

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 29th June 2024** for the transaction of business as set out below.

Claudine Feltham

Signed: Claudine Feltham, Clerk, Wadhurst Parish Council

Date: 24th June 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 15th June 2024
4. To discuss matters arising from the minutes of the meeting of 15th June 2024
5. Public forum – time limit 15 minute.
6. Pre- application briefings.
7. WDC Decisions:

7.1 Application: WD/2024/0740/F

Location: YEW TREE FARM, DEWHURST LANE, WADHURST, EAST SUSSEX, TN5 6QE

Description: demolition of existing hard tennis court and extension of an existing outbuilding to form indoor swimming pool, with associated landscaping.

Decision: Approved

7.2 Application: WD/2024/0880/FA

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

Decision: Approved.

Comment from WDC to WPC: *The proposed rooflights have been omitted from the application, therefore there is no further proposed upward light spill.*

7.3 Application: WD/2024/0282/F

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

Description: PROPOSED SINGLE-STOREY REAR AND SIDE EXTENSION

Decision: Approve

Comments from WDC to WPC: *The ancient woodland designation remains, regardless of visible 'woodland' on site, there are no records that this has been reduced and during the site visit there were still several mature trees in the area. The development that was proposed within the buffer zone of the ancient woodland has been removed from the application and therefore this is no longer impacted by the proposals of this application. The Design guide reference to floor area is a guide to the proposal and other factors are taken into account when assessing the proposal. Dark skies glazing has now been confirmed on the plans so will not have a separate condition. The roof terrace impact on neighbouring property has been assessed and is considered it would amount to no harm due to how the ground levels relate to each property.*

8. To consider new planning applications.

8.1 Application No: Major Variation Application 30232

Expiry date for comments: 4th July 2024

Location: Wine Rack, St James Square, Wadhurst, TN5 6BL

Description: This application is to add the on sales of alcohol to the existing off sales alcohol premises licence. The premises are an existing specialist wine merchants trading under the brand of

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Wine Rack. The products sold are premium wines, spirits and craft beers. The specialist nature of the business means that tasting sessions of all products are becoming increasingly popular and so in appropriate locations, Wine Rack are introducing a new concept that allows customers to purchase and consume wine and other products in the premises. Wine Rack intend to hold specialist evenings where people can enjoy specific products. The intention is to not only allow tastings but also give people the ability to order a glass of wine and drink it on the premises.

Link to documents on web: [Public Register of Applications for Premises Licences and Club Premises - Wealden District Council - Wealden District Council](#)

Please note: response to be submitted to licensing at Rother.

8.2 Application No: [WD/2024/1277/F](#)

Expiry date for comments: 2nd July 2024

Location: 1 LEGAT CLOSE, WADHURST, TN5 6FE

Description: ERECTION OF GARDEN ROOM, GARDEN SHED AND SAIL SHADE AS PART OF NEW GARDEN DESIGN

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=165912>

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

Expiry date for comments: 28th June 2024 (extension to 2nd July 2024 approved by WDC)

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>

8.4 Application No: [WD/2024/1228/F](#)

Expiry date for comments: 9th July 2024

Location: WESTERLEIGH COTTAGE, MAYFIELD LANE, WADHURST, TN5 6JE

Description: demolition of the existing dwelling and outbuildings, erection of a replacement dwelling and garage

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=165853>

8.5 Application No: [WD/2024/1258/LDE](#)

Expiry date for comments: 9th July 2024

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

Description: continued use of land as residential garden

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=165884>

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)

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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 for 29.6.24: for members to consider this appeal and decide upon next steps.

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.

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.

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.

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

13.1 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.

13.3 TM/2024/0126/TCA (please note – this has not been sent to WPC for comment, but the Clerk noticed this on the weekly planning list and so has added it to the agenda.

The Lodge, Church Street, Wadhurst, TN5 6AR.

Work as per schedule subject to regulations designated Wadhurst conservation area May 1998/March 2017 (T3: Sweet Chestnut: Co dominant stem split at 6m, split of about 1m. Pollard to just above split as continued canopy growth will likely lead to failure. Retain split as habitat feature. T5: Sycamore: Re-pollard sycamore, co-dominant stem formation. Pollarding is used as a management technique to reduce loading on weaker union. T10: Sweet Chestnut: Veteran sweet chestnut with historic topping. This had led to a decay column with exposed heartwood, epicormic shoots have reformed canopy but are reliant on low structural integrity. undertake 5% canopy (1 metre) reduction to maintain tree in current extent).

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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	PLANNING APPLICATION
2016-2017	£0	£0	N/A AS NONE RECEIVED	N/A
2017-2018	£0	£0	N/A AS NONE RECEIVED	N/A
2018-2019	£1,831.41	£0	RECEIVED APRIL 2019 SO DEADLINE: APRIL 2024. SPENT IN YEAR 2022-2023	WD/2018/1074/FA (STONECROSS FARM) WD/2017/2023/F (WADHURST METHODIST CHURCH)
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. SPENT IN YEAR 2022-2023	WD/2018/2144/F (GREAT PELL OAST HOUSE)
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 SPENT IN YEARS 2022-2023 AND 2023-2024	WD/2020/0265/FR (BEST BEECH PLACE) WD/2020/1086/F (FORMER NATWEST) WD/2019/0061/f (MILL END)
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. PARTIALLY SPENT IN 2023-2024.	WD/2017/2405/MAJ (BELLERBYS) WD/2020/2426 (OLD STATION ROAD)
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	WD/2022/2008/F (COOMBE MANOR FARM) WD/2021/2775/F (QUEENS COTTAGES) WD/2021/0699/F (WOODCOTE)
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	WD/2022/2303 (MONKS WOOD FARM)

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TOTALS	£217,071	£78,183	BALANCE AVAILABLE TO SPEND: £138,888 (20.5.24)
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S106	<p style="text-align: center;">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</p> <p style="text-align: center;">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)</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 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.

17. Freedom of Information requests

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

Note: Having chased WDC for the response, they have responded saying there are no results for Waters Reach, Wadhurst.

The Clerk has submitted a further FOI including additional details and is liaising with them.

18. Wealden Local Plan Update.

19. Matters for noting or inclusion on future agenda.

20. Date of next meeting: 13th July 2024