

# 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 1<sup>st</sup> June 2024** for the transaction of business as set out below.

*Claudine Feltham*

Signed: Claudine Feltham, Clerk, Wadhurst Parish Council

Date: 27<sup>th</sup> 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 18<sup>th</sup> May 2024.
4. To discuss matters arising from the minutes of the meeting of 18<sup>th</sup> May 2024.
5. Public forum – time limit 15 minute.
6. Pre- application briefings.
7. WDC Decisions:

### 7.1 Application: WD/2024/0642/F

Location: 12 WARD CLOSE, WADHURST, TN5 6HU

Description: DEMOLITION OF EXISTING CONSERVATORY AND ERECTION OF SINGLE STOREY REAR EXTENSION

Decision: Approved

### 7.2 Application: WD/2024/0862/LBA

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

Description: variation of condition 12 of 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).

Decision: Withdrawn

### 7.3 Application: [WD/2024/0313/F](#)

Location: COOMBE FARM, COOMBE LANE, WADHURST, TN5 6NU

Description: Erection of two a frame glamping cabins.

Decision: refused

8. To consider new planning applications.

### 8.1 Application No: New Premises Licence Application: 30001

Expiry date for comments: 12<sup>th</sup> June 2024

Location: Dene Farm, Wadhurst Road, Mark Cross, E Sussex TN6 3PD

Description: On & Off sales of alcohol, Monday to Sunday 08:30 to 23:00hrs.

Link to documents on web: <https://www.wealden.gov.uk/licences-and-registers/licensing/alcohol-and-entertainment-licensing/public-register-of-applications-for-premises-licences-and-club-premises/>

*Representations must be made in writing by EMAIL to [licensing@rother.gov.uk](mailto:licensing@rother.gov.uk) and must be received by the Licensing Authority within 28 days of the date that the application was received (see date above).*

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8.2 Application No: [WD/2024/1084/LB](#)

Expiry date for comments: 10<sup>th</sup> June 2024

Location: STREAM COTTAGE, WENBANS LANE, WADHURST, TN5 6NR

Description: replacement of existing roof glazing with CR07-2 conservation rooflight of similar size

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=165677>

8.3 Application No: [WD/2024/0967/FR](#)

Expiry date for comments: 10<sup>th</sup> June 2024

Location: 3 BALLIOL COTTAGES, LOWER HIGH STREET, WADHURST, TN5 6BB

Description: retrospective application to convert an existing shed in the rear garden to create hygienic cheese-making room for hobby/small home based business use. The proposed changes would be connecting the shed to utilities (electricity, cold water supply and waste water removal) and internal refurbishment (installing hygienic floor and wall coverings, lighting, sinks and doos-safe furniture).

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=165542>

8.4 Application No: [WD/2024/0282/F](#)

Expiry date for comments: 7<sup>th</sup> June 2024

Location: THE PLACE, FAIRGLEN ROAD, WADHURST, TN5 6JW

Description: proposed single-storey rear and side extension (amended plans)

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=164709>

### 9. Live planning applications

9.1 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

### 10. To monitor planning appeals received and make recommendations:

10.1 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.

10.2 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 15.5.24: Appellant formally withdrew their appeal.

### 11. To consider any footpaths modification orders and make recommendations

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

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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.

### 12. Planning Control (& High Street Planning Enforcement)

12.1 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). WDC have responded advising they will not be taking any action whilst appeals are in underway.

### 13. To discuss Tree Preservation Orders

#### 13.1 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.

13.2 C/2024/0163: Alleged unauthorised tree works on land North of Jonas Drive/Durgates Meadow.

### 14. Conservation areas

### 15. CIL & S106 summary:

#### CIL

FINANCIAL YEAR	INCOME FROM WDC	EXPENDITURE BY WPC AS SUBMITTED ON RETURN TO WDC	DEADLINE FOR EXPENDITURE
2016-2017	£0	£0	N/A AS NONE RECEIVED
2017-2018	£0	£0	N/A AS NONE RECEIVED
2018-2019	£1,831.41	£0	RECEIVED APRIL 2019 SO DEADLINE: APRIL 2024. <b>SPENT IN YEAR 2022-2023</b>
2019-2020	£4,540.61	£0	£1832.65 RECEIVED APRIL 2019 SO DEADLINE IS APRIL 2024 £2707.96 RECEIVED OCTOBER 2019 SO DEADLINE IS OCTOBER 2024. <b>SPENT IN YEAR 2022-2023</b>
2020-2021	£20,166.39	£0	£7196.28 RECEIVED OCT 2020 SO DEADLINE IS OCT 2025 £12970.11 RECEIVED APR 2021 SO DEADLINE IS APR 2026 <b>SPENT IN YEARS 2022-2023 AND 2023-2024</b>
2021-2022	£99,970	£0	£12970.11 RECEIVED APRIL 2021 SO DEADLINE IN APRIL 2026 £87,000 RECEIVED OCTOBER 2021 SO DEADLINE IS OCTOBER 2026. <b>PARTIALLY SPENT IN 2023-2024.</b>
2022-2023	£78,871.09	£13,801	£55017.42 RECEIVED APRIL 2022 SO DEADLINE IS APRIL 2027 £23853.67 RECEIVED OCTOBER 2022 SO DEADLINE IS OCTOBER 2027
2023-2024	£11,691.00	£64,382.00	£3815.90 RECEIVED APRIL 2023 SO DEADLINE IS APRIL 2028 £7875 RECEIVED OCTOBER 2023 SO DEADLINE IS OCTOBER 2028
<b>TOTALS</b>	<b>£217,071</b>	<b>£78,183</b>	<b>BALANCE AVAILABLE TO SPEND: £138,888 (20.5.24)</b>

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<b>S106</b>	<p><b>There is £61,900.85 (not including interest) remaining for off site play space (Sparrows Green Rec). Deadline for expenditure (by the parish council) is 5.6.2029</b></p> <p><b>There is £40,424.35 (not including interest) contribution towards the Wadhurst High Street Improvement Scheme which needs to be used by 13/09/2028 (this is for East Sussex Highways to spend)</b></p>
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## 16. Policy/Correspondence/Consultations/Budget

- 16.1 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](#)
- 16.2 High Weald AONB Management Plan for 2024-2029: <https://highweald.org/aonb-management-plan/>
- 16.3 To consider the schedule of meetings for August and September due to the Clerks annual leave and availability of Cllrs to attend– Cllr Gadd/Cllr Shairp.
- 16.4 WGod response to WDC Local Plan consultation (as circulated to planning committee via email)
- 16.5 WDC pre-application advice transparency – Cllr C Moore.

## 17. Freedom of Information requests

- 17.1 Waters Reach FOI – response due by 14<sup>th</sup> June 2024
- 17.2 Uplands FOI - to note that a response was received 20.5.24 and circulated to the planning committee.

## 18. Neighbourhood Plan Update.

## 19. Wealden Local Plan Update.

## 20. Matters for noting or inclusion on future agenda.

## 21. Date of next meeting: 15<sup>th</sup> June 2024