

**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 27th July 2024 for the transaction of business as set out below.**

**It was proposed by Cllr Smith , seconded by Cllr Shairp 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.

**Cllr Gadd declared an interest in 12.2**

3. To approve the minutes of the meeting held on 13th July 2024

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

4. To discuss matters arising from the minutes of the meeting of 13th July 2024

**None**

5. Public forum – time limit 15 minute.

**No public present**

6. Pre- application briefings.

7. WDC Decisions:

7.1 Application: WD/2024/0952/F

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.

Decision: Approved

Wealden District Council's Officer response: The location of the site is within an established residential area which is surrounded by other residential properties within a development boundary, and therefore within an area that already omits artificial light. It is not considered that the level of glazing incorporated within the proposed works, specifically the rooflights and roof lanterns would materially increase the level of artificial light spill from the site or the wider residential street to warrant refusal, especially considering the permitted development fall-back.

7.2 Application: WD/2024/0998/FA

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

Description: removal of conditions 2 and 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

Decision: Refused

**(Action: We note WDC comments ““Consultation Responses**

***Wadhurst Parish Council (18/06/2024) No objections. Officer Response: A response of ‘no objections’ is neither an expression of support nor objection to a planning application and, accordingly, the LPA’s Scheme of Delegation is not triggered.....’***

**Clerk to write to WDC asking if WDC consider this a fair reflection of WPC’s comments (ie ‘No objection - WPC planning committee fully support and encourage new business in Wadhurst High St.’)**

**The Planning Committee would like to draw WDC’s attention to the wording of WAD 9 policy in our Neighbourhood Plan (shown below), which supports ‘proposals which support the increase of footfall in the High Street and other shopping areas’ within the development boundary.**

**We are delighted that WDC are attentive to our Neighbourhood Plan, looking to prevent any noise disturbance in residential sites in rural areas, protecting sites susceptible to noise disturbance, such as Bewl Water, ensuring they remain tranquil settings.**

#### **POLICY WAD9: EMPLOYMENT RETENTION AND LOCAL ECONOMY VIABILITY**

**Delivering New Employment:**

**A. Within the development boundaries proposals for new commercial/community activity (use classes E (a and b) and F) and/or the expansion of existing commercial activity will be**

**supported, subject to the following criteria:**

**i. the proposal, including any associated premises, would not have significant harmful impacts on the local environment and nationally important High Weald National Landscape; and**

**ii. the proposal would not have significant harmful impacts on the amenity of neighbouring uses, particularly residential, through excessive noise and pollution, smells**

**or traffic; and**

**iii. the proposal must not have significant adverse impacts upon the local road and footpath network in terms of congestion, parking, safety and amenity to all users including pedestrians, cyclists and horse riders.**

**B. Within the development boundaries, proposals which support the increase of footfall in the High Street and other shopping areas (uses E (a and b) and F) will be particularly supported to secure the vitality and viability of these areas.**

### 7.3 Licence application

Location: Dart Motorsport Ltd, Dene Farm, Wadhurst Road, Mark Cross, East Sussex, TN6 3PD

Description: application for the grant of a premises licence

Decision: Licence granted

**(Action: Clerk to advise licensing team at Rother (cc to WDC enforcement team) - Since supporting this licence application, WPC have received noise complaints concerning this commercial venture, showing this venture to cause more disturbance than originally thought. It would appear that the disturbance is caused by events encouraged by the licensing hours.)**

### 7.4 Application: WD/2024/0211/F

Location: Uplands Community College/Leisure Centre, Lower High Street, Wadhurst, TN5 6AZ.

Description: replace the current combustible timber cladding from the James Building with new fire-resistant cladding and insulation to enhance energy efficiency. Replace the existing non-compliant windows and external doors with new double glazed aluminium windows and doors, as well as the rainwater goods with new aluminium rainwater goods.

Decision: Approved

## 8. To consider new planning applications.

### 8.1 Application No: WD/2024/1604/LB

Expiry date for comments: **6th August 2024**

Location: HOME COTE, SPARROWS GREEN ROAD, WADHURST, TN5 6SH

Description: internal repairs following crack stitching repairs to external masonry.

**No objection**

### 8.2 Application No: WD/2024/1618/F

Expiry date for comments: **8th August 2024**

Location: BRAMBLEBANK, 1 TURNERS GREEN ROAD, TURNERS GREEN, WADHURST, TN5 6EA

Description: two storey side extension

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=166328>

## Objection

**We are exceedingly concerned with the impact this proposal has on the trees and hedging. We wish to point out to WDC that this is a corner plot, in an elevated position, which will have excessive light spillage from the new extensive glazing.**

**Despite electrochromic glass within the plans, we would recommend a STRICT condition that the trees and hedging remain and request TPO's, bearing in mind the numerous times, WDC have not upheld conditions of such glass in approved applications, due to cost implications.**

**This proposal is not in-line with the Neighbourhood Plan design code and out of keeping with its surroundings. We note the vertical roof cladding immediately adjacent to the tiled roof and recommend that the tiled roof is continued.**

## 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 The Boat House Bistrol, Bewl

Ref: APP/C1435/W/24/3336886

WDC Planning application: WD/2021/2924/F

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.

