

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 **10th August 2024** for the transaction of business as set out below.

Attendees: Cllr Shairp (Chair), Cllr Smith, Cllr Gadd, Cllr C Moore, Cllr P Moore and 8-10 members of the public

Minutes

It was proposed by Cllr Smith, seconded by Cllr Shairp and unanimously agreed that Cllr Gadd 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 C Moore and Cllr P Moore disclosed an interest in 10.9 and advised that, as before, would be leaving the room.

3. To approve the minutes of the meeting held on 27th July 2024

It was proposed by Cllr P Moore, seconded by Cllr Smith and unanimously agreed that these this would be deferred and suggested amendments circulated by email.

4. To discuss matters arising from the minutes of the meeting of 27th July 2024

None

5. Public forum – time limit 15 minute.

Re item 8.1 below: residents advised that they had grave concerns regarding the widening of the access of the property's car park and proposed yellow lines, where there are already severe parking constraints. They advised that approximately 8 parking spaces would be lost not merely to residents but the businesses on this stretch of the road.

In addition, the business submitting this application being closed on weekends and evenings, would mean a stretch of road unused for parking for no good reason.

The residents pointed out that the planning notice had been erected when the nearby school was closed for the summer and therefore will not be seen by many residents affected by the proposal.

Cllr Shairp asked if the residents had seen a response from East Sussex Highways, as the committee were very surprised by the mention of yellow lines. Residents advised that they had not.

Residents have noted that the technical report states that cars will reverse in, so that they would leave the premises going forwards (rather than reverse out into a busy road), which they feel cannot be policed. They advised that this is a very dangerous stretch of road, with narrow pavements, with the most dangerous metres being directly opposite the site in question.

Residents also advised that they believe the pavement width measurements shown in the statement to be incorrect .

6. Pre- application briefings.

7. WDC Decisions:

7.1 Application: WD/2024/1277/F

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Location: 1 LEGAT CLOSE, WADHURST, TN5 6FE

Description: erection of garden room, garden shed and sail shade as part of new garden design

Decision: Approved

7.2 Application: WD/2024/0905/PO

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

Description: variation of section 106 agreement dated 28 July 2023 attached to WD/2020/0200/MAJ and 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 skimmers farmhouse to provide two-bedroom first floor apartment with games room and home office below; separation of former annexe from skimmers 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) to allow greater flexibility for minor amendments to the planning permission and listed building consent without having to vary the legal agreement on each occasion

Decision: Permits the modification

WDC Officer response: The concerns relating to the unauthorised works to the listed buildings on the site historically are noted but this is not raising any material reasons

to object to this application which purely seeks to modify the wording of the S106 agreement. This would allow the Council to continue to rectify the unauthorised works, which resulted in harm and for which rectifications works were proposed and approved. The legal agreement seeking to require the works to rectify these unauthorised works to be undertaken, a works schedule, costing and financial contribution secured by the Council, to be realised in line with safeguards to carry these out, which this simple modification would be retained. The modification only seeks to allow a clause to be added to enable future amendment(s) to planning permission and listed building consent which may be granted (which would be assessed on their own merits) to also be subject to the agreement previously agreed.

7.3 Application: WD/2024/0914/MFA

Location: Description: variation of conditions 3 and 18 of WD/2020/0200/MAJ (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 skimmers farmhouse to provide two-bedroom first floor apartment with games room and home office below; separation of former annexe from skimmers 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) to enable change to car parking layouts.

Decision: Approved

Comments from WDC: further comments were received verbally following the submission of the information provided by the applicant in response to the above comments. The advice received was that the additional information still fails to address the heritage impacts regarding the changes to the curtilage demarcation which forms part of the submission. The changes do not result in heritage benefit. Since this, the amended Rev X of the previously approved drawing, supersedes Rev W, this retains the demarcation of the boundaries and would remain subject to details of the fencing to be approved under a later discharge of conditions application, therefore, the main consideration is the impact of the parking area changes which the Senior Conservation Officer does not raise any objection to.

(Action: Clerk to request report from case officer, as committee is confused and would appreciate advice from WDC as to how this can be approved when 'fails to address the heritage impact'. Please cc Cllr Howell and Cllr Glyn-Ives)

8. To consider new planning applications.

8.1 Application No: WD/2024/1520/F

Expiry date for comments: **22nd August 2024**

Location: SPARROWS GREEN VETERINARY SURGERY, SPARROWS GREEN ROAD, WADHURST, TN5 6SP

Description: change of use from vets and house to a vet with a live in work flat unit; demolition of detached garage; revised parking layout.

