

WADHURST PARISH COUNCIL
PLANNING COMMITTEE MEETING MINUTES

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 1900 hours on **10th September 2024** for the transaction of business as set out below.

Attendees: Cllr Shairp (Chair), Cllr Smith, Cllr Anderson, Cllr C Moore, Cllr P Moore

Members of the public present: 2

Minutes

It was proposed by Cllr C. Moore, seconded by Cllr Smith and unanimously agreed that Cllr Shairp take the minutes

1. To receive apologies for absence.

Apologies were received and accepted from Cllr Gadd

2. To receive declarations of interest and updates to members' register of interests.

Cllr P Moore and Cllr C Moore declared an interest in agenda item 10.8 Coombe Farm, Coombe Lane, Wadhurst, TN5 6NU

3. To approve the minutes of the meetings held on 24th August 2024

It was proposed by Cllr C. Moore, seconded by Cllr Smith and unanimously agreed that the minutes for 24th August be agreed

4. To discuss matters arising from the minutes of the meeting of 24th August 2024

None

5. Public forum – time limit 15 minute.

Three members of the public were present (including one councillor speaking in a personal capacity).

Two members of the public were present to comment on Application 8.3:

- **They have not been consulted by WDC about the application even though the access route goes across parts of their land and therefore they are both interested parties.**
- **They are keen for there to be conditions in place, should the application be approved, that first, if any gates are put in to give access from the road they should open inwards, and second, that no drivers are allowed to stop or park on the two residents' land. (This request for conditions is due to safety concerns - as visibility is poor when turning left from Lower High Street and any vehicles stopping abruptly due to the drive being blocked could create a 'rear-ending' type of road traffic accident).**

One member of the public spoke in relation to agenda item 10.8, against the appeal for Coombe Farm

- **To request that the council flags the result of the appeal at Bewl Bistro (item 10.1 – appeal dismissed) to the inspector, which has been decided since comments closed for Coombe Farm.**
- **The relevance being that the Bistro appeal was for tourist accommodation, albeit conversion of a pre-existing building vs new structures at Coombe Farm. The tourism benefit of the Bistro's proposed 11 self-catering units was not deemed by the inspector to outweigh the harm to the HWNL, including its dark skies.**

6. Pre- application briefings.

7. WDC Decisions:

7.1 Application: WD/2024/1482/F

Location: 1 THE GABLES, COCKMOUNT LANE, WADHURST, EAST SUSSEX, TN5 6UG

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Description: SINGLE STOREY REAR EXTENSION WITH OTHER MINOR ALTERATIONS

1 THE GABLES, COCKMOUNT LANE, WADHURST, EAST SUSSEX, TN5 6UG

Decision: Approved.

Comments from WDC to WPC:

1. *An updated design and access statement and plans confirm the proposed increase in floorspace is 41%. In accordance with the Chapter 10 of the WDG proposals over 60% will likely be refused, the proposed increase of 41% is comprised of a wraparound single storey extension integrating the hipped roof. In accordance with the design code of the WAD NP, extensions should fit in and feel part of the original building, using the same palette of materials. Proposed materials are matching the host dwelling incorporating the hipped roof form.*
2. *The proposed glazing is at single storey level and proposes no upward light spill, under permitted development apertures of this size could be carried out without the need for planning permission therefore the restriction is unreasonable.*
3. *No loss of parking is foreseen within this application, the design and access statement is revised to remove the storage element.*
4. *The 1.8m screening fence has been removed from the application.*

7.2 Application: WD/2024/0401/FR

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

Description: part retrospective application for proposed detached garage/workshop, driveway improvements with new parking area, swimming pool and pool house, including retaining walls

Decision: Approved

Comments from WDC to WPC: *Since the Parish Council's comments were made revised plans have been submitted that include a reduction of the roof height of the garage, moving the building a. way from the boundary and the addition of boundary planting/screening. The imposition of a condition as requested would not meet the necessary tests, as such development would require planning permission*

7.3 Application: WD/2024/1228/F

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

Description: demolition of the existing dwelling and outbuildings, erection of a replacement self-build dwelling and garage.

Decision: Approved

8. To consider new planning applications.

8.1 Application No: [WD/2024/1822/FR](#)

Expiry date for comments: 10th September 2024 (extension granted to 24th September as we never received the initial consultation).

Location: Wyck Stable, Wyck Lane, Woods Green, Wadhurst, TN5 6QS

Description: Reduction of existing brick walls with insertion of timber fence and planting of tree.

Wadhurst Parish Council response to WDC:

Object

The parish council understands from the Planning Statement the applicant's need to provide much-needed privacy. The WPC agrees with the WDC Planning Officer regarding the scale, extent and hard appearance of the wall, which is overly dominant in this sensitive location and that it introduced a strong urban effect into a predominantly rural character area.

The Planning Statement concludes: "As can be seen from a comparison between PA.03 and PA.05, the proposal now comprises the provision of a brick wall that is just 1m in height, along with timber close-boarded fencing, ornamental trees and a planted verge".

