

Minutes of the 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 **15th June 2024** for the transaction of business as set out below.

**Attendees: Cllr Shairp (Chair) Cllr Smith, Cllr P Moore, Cllr C Moor and Cllr Gadd**

**It was proposed by Cllr Shairp, 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 1st June 2024

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

4. To discuss matters arising from the minutes of the meeting of 1st June 2024

### **None**

5. Public forum – time limit 15 minute.

### **No public present**

6. Pre- application briefings.

7. WDC Decisions:

7.1 Application: WD/2022/2987/FR

Location: 7 LEGAT CLOSE, WADHURST, TN5 6FE

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

Decision: Approved

WDC response to Parish Council Comments: The Parish Council concerns are noted. The balustrade is along the edge of the raised patio area that is sited in front of the rear elevation to the dwelling that has significant areas of glazing serving the ground floor accommodation. The balustrade is approximately 1 metre high. It is considered that the glass balustrade, to the front of these glazed areas, does not create reflection that could be used as a reason to refuse this retrospective planning application or as justification to request the use of 'non-reflective' glazing. Such a condition would fail the test of reasonableness in paragraph 56 of the NPPF. It is understood that the glass used is the same as that on other properties with glass balustrades at first floor level.

7.2 Application: WD/2024/0546/F

Location: HIGH RISEDEN, RISEDEN ROAD, WADHURST, TN5 6NY

Description: single storey side extension

Decision: Approved

7.3 Application: WD/2024/0635/F

Location: SOLITAIRE, TIDEBROOK ROAD, WADHURST, TN5 6LH

Description: the construction of a glazed enclosure to link the first floor of the dwelling to the first floor of the adjoining garage

Decision: Approved

7.4 Application: WD/2024/0735/F

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

Decision: Approved

7.5 Application: WD/2021/0559/MAJ

Location: WEALD HALL RESIDENTIAL HOME, MAYFIELD LANE, WADHURST, TN5 6HX

Description: conversion of care home to form 8 no. flats together with the construction of 9 no. new dwellings and associated works

Decision: Approved

7.6 Application No. WD/2024/0542/F

Location: WHITEGATES FARM, WHITEGATES LANE, WADHURST, TN5 6QG

Description: construction of a manège and gallop track for equestrian use, change of use of an existing building to stable block and creation of a small access track from existing gated access to manège.

Decision: Approved

Comment from WDC to WPC: It would be unusual for a development such as this to include such a worded condition. An assessment has to be made on the acceptability of the application, and no temporary use has been applied for. As such, a condition requiring this would be unnecessary and reasonable.

7.7 Application No. WD/2024/0747/F

Location: STROOD HOUSE, WADHURST ROAD, MARK CROSS, TN6 3PB

Description: the installation and operation of 40 ground mounted solar pv panels for domestic use.

Decision: Approved

Comment from WDC to WPC: A condition will be included to secure the removal of the solar panels within 6 months should they now longer be required.

7.8 Application No. WD/2024/0849/F

Location: WOODLANDS, MAYFIELD LANE, WADHURST, TN5 6JE

Description: proposed side and front extensions

Decision: refused

8. To consider new planning applications.

8.1 Application No: WD/2024/0130/NMA

Expiry date for comments: N/A Decided by WDC 30th April 2024 without consulting the parish council.

Location: UPLANDS COMMUNITY COLLEGE, LOWER HIGH STREET, WADHURST, TN5 6AZ

Description: application for a non-material amendment to WD/2022/2368/F (change from the proposed pitched roof in the expansion of the art & music building to a flat roof instead. Visual impact from conservation area: moving a fence to conceal it from the street and placing it near the parking area, along with a new tree report. Also, the type of lighting to be used in the entrance and parking area is added (external led bollard lighting), which was not specified in the previous planning application). Link to documents on web: Planning and Building Control - Wealden District Council

Note from WPC: 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.

**Meeting with C Bending of WDC Planning, arranged**

8.2 Application No: WD/2024/0998/FA

Expiry date for comments: **28th June 2024**

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

Description: removal of conditions 2 & 3 attached to WD/1994/0234/F (retail to restaurant) to enable the removal of a single name person restriction and to extend operating hours to 23.00

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=165577>

No objection

**WPC planning committee fully support and encourage new business in Wadhurst High St.**

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

**Report received from the transport consultant**

**(Action: Clerk to place on Full Council agenda)**

**(Action: Cllr Shaip to update residents)**

**(Action: Clerk to chase for response from Network Rail to our reply letter)**

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.

**(Action: Cllr P Moore to email PCN regarding WDC rebuttal)**

10.2 Bewl Water WD/2023/1895/MAJ

Application for an 80-pitch campsite and portacabin.

Update: this is now subject of appeal proceedings with the Planning Inspectorate.

Reference: APP/C1435/W/24/3343258

10.3 Bewl Water WD/2023/2424/FR

Application for the retention of the yurts and toilet block

Update: this is now subject of appeal proceedings with the Planning Inspectorate.

Reference: APP/C1435/W/24/3343260.

**WPC has been advised that a siting of a white tailed eagle has been noted at Bewl this week**

**(Action: Clerk to obtain further details from the bird tracking Trust regarding this siting)**

**(Action: Cllr C Moore and Friends of Bewl to arrange a meeting with the Bewl Warden)**

**It was proposed by Cllr C Moore, seconded by Cllr Shairp and unanimously agreed that the Planning Committee spend up to £500 for advice from Natural England Sussex**

**It was proposed by Cllr C Moore, seconded by Cllr Shairp and unanimously agreed that the Planning Committee spend up to £150 in respect of information from the Biodiversity Records Centre**

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:

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.

Public Inquiry took place on 4-5th June, with decision expected within 3-4 months.

## **Noted**

12. Planning Control (& High Street Planning Enforcement)

(Action: After receiving a complaint regarding developers at Tunnel House, Wadhurst, removing a hedge, especially in nesting season, between Tunnel House and neighbouring property, we request that WDC Enforcement investigate and advise WPC of outcome)

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.

12.2 Old Station Road, Wadhurst – issues with the planting scheme has been reported to WDC enforcement (5th June 2024). WDC reference: C/2024/0113.

13. To discuss Tree Preservation Orders

13.1TM/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.

Please also see agenda item 8.1

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

14. Conservation areas

15. CIL & S106 summary:

16. Policy/Correspondence/Consultations/Budget

**It was proposed by Cllr C Moore, seconded by Cllr P Moore and unanimously agreed that an agenda item be placed on the next full council meeting, for an addition budget for professional fees, of £10K**

**(Action: Clerk to place on next Full Council agenda)**

**(Action: Clerk and Cllr P Moore to forward letter to ESH regarding complaint in respect of speeding at Snape Lane, requesting advice and possible commissioning of safety feasibility study. Although WPC support signage being limited in the AONB, we share these concerns. Resident to be cc'd).**

16.1Draft 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

**We note that the Northern Parish Group have drafted a complete Rother Plan in respect of Bewl, which we fully support**

**(Action: Clerk/ Cllr Shairp/ Cllr C Moore to send support letter to Rother and include the Bewl updated policy and send update policy to WDC)**

16.2To 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.

17. Freedom of Information requests

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

18. Wealden Local Plan Update.

19. Matters for noting or inclusion on future agenda.

20. Date of next meeting: 29th June 2024

**Meeting closed 11:53am**