

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 **0900 hours on 19th October 2024** for the transaction of business as set out below.

Claudine Feltham

Signed: Claudine Feltham, Clerk, Wadhurst Parish Council

Date: 14th October 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 5th October 2024
4. To discuss matters arising from the minutes of the meeting of 5th October 2024
5. Public forum – time limit 15 minute.
6. Pre- application briefings.
7. WDC Decisions:

7.1 Application: WD/2024/1794/F

Location: Sommerville, Durgates, Wadhurst, TN5 6DF

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

Decision: Approved

WDC response to Parish Council: *The Parish Council concerns are noted. The agent has clarified that the floor area increase is <20% and a flat roof is proposed to retain the option to extend above in future. As the extension would be to the rear elevation and not prominent to public vantage points it is considered that the proposed single storey extension would not be harmful to the visual amenities of the locality or out of character with existing built form sufficient to warrant refusal of the application. Given the detailed design and the juxtaposition with the neighbour to the southwest there would not be a significant impact on the amenities of this dwelling. The additional rooflights (two in relation to the current submission) would not create unacceptable light pollution. The site lies in a village location surrounded by other development including an industrial estate. Although the site lies within the High Weald National Landscape this is not a particularly 'dark' area of Wadhurst and the proposed additional glazing would not be harmful.*

7.2 Application: WD/2024/1793/F

Location: Sommerville, Durgates, Wadhurst, TN5 6DF

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

Decision: Approved

WDC response to Parish Council: *The Parish Council concerns are noted. The agent has clarified that the floor area increase is <25%. As the extensions would be to the rear elevation and not prominent to public vantage points it is considered that the proposed loft and single storey extensions would not be harmful to the visual amenities of the locality or out of character with existing built form sufficient to warrant refusal of the application. Given the detailed design and the juxtaposition with the neighbour to the southwest there would not be a significant impact on the amenities of this dwelling. The scheme is more modest in scale to that approved under WD/2022/1593/F. The additional rooflights (three in relation to the current submission) would not create unacceptable light pollution. The site lies in a village location surrounded by other development including an industrial estate. Although the site lies within the High Weald National Landscape this is not a particularly 'dark' area of Wadhurst and the proposed additional glazing would not be harmful.*

7.3 Application: WD/2024/1940/LDE

Location: Cedar Bank, Lower High Street, Wadhurst, TN5 6BD

WADHURST PARISH COUNCIL

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

Decision: Issued

WDC response to Parish Council: *The Parish Council comments are noted. However, unlike a planning application, certificate of lawful use applications must be considered "on the balance of probabilities" as to whether the use applied for is lawful, on the basis of the submitted and available evidence. The planning merits of the use applied for, including the suitability of the development, highway safety concerns and rights of way, are not material considerations. The decision is made having regard to the use of the land over the previous 10 years irrespective of ownership. Conditions cannot be placed on the Certificate.*

7.4 Application: WD/2024/1604/LB

Location: Home Cote, Sparrows Green Road, Wadhurst, TN5 6SH

Description: internal repairs following crack stitching repairs to external masonry

Decision: Refused

8. To consider new planning applications.

8.1 Application: [WD/2024/2201/F](#) and [WD/2024/2184/LB](#)

Expiry date for comments: 21st October 2024 (extension granted to 1st November 2024).

Location: Great Pell Farm, Pell Hill, Wadhurst, TN5 6EF

Description: Reconstruction of derelict outbuilding as garden store

8.2 Application: [WD/2024/2151/LB](#) and [WD/2024/2232/F](#)

Expiry date for comments: 21st October 2024 (extension requested)

Location: FAIRCROUCH, FAIRCROUCH LANE, WADHURST, TN5 6PT

Description: construction of a new covered loggia on the site of a former loggia to the SW of the Grade II listed main house, and the reinstatement of a veranda to the southern frontage of the existing Grade II listed main house.

8.3 Application: [WD/2024/1932/F](#)

Expiry date for comments: 10th October 2024 (extension granted to 21st October 2024)

Location: Uplands Community College, Lower High Street, Wadhurst, TN5 6AZ

Description: replace combustible cladding to art & music block with non-combustible brick slips and insulation to enhance energy efficiency. Replace combustible and noncompliant timber and UPVC windows and doors with compliant aluminium units. Replace combustible timber fascias/soffits/barges with fibrous cement materials. Replace UPVC RWGS with aluminium or UPVC.

8.4 Application: [WD/2024/2151/LB](#) and [WD/2024/2232/F](#)

Expiry date for comments: 21st October 2024 (extension granted to 28th October 2024)

Location: Faircrouch, Faircrouch Lane, Wadhurst, TN5 6PT

Description: construction of a new covered loggia on the site of a former loggia to the SW of the Grade II listed main house, and the reinstatement of a veranda to the southern frontage of the existing Grade II listed main house.

Information from WDC Conservation Officer: *"extensive pre-application. Officer suggestions taken on board. Can support fully the proposals. Condition as per submitted plans, plus agreement of structural engineer solutions for fixing of veranda.; LB24"*

8.5 Application: [WD/2024/2201/F](#) and [WD/2024/2184/LB](#)

Expiry date for comments: 21st October 2024 (extension requested)

Location: Great Pell Farm, Pell Hill, Wadhurst, TN5 6EF

Description: Reconstruction of derelict outbuilding as garden store

8.6 Application: [WD/2024/2113/F](#)

Expiry date for comments: 4th November 2024

WADHURST PARISH COUNCIL

Location: Rabs Cottage, Cousley Wood Road, Wadhurst, TN5 6EP

Description: proposed annex to replace existing garage adjacent to the existing dwelling

9. Live planning applications

WD/2024/1895/MAJ

Location: Bewl Water

Description: temporary permission for the siting of buildings associated with the holding of a Christmas event from 21st October 2024 to 13 January 2025.

Clerks comment: *WDC Cllr Howell advises that this application is not going to WDC Planning Committee North 17th October but will be going to the November WDC Planning Committee North.*

10. To monitor planning appeals received and make recommendations:

10.1 The Boat House Bistrol, Bewl * **Update – appeal dismissed** *

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.

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>

10.4 Bewl Water – sewage discharge

10.5 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

10.6 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)

Update: notification received 9.9.24 that this application has been withdrawn

10.7 Coombe Farm, Coombe Lane, Wadhurst, TN5 6NU

Planning application: [WD/2024/0313/F](#)

Description: erection of two a frame glamping cabins.

WADHURST PARISH COUNCIL

Appeal reference: APP/C1435/W/24/3346077

Status: appeal lodged

Deadline: 27/8/24

11. To consider any footpaths modification orders and make recommendations

12. Planning Control (& High Street Planning Enforcement)

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

Chased for response again 14.10.24.

12.2 Dene Farm WDC enforcement case reference: C/2024/0311

Investigation ongoing by WDC.

12.3 Coombe Lane enforcement action

Ref C/2021/0597

Response received from WDC forwarded to Planning Committee 24.9.24

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 Land north of Jonas Drive/Durgates Meadow. Ref: C/2024/0163:

Alleged unauthorised tree works.

14. Conservation areas

15. CIL & S106 summary:

Please note – following the CIL Annual Return to WDC, the Clerk/RFO is updating the table and this will be added to the next planning agenda.

16. Policy/Correspondence/Consultations/Budget

16.1 Dark Skies

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

16.2 Land on the south side of Cousley Wood Road, TN5 6DT.

Notice of Section 31 (6) of the Highways Act 1980

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: 2nd November 2024