, in conjunction with raising the rear roof pitch of the rear elevation, again to follow that of the existing dwelling.

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=165619>

Please note – WPC is not a consultee on the following application but is has been included within the agenda as requested. The Clerk has written to WDC to ask how the council/residents can comment, and when they expect the decision to be made.

9.6 Application No: [WD/2023/3054/CD](#) (condition discharge)

Location: Fishing Lodge, Bewl Water, Bewlbridge Lane, Lamberhurst, TN3 8JH.

Description: Application for approval of details reserved by condition 11 and 12 attached to WD/201/0638/F

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: to approve a budget of £100 for road safety consultation

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)

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.

Correspondence received from WDC 3/5/24:

C/2024/0187 relates to the application for the retention of the yurts and toilet block: WD/2023/2424/FR.

C/2024/0188 relates to the application for an 80-pitch campsite and portacabin: WD/2023/1895/MAJ.

Both of these matters are now the subject of appeal proceedings with the Planning Inspectorate.

The yurts are being dealt with under appeal reference APP/C1435/W/24/3343260.

The campsite is dealt with under appeal reference APP/C1435/W/24/3343258.

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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.

Correspondence received 9.5.24 from the Planning Inspectorate: the request for Rule 6(6) status has been granted.

Statement of case is required by 14th June 2024.

The inquiry will open at 10.00am on 6 August 2024 (currently scheduled 4 sitting days).

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.

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

17.1 Draft Rother Local Plan 2020–2040: Public Consultation under Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). 12 weeks public consultation period: 30th April – 23rd July 2024. The Draft Local Plan and its supporting evidence base documents can be found on the [Draft Local Plan webpage on the Council's website](#). The easiest way to make comments on the Local Plan, and its key supporting documents, is through the [consultation webpage](#)

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17.2 Correspondence received from a landowner with regards to the Neighbourhood Plan (as circulated to planning committee 8.5.24)

17.3 High Weald AONB Management Plan for 2024-2029: <https://highweald.org/aonb-management-plan/>

17.4 To consider any items deemed private and confidential.

18. Freedom of Information requests

18.1 To note that the Waters Reach FOI was submitted by the Clerk.

18.2 To note that the Uplands FOI response is due by 21st May 2024

19. Neighbourhood Plan Update.

20. Wealden Local Plan Update.

21. Matters for noting or inclusion on future agenda.

22. Date of next meeting: 1st June 2024