

Meeting of the Planning Committee of Wadhurst Parish Council held in The Pavilion, Sparrows Green Recreation Ground, South View Road, Wadhurst, TN5 6TW at 9.30 a.m. on Saturday 23rd August 2025

Minutes

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

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

1. To receive apologies for absence. **Cllr Gadd**
2. To receive declarations of interest and updates to members' register of interests.

Cllrs C. Moore, P. Moore and Shairp above declared an interest as all being members of the Friends of Bewl Water and declared an interest in items 9.1, 11.1, 11.2, 11.3.

3. To approve the minutes of the meeting held on 28th June 2025

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

4. To discuss matters arising from the minutes of the meeting of 28th June 2025
5. Public forum – time limit 15 minute.

Two members of the public spoke in favour of agenda item 9.7; Farthings, application WD/2025/1856/F.

6. To consider, and approve if appropriate, which agenda items are sufficiently confidential as to warrant exclusion of members of the press and public under the provisions of the Public Bodies (admissions to meetings) Act 1960. **None**
7. Pre- application briefings.

8. WDC Decisions:

8.1 Application: WD/2025/1039/F

Location: Beggars Bush Cottage, Best Beech Hill, Wadhurst, TN5 6JT

Description: Conversion of garage into a gym also introduction of window into side elevation.

Introduction of off-street parking in front garden instead of verge outside of property

Decision: **Approved**

8.2 Application: WD/2025/1023/F

Location: 8 Walters Cottages, Wadhurst, TN5 6BG

Description: replace car port structure with double garage

Decision: **Approved**

8.3 Application: WD/2025/1060/F

Location: Cheviot, Newbury Lane, Wadhurst, TN5 6HD

Description: erection of detached oak framed 2-bed lodge and detached oak framed garage with 1-bed studio over to be used as holiday lets, including provision of access drive, solar panels and wastewater treatment plant

Decision: **Approved**

8.4 Application: WD/2024/0385/F and WD/2024/0386/LB

Location: The Crouch House, Churchsettle Lane, Wadhurst, TN5 6NH

Description: internal and external alterations to a listed building, including a new glazed porch and new window and rooflights

Decision: **Approved**

8.5 Application: WD/2025/1128/FA

Location: Merryfields, Best Beech Hill, Wadhurst, TN5 6JT

Description: variation of condition 2 of WD/2024/0677/F (demolition of existing dwelling and construction of a replacement dwelling (revised scheme of planning PERMISSION WD/2019/2319/F)) to include a basement.

Decision: **Approved**

8.6 Application No. WD/2025/1359/F

Location: 2 The Cottages, Goddensfield, Durgates, Wadhurst, TN5 6DD

Description: removal of existing conservatory and lean to and replacement with new single storey extension.

Decision: **Approved**

8.7 Application: WD/2025/0356/MAJ

Location: BEWL WATER, BEWLBRIDGE LANE, COUSLEY WOOD, WADHURST, TN3 8JH

Description: temporary permission for the siting of temporary structures and lighting associated with the holding of a Christmas event from 1 October 2025 to 16 January 2026

Decision: **Approved**

A copy of Wealden District Council's Decision Notice, along with the officer report, can be viewed online at <https://planning.wealden.gov.uk/Planning/Display/WD/2025/0356/MAJ>

9. To consider new planning applications.

9.1 Application: [WD/2025/1539/MAJ](#) (also considered at the EGM 13.8.25)

Expiry date for comments to be submitted to WDC: 20th August 2025, extension to 28th August 2025 granted

Location: Bewl Water, The Boat House Bistro, Bewlbridge Lane, Cousley Wood, Wadhurst, TN3 8JH

Description: Extensions and alterations to the Boat House Bistro, replacement of the adjacent fishing facility building and change of use to form 7 x 1 bed and 4 x 2 bed tourist units, creation of a cafe with terrace, with water sport facilities retained.