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The Wealden Design Guide provides some guidance, section 3, page 19:

- 16.7: *“In rural areas and in villages, native hedges are usually preferable to walls. Where the latter are proposed it is important that the walls are constructed using materials and detailing which reflects traditional local vernacular designs”.*
- 16.8: *“In country areas, new entrances gates and gateposts should normally be of a simple rural design, rather than elaborate brick, stone or metal structures”.*
- 16.9: *“Where man-made barriers are used, they should ideally: Be of a low height to front boundaries so as to ensure external surveillance”.* [WPC emphasis]

The recently made Wadhurst Neighbourhood Plan Design Code (made on 15th May 2024), section 3.7, has the following requirements:

- *Close board timber fencing should not be used*
- *Boundary walls facing the street should be constructed from clay brick*

WPC believes that the revised proposal of having close board fencing above a wall of reduced height represents a backward step. The proposal goes against the guidance, looks discordant and is thus not in keeping. The parish council therefore suggests that the applicant consider using natural native hedging, perhaps using faster growing native species, to provide natural screening – as recommended by the WDC Planning Officer.

8.2 Application No: [WD/2024/0734/F](#)

Expiry date for comments: 17th September 2024

Location: OLD SCHOOL HOUSE, OSMERS HILL, WADHURST, TN5 6QL

Description: demolition of existing garage/car port and construction of new garage/car port.

Wadhurst Parish Council response to WDC: No Objection

8.3 Application No: [WD/2024/1940/LDE](#) Certificate of Lawful Development for Existing Use

Expiry date for comments: 19th September 2024

Location: CEDAR BANK, LOWER HIGH STREET, WADHURST, TN5 6BD

Description: continued use of area as car parking space to front of property

Wadhurst Parish Council response to WDC:

Object

The WPC is surprised that the neighbours – at Southmead and Long House – have not been consulted on this application. Residents of both properties are interested parties, because access to Cedar bank involves crossing both their land. WPC therefore recommends that WDC contact these residents to obtain their responses, providing an extension for consultation if necessary

WPC notes that this application is seeking a Lawful Development Certificate, where the applicant needs to demonstrate that the use of the area for car parking began more than 10 years before the date of the application. WPC notes that the applicant has owned Cedar Bank since 2021, therefore considerably less than 10 years .

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If a Lawful Development Certificate were granted, then there would be dangerous access too close to the junction. WPC is concerned about safety and therefore strongly recommends that the Highways Agency look at the access and whether there are adequate visibility splays.

Should the WDC be minded to approve this application, WPC would urge that should be two conditions:

- The gate should always either open inwards, or there should be no gate
- There should be no parking on the neighbours' land

8.4 Application No: [WD/2024/1914/FA](#)

Expiry date for comments: 18th September 2024

Location: SOUTHLANDS, NEWBURY LANE, WADHURST, TN5 6HA

Description: variation of condition 4 attached to WD/2023/1236/F (conversion and extension to existing garage outbuilding to form a residential annexe to be used in association with existing house) to allow changes to west elevation increasing number of rooflights.

Wadhurst Parish Council response to WDC:

Object

WPC stands by its original objection, reproduced below:

“Wadhurst planning committee recommends that this application be put before the WDC Conservation Officer, due to the location and wish to highlight the roof lights, aluminium windows and glazed gable end. In addition, the committee recommend a condition be added to any future approval, that this building must remain within the curtilage of the main house”. The parish council is disappointed that there was no condition added.

This application did go to the Conservation Officer and he/she clearly indicated they did not like this proposal, but (sadly) failed to reach a conclusion:

“Within this context, the proposed alterations to the elevations are poor – presenting unsympathetic modern forms with little regard to the overall design coherence and alters the scale and character of the building in relation to the host dwelling. The application demonstrates very little understanding of the significance of the heritage assets, or broader character and appearance of the Conservation Area”.

WPC cannot understand why the Conservation Officer did not object and reiterates its objection.

The parish council notes that the applicant has provided photos of several houses in the vicinity with roof lights. Despite this, WPC remains concerned about light emission and there are several new roof lights 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

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

Update: **WPC notes that Highways have put in a “Not suitable for HGVs” sign on Fairglen Road**

10. To monitor planning appeals received and make recommendations:

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10.1 The Boat House Bistro, 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: **Appeal dismissed**

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: *Deadline for comments passed on 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. Status: *Deadline for comments passed on 9th August 2024.*

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

Action: Clerk to write to the Inspectorate to inform them that appeals 10.2/10.3 are linked to appeal 10.1, which has been dismissed.

Action: Cllr C. Moore to inform PINS that since the end of consultation for items 10.2/10.3, the British Bird Journal has stated that the Common Gull has been placed on the Red list (it was previously amber-listed), meaning that it is a very endangered species.

Action: It was agreed that WPC (Cllr C. Moore) would ask Matt Phelps to update and refresh his report, to mention the placing of additional bird species (including the Common Gull) on to the endangered Red list. Budget of up to £500 + VAT agreed.

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

10.5 WDC Planning Committee North (25th 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: 13th September 2024

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10.7 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)

Status: **Application withdrawn**

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: 27th August 2024

This item was not discussed due to being inquorate.

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 (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)

12.5 Coombe Lane enforcement action

Ref C/2021/0597

Action: Clerk to request an update on this enforcement

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.

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

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

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

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.

16.2 National Planning Policy Framework (NPPF) consultation (deadline 24th September).

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

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 \(www.gov.uk\)](https://www.gov.uk/proposed-reforms-to-the-national-planning-policy-framework)

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 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: 21st September 2024