

# WADHURST PARISH COUNCIL

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 **24th 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, Cllr Crawford and Cllr Ramsden.**

**Members of the public present: 2**

## Minutes

**It was proposed by Cllr C. Moore, seconded by Cllr Gadd and unanimously agreed that Cllr Shairp 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 10.8 and advised that, as before, they would be leaving the room.**

3. To approve the minutes of the meeting held on 27th July 2024 and 10<sup>th</sup> August 2024

**It was proposed by Cllr C. Moore, seconded by Cllr Gadd and unanimously agreed that the amended minutes for 27<sup>th</sup> July be agreed, and the minutes for 10<sup>th</sup> August be agreed.**

4. To discuss matters arising from the minutes of the meeting of 10<sup>th</sup> August 2024

**None**

5. Public forum – time limit 15 minute.

**Four members of the public were present (including two councillors speaking in a personal capacity).**

**One resident brought up the Marling House appeal and advised the following:**

- **He asked whether the Inspectorate only wished to receive new comments, rather than a reiteration of previous objections.**
- **He advised that the developers own land to the north of the Marling House site**
- **He reported that the developers apparently intend to remove 8 trees that have not been mentioned in the appeal documents**
- **The trees on the western side of the site boundary have had TPOs placed on them.**

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Two residents spoke against the appeal for Coombe Lane (item 10.8):

- The application is for a permanent structure. This means that if the development proved to be unviable, then this would be classed as a habitable structure and could be approved as a permanent residence (as there is no material change of use of a holiday letting to permanent residential dwelling).
- The appellant's support for the Scouts is not relevant to this proposal. Scouts are an exempted organisation, licenced by Natural England. Such exempted organisations are allowed, under permitted development, to camp on this land for up to five days anyway. The scouts don't need this permanent development, which provides accommodation for only 8 people, when a whole troop of scouts can camp here anyway.
- The planning framework has been bolstered since the application stage by the Wadhurst Neighbourhood Plan and Design Code, which have been made. In particular, policies WAD1 and WAD10 are relevant.
- The new High Weald AONB Management Plan has also been published, which raises concerns about camping and glamping in terms of their impact on the perceptual and aesthetic qualities and the impact on dark skies.
- The site is very tranquil and dark.
- The statement of case makes allegations against two residents, who are also parish councillors. The appellant's formal complaints have been investigated by WDC and dismissed.
- The site is not sustainable in terms of location and access to local facilities (station, shops, pubs and restaurants). The appellants own video shows it takes over five minutes by car to go just from the top of the private lane to the site.
- The residents state that there is no residential dwelling on the site, from which to manage tourists (particularly for night time disturbance to neighbours) contrary to the appeal statement which says the appellant is 'on-site'.
- Comparison with the development at Doozes Farm is not helpful. It is not in Wadhurst and therefore not subject to the Wadhurst Neighbourhood Plan and Design Code, but also because it is a tree house in the garden of the farmhouse, which is classed as a temporary structure in contrast to this application. It is also conditioned that the occupiers of Doozes Farmhouse, which is 50m from the treehouse, manage the treehouse and guests. The nearest neighbours are over 1km distant.

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**It was therefore decided to change the order of the agenda to address item 10.8 first, followed by item 10.6. Cllrs C Moore and P Moore left the room for the discussion of item 10.8, leaving Cllrs Crawford and Ramsden to attend that discussion. Once item 10.8 was agreed, Cllrs Crawford and Ramsden then left the meeting and Cllrs C Moore and P Moore returned.**

6. Pre- application briefings.

7. WDC Decisions:

7.1 Application: WD/2023/2259/LBA

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

Description: removal of condition 10 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 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 Skimmers Farmhouse, Granary, Sussex Barn (Colyers Barn) and Oast. Replacement septic tank for Skimmers Farmhouse and Oast and the construction of a new shared sewerage treatment tank) as the dairy is not within the curtilage of the listed buildings.

Decision: Approved

WDC Officer comment: *The objection is noted but lies outside of the scheme of delegation as it does not raise any material reason for the variation of condition 10 which would amend the approved drawings, which is assessed below. The application is also a discrete listed building consent application, seeking to amend that previously approved. Therefore, whilst the objection is noted, it remains to be determined under delegated powers. In response to the prevention of further development, this lies outside of the scope of the listed building consent and would be a consideration for any planning application seeking planning permission and need to be justified against the central government guidance for imposing of conditions.*

7.2 Application: WD/2024/1258/LDE

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

Description: continued use of land as residential garden lodge

Decision: Not issued

7.3 Application: WD/2024/0967/FR

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 food-safe furniture).