Wadhurst Parish Council response to Wealden District Council: Object

Members agreed at the EGM to object to the application on the same basis as the previous application at this site, which was refused by the inspector, and delegated authority to the Clerk to include other concerns as appropriate (with changes to be made in agreement with members). Members did not consider that the changes in this latest application mitigated the issues raised by the inspector, and they considered that the consultation, environmental and lighting reports were very insufficient. Members were particularly concerned about the loss of a purpose-built sports clubhouse. Members noted that number of things had changed since the last application, including the making of the Wadhurst Neighbourhood Plan, the adoption of a new High Weald AONB management plan and the recommendation by Natural England that Bewl Water be considered as an SPA in order to protect the red listed Common Gull and amber listed black headed gull.

Members agreed to agree the final objection by email.

(Action: Members agreed to send an email request that the ward member for planning call in the application)

(Action: Cllr P. Moore to contact Sports England)

9.2 Application: [WD/2025/1582/F](#)

Expiry date for comments to be submitted to WDC: 28th August 2025

Location: Land off Station Road (opposite Marling House), Wadhurst, TN5 6RT

Description: proposed self-build 4 bed detached house, double garage with annexe space above, landscaping and associated works

Wadhurst Parish Council response to Wealden District Council: Object

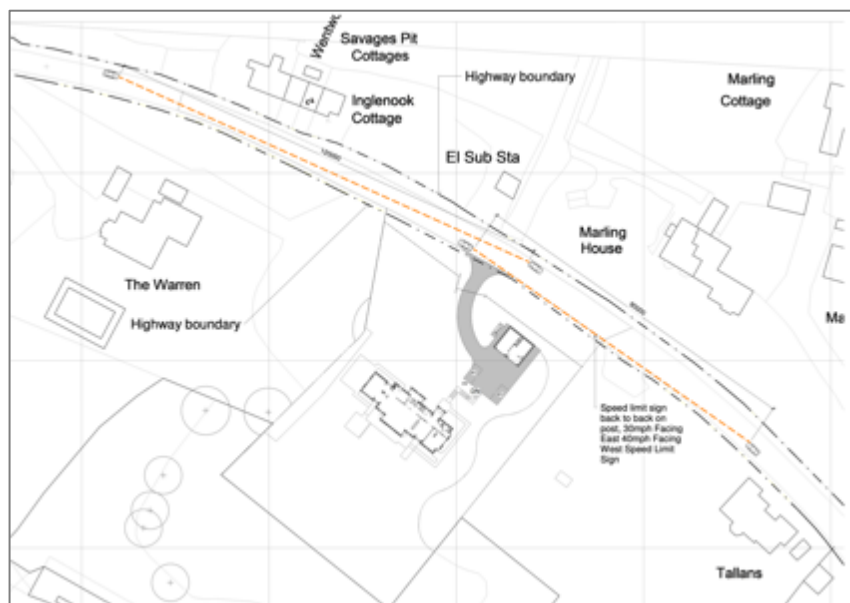
This self-build proposal has been promoted as infill on the edge of Wadhurst, however the site sits in the HWNL and lies outside the development boundary. Such a location would not generally be supported by the planning framework or by case law.

There are several other drawbacks to this proposal:

(1) Question of access

The narrowness of the drive access would make it very dangerous for lorries and refuse vehicles to turn into the development. This is shown by the Applicant's diagram, which suggests that refuse vehicles would have to move in to the other lane of the main road to make the turn in to the development. Station Road is a busy 'B' road and this would create a significant danger to other road users.

On safety grounds alone, this application should therefore be refused. Paragraph 116 (of the December 2024 NPPF) states that, "*Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety*". We recommend and urge that the LPA pay very close attention to these road safety considerations.