Status: Deadline for comments to the Inspectorate passed on 16th May 2024

Method of appeal: Written Reps, though the parish council's solicitor has requested an upgrade to an Inquiry on three occasions.

### 10.2 Bewl Water Application for an 80-pitch campsite and portacabin.

Planning ref: WD/2023/1895/MAJ

Appeal ref: APP/C1435/W/24/3343258

Update 2nd July 2024: this is now subject of appeal proceedings with the Planning Inspectorate.

Status: Live, with deadline for comments by 5th August 2024. Method of appeal: Written Reps via <https://acp.planninginspectorate.gov.uk>

10.3 Bewl Water Application for the retention of the yurts and toilet block

WDC planning ref: WD/2023/2424/FR

Appeal ref: APP/C1435/W/24/3343260 (linked lead appeal for campsite: APP/C1435/W/24/3343258)

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

Status: Live Method of appeal: written reps via <https://acp.planninginspectorate.gov.uk>

Deadline: 9th August 2024.

10.4 Bewl Water Planning Conditions

**(Action: Clerk to remove 10.4 from future agendas)**

10.5 Bewl Water NE licences

**(Action: Clerk to write to Natural England to obtain any current licences at Bewl Water)**

**(Action: Cllr c Moore to write to Bewl Management (Leaseholders) and SE Water (Freeholders) to enquire what ecological management has been undertaken)**

10.6 WDC Planning Committee North (25th July 2024)

Bewl Water unauthorised campsite. BEWL WATER BEWLBRIDGE LANE COUSLEY WOOD WADHURST TN3 8JH.pdf ([wealden.gov.uk](http://wealden.gov.uk))

**The Wadhurst Planning Committee wish to thank the PCN Cllrs for discussing this enforcement issue and wish to also thank Cllr Howell for representing WPC's views on this serious Green issue**

**We are however, disappointed with the outcome, with WDC not enforcing its own condition.**

10.7 Marling House - Outline planning application for residential development of 29 dwellings.

WDC planning ref: WD/2022/0535/MAO

Appeal ref: APP/C1435/W/24/3346513

Status: Lodged but not yet live

Method of appeal: Informal Hearing

10.8 Chittinghurst Farm, Tidebrook, TN5 6PQ. Planning applications WD/2023/2561/F and WD/2023/2562/LB

Partial demolition and conversion of remainder of existing barn to a residential dwelling with associated landscaping to form parking areas and domestic curtilage (amended plans)

**(Action: Clerk to request update from WDC)**

**(Action: Clerk to write to Cllr Howell. we wish to ensure that the Conservation Officer diligently, fully assesses this application.)**

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 Magpies, High Street, Wadhurst: possible issues with border hedging.

**Cllr S Gadd stayed silent throughout these discussions due to interest declared.**

**Re WDC application: WD/2022/3360/F**

**Residents are concerned about the removal of hedging along the border with the Greyhound car park. The yew hedge has been removed with a wire fence put up in its place. The arboricultural report observed that it was an established boundary hedge , albeit thin in places. There was no indication that this boundary would be removed, as per condition 5.**

**In addition, it looks as if tree T11 has been removed. This was not envisaged, with only T3, T4, T5, T6 and T7 requiring removal.**

**Condition 5: The development hereby approved shall be carried out in accordance with the Arboricultural Report (Tree Survey Arboricultural Impact Assessment & Tree**

Protection Plan) by The Mayhew Consultancy Ltd (ref: AR/123322); dated November 2022.

**REASON:** To preserve trees and hedges on the site in the interests of visual amenity and the character of the area, having regard to Spatial Planning Objective SPO13 and Policy WCS14 of the Wealden Core Strategy Local Plan 2013; Saved Policies EN12 and EN14 of the Wealden Local Plan 1998; Chapter 3 of the Wealden Design Guide 2008; coupled with the requirements of paragraphs 130, 131, 174 and 180 of the National Planning Policy Framework 2021.