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Decision: Approved

7.4 Application No. WD/2024/0677/F

Description: demolition of existing dwelling and construction of a replacement dwelling (revised scheme of planning permission WD/2019/2319/F).

Location: MERRYFIELDS, BEST BEECH HILL, WADHURST, TN5 6JT

Decision: Approved

Comments from WDC to WPC: *The paler brickwork is not considered to be an issue to the extent it would necessitate seeking an alteration. While a glazing condition requiring non-reflective glazing is not considered to be enforceable, and the previous permission involved a dwelling with large glazing approved at first floor, it is noted that since the previous permission, the Wadhurst Neighbourhood Plan has been made. To this end, the agent has acquiesced to amend the plans so the glazing at first floor is reduced, with two windows made smaller and a timber screen utilised so one half of the glazing on the front and rear elevations would always be covered, to reduce light spillage.*

## 8. To consider new planning applications.

8.1 Application No: [WD/2024/1794/F](#) (please also note agenda item 8.2)

Expiry date for comments: 28<sup>th</sup> August 2024

Location: SOMMERVILLE, DURGATES, WADHURST, TN5 6DF

Description: demolition of conservatory, proposed ground floor rear extension, internal alterations and all associated works.

**(see item 8.2)**

8.2 Application No: [WD/2024/1793/F](#) (please also note agenda item 8.1)

Expiry date for comments: 28<sup>th</sup> August 2024

Location: SOMMERVILLE, DURGATES, WADHURST, TN5 6DF

Description: proposed ground and loft floor rear extension, internal alterations and all associated works.

### Object

**It was agreed that items 8.1 and 8.2 should be considered together.**

**These applications would have benefitted from a Design and Access Statement, to explain the applicant's intentions and provide some basic information.**

### Specifically:

- **What is the increase in the gross floor area from this proposal? WPC notes that Google enquiries suggest that the existing GFA is about 1475 sqft. Could WDC establish this and calculate the increase in GFA, noting the first two bullet points of para 2.3 in section 10 of the Wealden Design Guide. In particular, WDC needs to be satisfied that there is no major change to the character of the building itself or its impact on its setting.**

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- WPC notes that the property is very close to the next door building. WDC should therefore consider whether the change in the left-side elevation will represent excessive massing and encroachment.
- There are 4 new roof lights (from 3 to 7) and significant additional glazing. If WDC is minded to approve this application, we request that glazing is non-reflective and is 'Dark Skies' compliant, as Wadhurst is working towards being a 'Dark Skies' Community.
- The application proposes a flat roof using fibreglass. The Wealden Design Guide states (section 10, para 5.1, 5<sup>th</sup> bullet point) that, "*Unless they are relevant to the design of the existing property, the use of flat roofs will not normally be supported*". Moreover, the flat roof does not correspond to the Wadhurst Neighbourhood Plan Design Guide: WPC would have preferred a pitch roof.

8.3 Application No: [WD/2024/1797/F](#)

Expiry date for comments: 29<sup>th</sup> August 2024

Location: GLEN VILLA, LOWER HIGH STREET, WADHURST, TN5 6BE

Description: single storey extension to the kitchen to create a small downstairs shower room and extended kitchen. The WC in the outhouse would be removed and it would be returned to a store.

**No objection**

8.4 Application No: [WD/2024/1805/F](#)

Expiry date for comments: 30<sup>th</sup> August 2024

Location: LAUREL HOUSE, BEST BEECH HILL, WADHURST, TN5 6JR

Description: construction of open porch. Take down balustrade and rebuild in brickwork to match existing. replace flat roof structure.

**No objection**

8.5 Application No: [WD/2024/1693/F](#)

Expiry date for comments: 4<sup>th</sup> September 2024

Location: RIDGECOTE, MAYFIELD LANE, WADHURST, TN5 6HX

Description: single storey rear extension with internal alterations to the existing dwelling. This including a part conversion of the garage to an annexe with a new first floor extension above.

**No objection, but WPC would like to make the following comments to WDC:**

**The additional glazing should be Dark Skies compliant, because it looks out over this intrinsically dark part of the HWNL. WPC also respectfully requests that the applicants use non-reflective glazing.**

**The application proposes a flat roof. The Wealden Design Guide states (section 10, para 5.1, 5<sup>th</sup> bullet point) that, "*Unless they are relevant to***

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***the design of the existing property, the use of flat roofs will not normally be supported***. Moreover, the flat roof does not correspond to the Wadhurst Neighbourhood Plan Design Guide: WPC would have preferred a pitch roof.