Source: Application document: WD/2025/1582/F

The applicants' estimates of traffic speeds, taken from the Transport Statement, are shown below. There are three observations that cast further doubt on road safety:

- While many cars follow the 40mph speed limit, the exceptions to the rule are the dangers.
- The weighted average speed of the 85th percentile travelling westbound is 39mph. Put differently, over the course of the week, potentially 15% of all drivers travelling downhill towards the station and approaching the blind bend by Marling House were breaking the 40mph speed limit.
- Analysis was carried out using visibility splays of 2.4m x 75m (north Westbound) and 2.4m x 77m (south eastbound), presumably on the basis that vehicles would be travelling 1.0m away from the kerb.
- Given the width of the road, its limited visibility and the established need for refuse trucks to swing out into the other lane of the road, this adds up a significant danger to road safety.

22-28 April 2025

Direction	85 %-ile (mph)	Mean speed (mph)
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SE bound (30mph)	38	33.0
NW bound (30mph)	39	34.1

25 June 2025

Direction	85 %-ile (mph)	Mean speed (mph)
SE bound (30mph)	39	35.11
NW bound (30mph)	38	33.89

The speeds measured by the applicant suggest that the visibility splays are insufficient, given the lack of visibility and taking into account more reasonable stopping distances. The exhibit below (from Hampshire Council) shows a diagrammatic illustration of what visibility splays should be used.

Speed Limit (mph)	20	30	40	50	60
X Distance	2.0m	2.0m	2.4m	2.4m	2.4m
Y Distance	25m	43m	96m	160m	215m

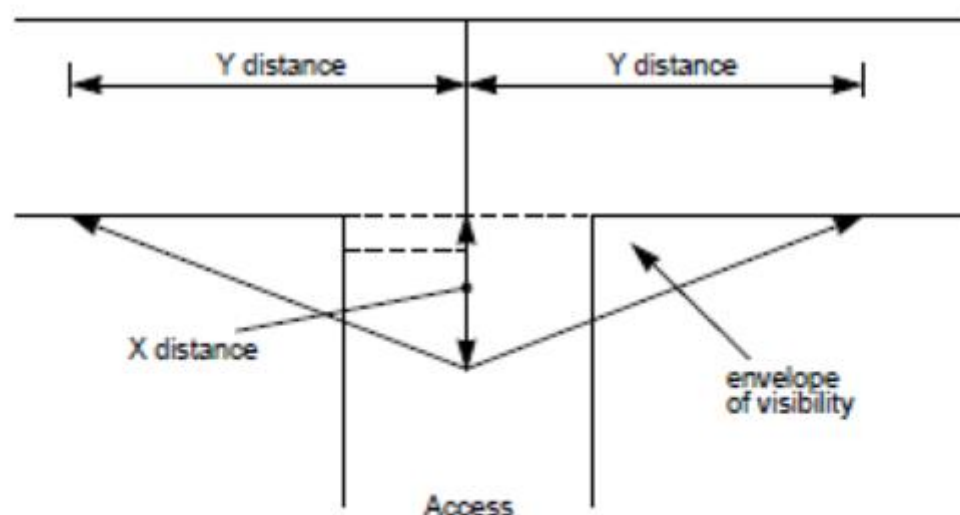


Figure 3.4 – Vehicle Crossover Visibility

WPC are not highways experts, but the guidance shown above suggests a significant increase in visibility splays are required, given the speeds close to 40mph (at the 85th percentile) Indeed, the WPC considers that the proposed access in this new application is dangerous. It would be complacent and dangerous to focus on the *mean* speeds, and conclude the visibility splays are adequate. The risks to this proposal comes from the outliers in this sample, namely those 15% of cars travelling close to or above 40mph.

(2) Design

The applicant acknowledges the Wadhurst Neighbourhood Plan (WNP), but does not say how it has been followed.

Specifically, the proposal does not adhere to the requirements of the Design Code, which forms part of the WNP (DCWNP) that was adopted in May 2024:

- **Floor to ceiling windows** are not in line with DCWNP 3.3 Windows, and because of their deleterious effect on Dark Skies go against WNP Policy WAD16: Protection of dark skies. The proposed windows also run counter to the High Weald 2024/29 Management Plan, which was approved by the High Weald Joint Advisory Committee on 27th March 2024 for adoption by each of the Local Authorities.