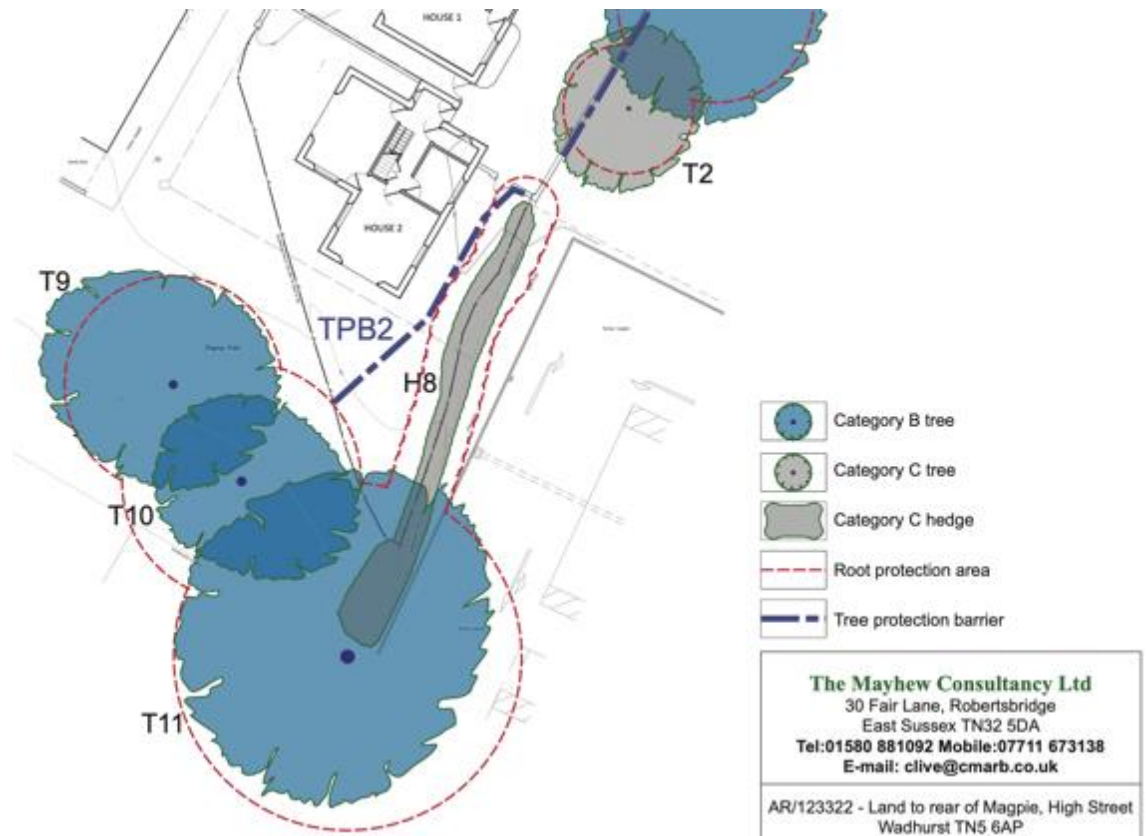
Could the enforcement officer please visit the site and check that development has been in line with the officer decision report of 9 March 2023. If not, then could enforcement demand a clear schedule for replanting to restore the hedging, and the trees that have been wrongly removed.











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

#### 12.4 WD/2022/0867/FA Dene Farm

Variation of condition 1 and removal of condition 2 of planning permission WD/2013/0273/FA (variation of condition 2 of WD00/1987/F - change of use of former agricultural buildings for sales, office and workshop in connection with farm and garden machinery business including sale of Calor gas, quad bikes, trail bikes, associated clothing and accessories. Variation of condition 4 of WD/2008/2960/F - erection of replacement sales, office and workshop building in connection with existing farm, garden machinery, leisure and trail bikes businesses) to remove the restriction on the type of refreshments sold and to allow for the sale of motorbikes and bicycles.

(WDC enforcement case reference: C/2024/0311)

### 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.

**(Action: Clerk to follow up CEO's email and on request for Cllr Howell to facilitate meeting with Uplands, as requested by residents )**

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

13.3 Correspondence received from Tree Warden (Mr Noel).

He advised us that he has contacted the Tree Officer (Mr Massheder) at Wealden District council as he had become aware of some intended tree works on behalf of a telephone company and wished to request urgent TPO's. The works are due to take place on Cockmount Lane, Jonas Lane, Sparrows Green. 'The trees in question are crucial to maintaining the area's tree-lined character and include: four Oak trees, one of which I consider to be a Landmark Tree in the village due to its mature age and large girth. One Field Maple, One Willow, One Ash. Additionally, there is a notable large Oak tree situated at the corner of Jonas Lane and Gloucester Road that I believe is also worth protecting under a TPO'.

Update: the Clerk reported these concerns to the telephone company 16.7.24 (Open Reach) as requested. Ref: 38a1b881-f0be-453b-bec3-e33a72597057.

14. Conservation areas

15. CIL & S106 summary:

16. Policy/Correspondence/Consultations/Budget

16.1 Dark Skies meeting - update and agree any necessary actions

Engagement with planning and architectural practices /new resident packs/poster & leaflet requests/Dark Skies technical note

17. Freedom of Information requests

17.1 Waters Reach FOI

Response received 16th July 2024 saying no results found. (This correspondence was forwarded to Planning Committee 16.7.24)

18. Wealden Local Plan Update.

19. Matters for noting or inclusion on future agenda.

20. Date of next meeting: 10th August 2024

**Meeting closed 10: 52 am**