### 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 16<sup>th</sup> May 2024

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

**Update: PINS have responded to a further email requesting that the three appeals be heard together and via Inquiry. The Inspectorate states that an inspector has been appointed and that a report is being written for the Bistro appeal.**

**(Action: Cllr Shairp to request that counsel write to PINS to issue a pre-action letter. Budget of up to £900 + VAT agreed for advice)**

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<sup>nd</sup> July 2024: this is now subject of appeal proceedings with the Planning Inspectorate.

Status: Live, with deadline for comments by 5<sup>th</sup> August 2024.

Method of appeal: Written Reps via <https://acp.planninginspectorate.gov.uk>

**Update: WPC has learnt from WDC that the district council did not manage to send an objection to PINS before the deadline for submissions.**

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**(Action: Cllr Shairp to respond to WDC to acknowledge the email and to clarify whether an objection has been sent regarding the linked Yurts appeal, which had a deadline three days after that of the Campsite)**

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: 9<sup>th</sup> August 2024.

**See item 10.2**

10.4 Bewl Water NE licences (*enquiry submitted to NE and awaiting response*).

10.5 WDC Planning Committee North (25<sup>th</sup> July 2024)

Bewl Water unauthorised campsite.

[BEWL WATER BEWLBRIDGE LANE COUSLEY WOOD WADHURST TN3 8JH.pdf \(wealden.gov.uk\)](#)

Decision from WDC PCN: no enforcement action be pursued at this stage, pending the outcome of the appeal in WD/2023/1895/MAJ. This will mean the camping use will continue – unauthorised – through the rest of the camping season, up to September 2024.

10.6 Land To The North Of Marling House, Station Road, Wadhurst, TN5 6RT  
Outline planning application for residential development of 29 dwellings.

WDC planning ref: WD/2022/0535/MAO

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

Status: Live

Method of appeal: Written representations

Deadline: 13<sup>th</sup> September 2024

**Given the greater level of detail in the appeal, it was agreed to seek advice up to a value of £2000.**

**(Action: Cllr Shairp to obtain quote from Simon Bell)**

**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)**

10.7 Chittinghurst Farm, Tidebrook, TN5 6PQ.

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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)

10.8 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<sup>th</sup> August 2024

**Cllrs C Moore and P Moore left the room for the discussion of item 10.8, leaving Cllrs Crawford and Ramsden to attend that discussion. Once item 10.8 was agreed, Cllrs Crawford and Ramsden then left the meeting and Cllrs C Moore and P Moore returned.**

**Please see separate document for comments made.**

11. To consider any footpaths modification orders and make recommendations

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. WDC reference: C/2024/0187 & C/2024/0188

12.2 Magpies, High Street, Wadhurst: possible issues with border hedging. Reported to Enforcement at WDC 12.8.24. WDC reference: C/2024/0363.

12.3 Old Station Road, Wadhurst – issues with the planting scheme has been reported to WDC enforcement (5<sup>th</sup> 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)



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**(Action: Clerk to add enforcement action at Coombe Lane, Ref C/2021/0597, to future agendas)**

### 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 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.

**(Action: Clerk to remove this item from future agendas)**

#### 13.4 [TM/2024/0158/TPO](#)

Location: Maple Lodge, Mayfield Lane, Wadhurst, TN5 6HX.

Description: Work as per schedule within tree preservation order (Wadhurst) No 12, 1986.

**Noted**

### 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 from previous meeting: Cllr C Moore and Cllr Smith to set up meeting)**

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16.2 National Planning Policy Framework (NPPF) consultation (deadline 24<sup>th</sup> September).

To access the consultation document, please click here: [NPPF-July-2024-Consultation-document.pdf \(wadhurst-pc.gov.uk\)](#).

To see all of the documentation, please click on this link to access the government website: [Proposed reforms to the National Planning Policy Framework and other changes to the planning system - GOV.UK \(www.gov.uk\)](#)

**(Action: Committee to construct response after consulting replies from ESALC, CPRE and other relevant bodies)**

16.3 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.

17. Freedom of Information requests

17.1 Waters Reach FOI

Response received 16<sup>th</sup> 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: 7<sup>th</sup> September 2024

**Meeting closed at: 11.20am**