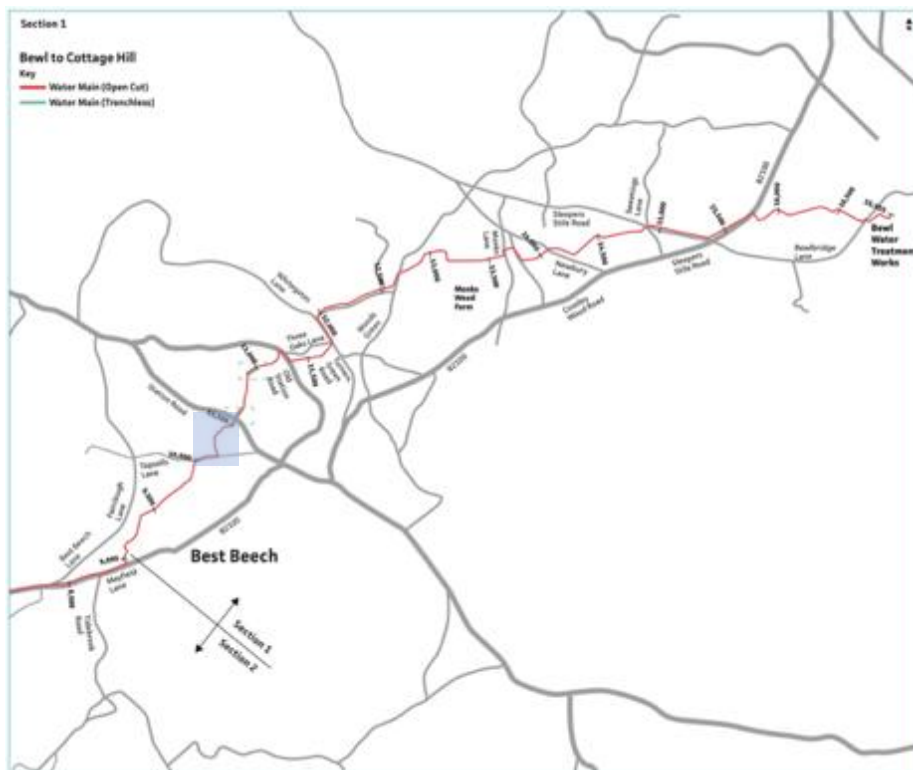
The High Weald Management Plan, 2024-29, states in its ambitions for 2029 that “*Public bodies should: (h) Resist large areas of glazing in new building designs, especially wrap-around glazing and floor-to-ceiling windows, to minimise light spill, especially in rural areas with intrinsically dark skies.*”

- **Materials** are not in keeping with the DCWNP. The proposed aluminium window materials (DCWNP 3.3 Windows) “*can be used as a like-for like replacement on a restoration*” but should not be used on a new development. Grey slate for roofs “*should only be used as a second-choice alternative*” to typical Wadhurst red clay tiles (DCWNP 3.2 Roofs) and “*vertical weatherboarding must not be used*” (DCWNP 3.1 Facades), while the proposed aluminium doors go against the DCWNP which states that “*residential doors must be constructed from timber*” (DCWNP 3.4 Doors).

(3) Implementation challenges

In practice, there could be considerable implementation challenges. The site is likely to be affected by the South East Water pipeline route from Bewl Water to Best Beech reservoir pipeline, where work has been underway for the past year.

The map below shows the route from Bewl to Best Beech, with a blue rectangle showing the approximate area covered by the application (see Figure below). The site is shown using the map provided by South East Water, showing the route of the pipeline.



