

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 4th May 2024 for the transaction of business as set out below.

Attendees : Cllr Shairst (Chair), Cllr Smith, Cllr P Moore, Cllr C Moore and Cllr Gadd

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

MINUTES

1. To receive apologies for absence. **Cllr Anderson**
2. To receive declarations of interest and updates to members' register of interests. **None**
3. To approve the minutes of the meeting held on 20th April 2024.

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

4. To discuss matters arising from the minutes of the meeting of 20th April 2024.
 - **WD/2024/0313/F - COOMBE FARM, COOMBE LANE, WADHURST, TN5 6NU (Action: Clerk to ensure that a request for this application to be 'called in' to PCN, has been made)**
 - **Fairglen Road survey - (Action: Clerk to check that an ownership sticker for the WPC Black Cat equipment has been requested)**
 - **Local Plan Consultation - Noted that the request from Wadhurst Parish Council to Wealden District Council, for the consultation period of the Local Plan to be extended, due to confusion with the recent vote of the Wadhurst Neighbourhood Plan, was denied**
 - **(Action: Clerk to advise CPRE of our recent request for an extension, as above, and advise that we are in full support of their request for the consultation period to be extended)**
 - **(Action: Clerk to advise WGOD of our request for the Local Plan consultation period to be extended)**
 - **(Action: Clerk to write to WDC with regard to planning applications involving solar panels. We note that WDC have rightly, in the past, imposed conditions insisting that land reverts to its previous agricultural status, if solar panels are removed, to ensure that such sites do not become detrimental to the environment by allowing them to become brownfield sites. However, in past conditions this has allowed the LPA to make this decision and WPC would like to request that if such an application is made for such a condition to be overturned , then all original consultees from the original application should be consulted)**
5. Public forum – time limit 15 minute. **None**
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: INGLENOOK COTTAGE INGLENOOK 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

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>

Object - The committee wish to advise that this property sits in a prominent position and that the large expanse of glass is not in keeping. But, if so minded to approve, WDC should condition that the glass balustrade be non-reflective

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>

Object - The committee are bewildered as to why this application has advanced to the consultation stage without any specific details regarding 'Retrospective listed building consent for works to Skinners Farmhouse, Granary, Sussex Barn (Colyers Barn) and Oast'. There is insufficient information and we understand that these works to the listed buildings were extensive.

Please confirm that the Heritage Officer is fully involved with this application and that the Heritage Officer has visited the site.

Although the relocation of parking initially appears sensible, we note that parking spaces have been further reduced to a parking allocation already lacking, bearing in mind that this is a rural, completely car dependent location.

The committee wish to see an additional Grasscrete parking area to increase the parking area, but preventing damage to the rural farmstead appearance

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

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.

Object - Due to previous infractions at this listed building site, we request a strong oversight and scrutiny by the Heritage Officer, to prevent further infractions.

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>

No objection subject to 'Dark Skies' compliance, as Wadhurst is working towards being a 'Dark Skies' Community.

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>

No objection

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/>

Object - Although Wadhurst Parish Council is strongly supportive of safeguarding of children, this unsightly fencing is not required to the front boundary as this is already sectioned off from the children's area by a 2m chain link fence. This proposal would have an unnecessary detrimental effect on the conservation area and is against AONB guidelines. We therefore ask that the Heritage Officer is fully involved and visits the site.

With regard to fencing on other boundaries, we are confused why it is stated that hedging will remain with the new fence behind, when the plans show the new fence to be placed at the boundary.

This fencing should be set back 1.5 metres from the hedging and a root protection zone of the hedging designated.

In addition, to retain the character of the school we request that the original brick pillars remain.

(Action: Clerk to organise a meeting with relevant stakeholders: the WPC Cllrs, Headmaster, Governors, Police, ESFR, Wadhurst Castle and the PTA, as we are concerned for the safety of pupils as the dangerous parking issue has still not been addressed)

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>

Object - The committee note the extensive quantity of glass and have concerns, therefore requesting a condition that this must be 'Dark Skies' compliant. We note that the glass will be 'night sky' filmed. This unfortunately only prevents light coming into the property, but does not stop light spillage and therefore does not address the protection of Wadhurst's Dark Skies. We would recommend electrochromic glass instead.

In addition, we would like to point out that the windows to the front are not consistent.

With regard to the rear dormers, we trust that WDC will ensure that the dormer spread is in line with the Wealden Design Guide (Section 10.7, page 13). Specifically,

dormers should, “*Be proportioned appropriately for the building and preferably occupy no more than one-third of the overall roof width*”.

(Action: Clerk to write to Chris Bending and advise that WPC has a 'Dark Skies Ambassador', as Wadhurst is working towards being a 'Dark Skies' Community. Clerk to offer a meeting to discuss such items as night sky film and 'dark skies' in general)

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 follow up previous letter and chase Network Rail regarding bridge safety)

(Action: Clerk to follow up previous letter and chase Graham Feest)

(Action: Clerk to advise residents in Fairglen of information signage issues and request details from ESCC of size and appearance of signage)

(Action: Cllr P Moore, Cllr Ramsden & Cllr Shairp to arrange Black Cat positioning in Fairglen)

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.

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 (e.g. 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.

It was proposed and unanimously agreed that the draft objection would be finalised/ agreed by email

It was proposed and agreed unanimously to instruct T Taylor as a legal advisor with a budget of up to £5K, subject to budget availability.

(Action: Cllrs to recommend to Full Council that Bewl be added to the ACV application list)

(Action: Clerk to chase WDC for a response to WPC's letter regarding yurts)

(Action: Clerk to advise Cllrs with regard to legal advice budget remaining and provide a list of planning budget expenditure to date)

(Action: Clerk to provide list with regard to advisory expenditure (to date and allocated) vs budget)

(Action: Planning committee to list actions with regard to Bewl and persons allocated to those actions)

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.

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: Clerk to discuss with Cllr P Moore and arrange meeting with Uplands, Cllr P Moore, Cllr Crawford, WDC Conservation, Mr Massheder and others)

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.

(Action: Clerk to provide update)

14.3 Tapsells Wood

(Action: Clerk to chase again WDC, requesting information on TPOs, as WPC wish to announce the opening at our Parish Assembly on the 30th May and the safety works remain outstanding)

15. Conservation areas

16. CIL

Members note that CIL monies can make a significant impact on Council funding and project plans. To date it has not been possible to obtain a forecast of CIL due to WPC, from the CIL collection body, WDC; making it difficult for WPC to plan capital projects.

(Action: Clerk to write to WDC, requesting a detailed list of CIL money received, due & forecast to WPC from their system. If not available, request that they improve their

systems to be able to provide this and, in the meantime, Clerk to provide detailed list of CIL monies received so that the planning committee can consider what might be due.)

17. Policy/Correspondence/Consultations/Budget

18. Freedom of Information requests

(Action: Clerk to provide update with regard to FOI request on Uplands frontage)

It was noted that Cllr C Moore has written to other reservoir owners requesting details of their overnight accommodation

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.

(Action: It was agreed and unanimously agreed that an FOI request should be submitted to WDC with regard to the flower meadow condition placed on the approval of the application, from the date of the completion of the 13th house.)

19. Neighbourhood Plan Update.

20. Wealden Local Plan Update.

(Action: Clerk to ask WGod for a copy of their submission)

It was proposed and agreed unanimously that WPC's submission should be agreed by email, with any shortcomings communicated to residents.

20.1 Site allocations

20.2 SHELAA assessments

20.3 Policies

20.4 Consultation process

21. Matters for noting or inclusion on future agenda

Meeting closed 12:39pm