Object

We are greatly concerned with the proposed parking access (which leads to the serious issues laid out below), when Appendix 1 of the 'car parking technical note' in the application shows a solution that provides 9 off-road spaces with little impact on the on-road parking and hence resolves all the commercial and residential concerns.

Dangerous stretch of road

This short, narrow stretch of road is the most dangerous stretch in Sparrows Green. The school walking bus through Sparrows Green ceased due to incidents opposite this discussed access. The proposal in the technical report that cars will reverse in is impossible to police and reversing in would be just as dangerous, on this stretch of road.

We are looking forward to seeing the response from East Sussex Highways, which will be crucially important for this application.

Businesses and parking

The widening of the access is an unacceptable loss of on street parking (approximately 8 spaces) in an already parking constrained stretch of road, not merely for the residents but for the businesses very close by.

The Wadhurst Neighbourhood Plan policy (WAD 9) strongly protects businesses within the development boundary where they do not have significant harmful impacts on the amenity of neighbouring uses, particularly residential. A copy of the pertinent part of WAD 9 is copied below and the relevant points highlighted.

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.**

We support residents' concerns that there will also be an unnecessary loss of parking for the majority of the week, i.e. out of office hours every weekend and every evening (approx. 76% of the 168 hour week), when the business in question is not even open and therefore a loss of parking for residents, for no commercial benefit.

Because of the severe impact this will have, WPC notes the NPPF paragraphs 108 and 112, which address parking in development proposals:

108. Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:

112. Maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or for optimising the density of development in city and town centres and other locations that are well served by public transport (in accordance with [chapter 11](#) of this Framework). In town centres, local authorities should seek to improve the quality of parking so that it is convenient, safe and secure, alongside measures to promote accessibility for pedestrians and cyclists.'

Other concerns

We also support residents other concerns:

'The planning notice had been erected when the nearby school was closed for the summer and therefore will not be seen by many residents affected by the proposal.'

'Residents also advised that they believe the pavement measurements shown in the statement to be incorrect.'

Change to vets' premises and the living accommodation

WPC has No concerns about this part of the application

8.2 Application No: WD/2024/0401/F

Expiry date for comments: **16th August 2024**

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

Description: PROPOSED DETACHED GARAGE/WORKSHOP, DRIVEWAY IMPROVEMENTS WITH NEW PARKING AREA, SWIMMING POOL AND POOL HOUSE, INCLUDING RETAINING WALLS (Amended Plans and Description)

WPC Planning Committee advise that our previous comments stand, as shown below, and wishes WDC to take account of the new High Weald Management Plan and the Wadhurst Neighbourhood Plan, which has been adopted since the initial application on this site.

Comment (Unanimous)

We note the neighbour's concerns regarding proximity and overshadowing of the proposed garage as it will be on an elevated ridge, and request that the case officer carefully consider and investigate the impact on this neighbouring property. We draw the officer's attention to some inconsistency (3 or 4 metres) in the description of the distance of the garage to the neighbouring property in the application documents. Should WDC be minded to approve the application, we request that a condition to ensure that the plot is not subdivided is included in order to;

- i) protect the character of the area, being a road of well-established large plots and***
- ii) prevent encroachment into the HWNL by further expansion due to the need for extension of the existing buildings or additional ancillary buildings if the garage was to be subdivided and used as a separate residence from the main dwellinghouse.***

Whilst not the subject of this application, we note that much of the close board fencing fronting the property along Mayfield Lane has fallen down. Should the applicant be considering replacing it, we would respectfully request that the applicant considers the emerging Wadhurst Neighbourhood Plan's Design Code, which advocates for the use of natural boundaries such as native hedging to protect Wadhurst's rural feel and maintain wildlife corridors. Mayfield Lane is a fast road and the use of impermeable boundary treatments, particularly at this end of the lane, can result in animals, especially deer, becoming corralled and trapped in the road for longer than necessary as they try to find a way from one side to another; endangering themselves and road users.

8.3 Application No: WD/2024/1746/F and WD/2024/1747/LB

Expiry date for comments: **23rd August 2024**

Location: EARLS FARMHOUSE, WADHURST ROAD, MARK CROSS, TN4 3PF

Description: part removal of 1980s link building to allow for new single story infill

extension, external window replacement and internal alterations to Grade II listed building. Replacement and internal alterations to Grade II listed building.