It is not clear what regulations cover building close to national infrastructure in this instance, but the following stipulations from South West Water have set out the rules that apply regarding buildings near or over water infrastructure:

“Buildings are not permitted near or over our water infrastructure. Easements are detailed below. You are not permitted to build within three metres of a public water main and this distance may increase where necessary to protect our main as stated in the table below. We must have unrestricted access to repair, maintain or renew the main as required. If you propose to build closer to the water mains than the stated criteria you will be expected to pay for the water main to be diverted”

Diameter of water main	Easement
<=150mm (6")	6 metres (3 metres either side of the water main)
151 mm to 600 mm (6" to 24")	7 metres (3.5 metres either side of the water main)
>=601mm (>=24")	9 metres (4.5 metres either side of the water main)

Please note these easements are from the outside barrel of the water main

WPC understands from the contractors that the diameter of the water pipes is 400mm, based on conversation with a construction worker on the project.

From these rules, there would need to be 3.5 metres either side of the water pipeline. WPC therefore requests that WDC look closely at the site plans to establish that construction will comply with the regulations, because it looks as if the pipeline might be sited too close to the proposed dwelling for these proposals to be viable.

9.3 Application: [WD/2025/1692/E](#)

Expiry date for comments to be submitted to WDC: 1st September 2025

Location: High Weald Farm, Buckhurst Lane, Wadhurst, TN5 6JY

Description: two storey side extension with basement beneath with associated landscaping to side and rear

Wadhurst Parish Council response to Wealden District Council: No objection

Nevertheless, WPC would observe that:

- (1) Floor/ceiling double glazing runs counter to the Design Code of the Wadhurst Neighbourhood Plan. It also runs counter to the High Weald Management Plan 2024-29.

The High Weald Management Plan, 2024-29, states in its ambitions for 2029 that “*Public bodies should: (h) Resist large areas of glazing in new building designs, especially wrap-around glazing and floor-to-ceiling windows, to minimise light spill, especially in rural areas with intrinsically dark skies.*”

- (2) This is a sizeable extension, with a 40% increase in floor area (adding a net 167.8m² onto an existing 414.7m²).

Wealden Design Guide, section 10, para 2.3 states: “*As general guidance, for unlisted buildings, buildings outside the High Weald/Sussex Downs Areas of Outstanding Natural Beauty or designated Conservation Areas, the following needs to be considered:*

- *Refusal is likely where the proposed extension is in excess of 60% of the original floorspace of the original dwelling, where the extension over dominates and is without a sound design justification*
- *Extensions in excess of 30% of the floorspace of the original dwelling will normally only be permitted where the Council is satisfied that there is no major change to the character of the building itself or its impact on its setting.*
- *An extension, which results in an increase of up to 30% of the floorspace of the original dwelling, should generally be acceptable”.*

