

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 1st June 2024 for the transaction of business as set out below.

Attended: Cllr Shairp (Chair) Cllr Gadd, Cllr P Moore, Cllr Smith and Cllr C Moore

Minutes

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

1. To receive apologies for absence. **Cllr Anderson**

2. To receive declarations of interest and updates to members' register of interests.
Cllr P Moore and Cllr C Moore declared an interest in item 7.3

3. To approve the minutes of the meeting held on 18th May 2024.

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

4. To discuss matters arising from the minutes of the meeting of 18th May 2024.
None

5. Public forum – time limit 15 minute. **None**

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 Decision: Withdrawn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: **12th 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 and must be received by the Licensing Authority within 28 days of the date that the application was received (see date above).

No objection

8.2 Application No: WD/2024/1084/LB

Expiry date for comments: **10th 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>

No objection subject to rooflights being dark skies compliant

8.3 Application No: WD/2024/0967/FR

Expiry date for comments: **10th 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>

No objection

8.4 Application No: WD/2024/0282/F

Expiry date for comments: **7 th 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>

Object

The Planning committee appreciates that this application is smaller in design and scope than that of the previous proposal, however we wish to remind Officers that this plot was originally a rural farm office.

Given the comment in the design and access statement it would appear that ancient woodland has substantially disappeared and should be replaced. Tree officers are requested to explain the restoration plans for these trees.

We wish WDC to check the floor space increase, as it would appear that the garage has incorrectly been included in the initial calculations. We calculate the increase to be 34%, which exceeds the limits in the design code.

We note the rap around, floor to ceiling glazing, which should be resisted under the new High Weald Management Plan. This should be dark skies compliant if WDC is minded to approve.

Regarding the roof terrace, we question the impact on the neighbour.

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

We wish to thank G Feest, Cllr Ramsden and attending residents for meeting at the site for further discussions and other Cllrs wish to send their apologies for being unable to attend due to urgent matters.

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.

(Action: Cllr Shairston to chase our request for appeal to be heard by enquiry and not written representation)

(Action: Clerk to put as two separate items on future agendas ie Yurts and campsite)

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.

(Action: Clerk to take off future agendas)

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: WADHURST PARISH COUNCIL 2024-06-01 Wadhurst Planning Committee Agenda 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.

We note that the works permissioned under this tree order relate to a small amount of dead, dying and dangerous trees and these works were completed prior to May 2024. (Felling of 5 Dead elm trees, 1 dead ash tree, 1 cypress that has failed, and crown lift of 1 oak)

We note that the subsequent, significant works involving the felling of healthy trees is being carried out under a non-material amendment to a prior planning application – reference WD/2024/0130/NMA (Group of Cypress forming a useful screen, 1 Willow, 1 Field maple, Group of Holly trees, Beech Hedge (Part), 1 Whitebeam, A group of mixed species broadleaved and evergreen trees including beech and elm, and 1 Oak tree. The WPC notes that it was not consulted.

(Action: Clerk to put WD/2024/0130/NMA on next agenda.)

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

14. Conservation areas

15. CIL & S106 summary:

(Action: Clerk to add column on future agendas with the name of the main planning applications that each sum relates to)

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/aonbmanagement-plan/>

Wadhurst Planning Committee are delighted that this has been adopted and now forms a material consideration for planning decisions.

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)

**We note the lengthy response and confirm our support
(Action: Clerk to write to WGod and WDC local planning dept.)**

16.5 WDC pre-application advice transparency – Cllr C Moore.

The planning committee fully supports this initiative as this allows for the following of best practice, increases open & transparency and helps build confidence with local residents. (Action: Clerk to write to WGod, Cllr Howell and the Chair of Planning at WDC in support.)

17. Freedom of Information requests

17.1 Waters Reach FOI – response due by 14th June 2024

17.2 Uplands FOI - to note that a response was received 20.5.24 and circulated to the planning committee.

We note receipt and recommend that WPC discusses further

18. Neighbourhood Plan Update.

**(Action: Clerk to take off future agendas)
(Action ; Clerk to place 'Thank you to NP Steering Group' on Full Council agenda)**

19. Wealden Local Plan Update.

20. Matters for noting or inclusion on future agenda.

21. Date of next meeting: 15th June 2024

Meeting closed 11:12am