Object

We request that the Heritage Officer visits the site before commenting, as the Officer will find this property to be an exceptional and beautiful example of the listed buildings of the Wadhurst area.

We note an improvement from the previous application ie. the removal of the proposed glass balustrade and flat roof.

However, our previous comments still stand as shown below. Further to these, however, we note that the design does not comply with the Wadhurst Neighbourhood Plan Design Code, for example the proposed materials to be used and roof styles.

Due to the proposed upward facing roof lights in this isolated area of Wadhurst, the dark skies issues need to be seriously addressed.

'Object

The design is not in keeping with the Grade II listed building and its surroundings. This requires careful consideration due to its Grade II listing and the visual impact from the nearby public footpaths. This property does not 'sit' in a residential area as stated, but is a remote farm in an extremely rural location. The large quantity of glazing, flat roof, roof lights with no mention of dark skies consideration and lack of attention to use of appropriate materials is disappointing. The opportunities to sympathetically extend this building have not been introduced.'

We also note that it is mentioned that, there is a screened tree line, yet these trees are not protected and question whether Wealden's conservation team have been consulted.'

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 2 nd 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.

(Action: Cllr Shairp to request all 3 appeals to be heard together and by hearing not written reps)

(Action: Cllr C Moore to request quote from Mr Phelps for an update to his report / addendum, answering questions in relation to planning issues)

10.4 Bewl Water Planning Conditions

(Action : Clerk to request from WDC notification of ANY proposed changes to planning conditions at Bewl Water, as they arise (if WDC are unable to provide this, the Clerk to review the 'weekly list' for notifications of any proposed changes to conditions within Wadhurst Parish)

10.5 Bewl Water NE licences

(Action: Clerk to request details of any NE licences issued in relation to Bewl Water)

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)

Noted

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

We note that WDC has firmly refused this proposal at the application stage. The committee noted – and was puzzled to learn – that the method of appeal has been changed from an ‘informal hearing’ to ‘written representation.’ It would, therefore, greatly appreciate a detailed explanation from WDC. (Action: Clerk to request the above)

(Action: Clerk to request detailed map of pipeline to enable the committee to understand the impact on this site)

Application states that this design has been designed purely for Wadhurst and yet is a ‘carbon copy’ of the site in Isfield. The design does not comply with the design codes relevant to Wadhurst

(Action: Cllr C Moore to obtain quote from Create Streets, for their opinion)

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 check that this has been ‘called in’ to PCN, as Grade I listed)

10.9 Coombe Farm, Coombe Lane, Wadhurst, TN5 6NU Planning application: WD/2024/0313/F Description: erection of two a frame glamping cabins. Appeal reference: APP/C1435/W/24/3346077 Status: appeal lodged Deadline: 27/8/24

Cllr P Moore and Cllr C Moore left the room

It was agreed that as the committee was not quorate to discuss any further response from WPC, if decided necessary, as usual in these circumstances, this item would be placed on a future agenda.

Cllr P Moore and Cllr C Moore were called back in

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 4-5 th June, with decision expected within 3-4 months.

12. Planning Control (& High Street Planning Enforcement)

(Action: Clerk to put case numbers against any enforcement notifications on agenda)

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. WDC reference: C/2024/0363

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/David to copy Tim Taylor's letter to Trevor Scott, to Cllr Tysh, PCN members, Ward Cllrs and C. Bending)

(Action: Clerk to update website, stating that WPC are awaiting responses and follow up discussions continue)

(Action: Clerk to follow up request to the CEO of MET for confirmation that the field maple tree is to be retained)

13.2 C/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

(Action: Cllr Smith & Cllr C Moore to set up further meeting)

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)

(Action: Retain on future agendas)

18. Wealden Local Plan Update.

19. Matters for noting or inclusion on future agenda.

- **Writing to WDC regarding enforcement at Dene Farm**
- **Comment on NPPF Consultation (deadline 24 September)**
- **Road works/pipeline: 'Not suitable for diverted traffic' signs to be placed at road entrance not further down road and required at further sites. Fairglen, Faircrouch Derbys, Brinkers, Snape and others.**

20. Date of next meeting: 24th August 2024

Meeting closed 11:38am