9.4 Application: [WD/2025/1818/F](#)

Expiry date for comments to be submitted to WDC: 1st September 2025

Location: 89 Queens Cottages, Wadhurst, TN5 6RN

Description: single storey rear extension

Wadhurst Parish Council response to Wealden District Council: No objection

9.5 Application: [WD/2025/1753/F](#)

Expiry date for comments to be submitted to WDC: 26th August 2025

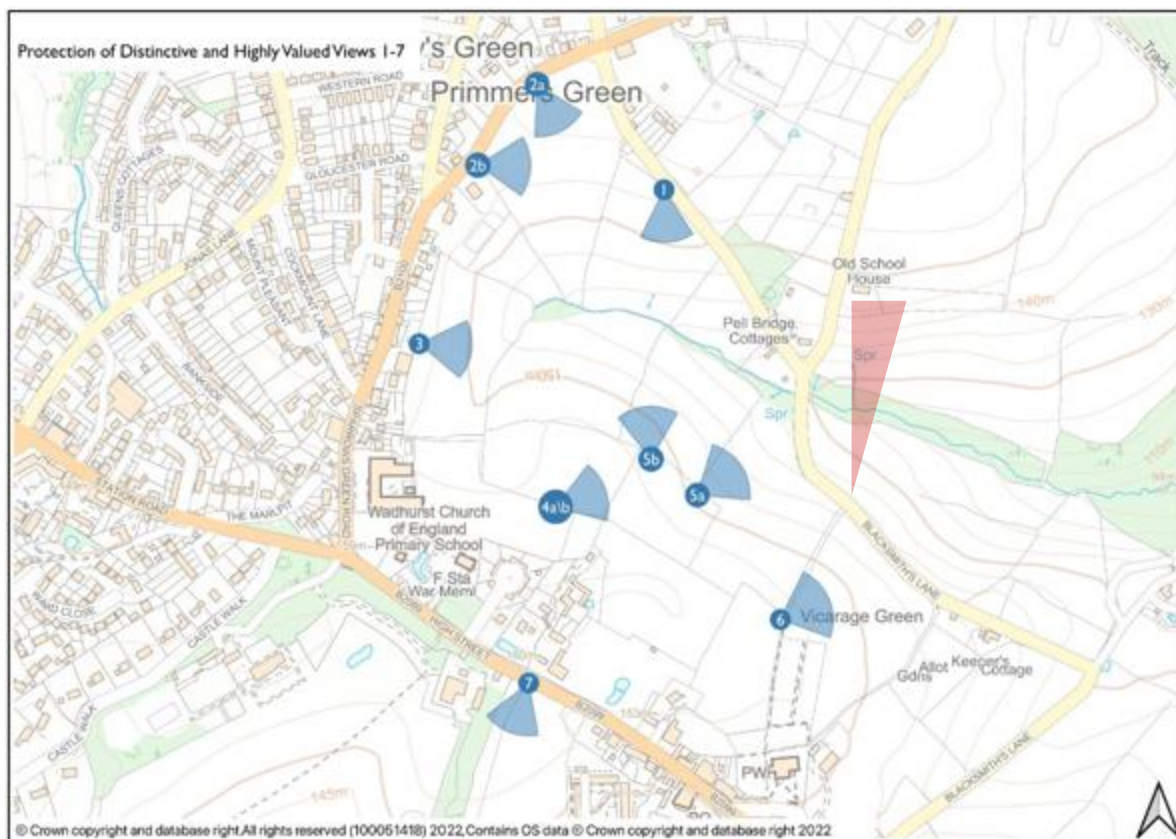
Location: Old School House, Pell Hill, Wadhurst, TN5 6DS

Description: construction of swimming pool, front porch and single storey extension to create an ensuite and dressing room

Wadhurst Parish Council response to Wealden District Council: Comment

Insufficient information has been provided with this application. The elevations don't show the pool, which is important given the steep slope of the site. This suggests that the pool may need to be an infinity pool, built with a retaining wall above or below it. It would thus be highly visible from Blacksmith's Lane. There would also need to be considerable screening around the pool, otherwise this project could be very urbanising.

The Wadhurst Neighbourhood Plan (WNP) was very clear in describing important views that it wanted to protect under Policy WAD14: Protection of distinctive and highly valued views (see protected views 4a/b, 5a and 6 on page 73). While this is not specifically one of them, there is a very clear line of sight from Blacksmith's Lane (shown by the pink triangle, below) that would make this pool potentially very visible without extensive screening.



Para 9.31 in the WNP states: “*The East Sussex County Landscape Assessment, 2016 recognises this, describing the “stunning views across the valley from the enclosing ridges, some of the finest views in the High Weald”. These views contribute to the sense of place and character of Wadhurst Parish, and in turn the mental and physical wellbeing of residents and visitors*”.

Policy WAD14 (B) states: “*Proposals for development should demonstrate the potential impacts that such a proposal would have on significant views where relevant and how these impacts will be mitigated*”.

With pools come lighting questions. This in turn raises the issue of Dark Skies protection, an important feature in the WNP. Policy WAD16 covers the protection of dark skies:

A. Proposals for development will be supported where it is clearly demonstrated that all opportunities to reduce light pollution have been taken.

B. If external lighting is required, the following must be demonstrated:

i. the lighting is necessary for operational, safety or security reasons;

ii. any light spillage beyond the application site is eliminated, or reduced by measures such as timing and proximity controls, orientation, screening, shielding or glazing;

iii. impact on nearby residential properties, wildlife, local heritage assets or the wider landscape is minimised; and

iv. the guidance on lighting provided in the Institution of Lighting Professionals (ILP) Guidance Note GN01: The Reduction of Obtrusive Light (and any subsequent revisions) is adhered to.

C. Proposals should consider carefully, and provide details of, the light source and intensity being used, the luminaire design, height, and angle, adding baffles and cut-off shields where required, and details of control mechanisms to dim or switch off lighting schemes when not required. Where appropriate, lights should be controlled by passive infrared detectors so that they only come on when needed.

D. The material, siting and size of glazing should be carefully considered to ensure that light spillage and reflection is minimised. [WPC emphasis]

The parish council therefore requests further information is provided by the applicants, so that a fully informed consultation and decision can be taken.

9.6 Application: [WD/2025/0665/LB](#)

Expiry date for comments to be submitted to WDC: 4th September 2025

Location: 1 The Green, Little Butts Lane, Wadhurst, TN5 6ET

Description: careful removal of existing roof tiles; new roof covering re-using existing tiles

Wadhurst Parish Council response to Wealden District Council: No objection

9.7 Application: [WD/2025/1856/F](#)

Expiry date for comments to be submitted to WDC: 8th September 2025

Location: Farthings, Balaclava Lane, Wadhurst, TN5 6EH

Description: removal of the existing chimney; extension of first floor accommodation over existing garage; infill corner extension; new rooflights; addition of solar panels on rear roof slope; extension and rebuild of existing dormer window to front elevation; new porch

Wadhurst Parish Council response to Wealden District Council: Object

The applicants are to be commended for attempting to breath some new life into this house and to refresh the building. However, the parish council regretfully has to Object to this application for the following reasons:

(1) Materials

The choice of materials runs counter to the Design Code of the Wadhurst Neighbourhood Plan (DCWNP), which forms part of the planning framework (and came into effect after the building next door was completed, which does not adhere to these standards).

DCWNP 2.7 Extensions, requires that *“Extensions should fit in and feel part of the original building, using the same palette of materials”*

- The proposed use of powder coated metal windows does not appear to match the existing (not specified). Further, the use of metal windows runs counter to the DCWNP. Section 3.3 Windows, which on page 43 states:
“Windows should be constructed from timber or an aluminium/timber composite. Steel or aluminium can be used as a like-for-like replacement on a restoration. uPVC windows must not be used.”

The Wealden Design Guide, page 15, section 10, para 10.2 states:

“Aluminium and uPVC doors and windows are generally unsuitable as replacements on older buildings as they can spoil their intrinsic character. Aluminium or uPVC products are easily identifiable due to the nature of their sections, jointing methods, finish, window division and opening lights, particularly when compared to traditional designs. Therefore, wooden frames from sustainable timber sources are generally preferred to aluminium or uPVC”.

- The proposed use of zinc cladding for the dormer roofs does not match the existing roof materials and DCWNP 3.2 Roofs does not support its use.

(2) Effect on street scene

There is floor to ceiling glazing in the gable end to the front of the building and floor to ceiling wrap around glazing to the rear, which are not in keeping with WNP Policy WAD16: Protection of dark skies and the High Weald Management’s guidance. The dormer to the front is being significantly expanded from the current one third of the roof length. This is an elevated plot, which given the applicants have removed the hedge screening at the front, could have a significant Dark Skies impact.

The Wealden Design Guide, page 16, section 5, para 10.3 states:

“When maximising the scale of new development, care needs to be taken to ensure that: ...The use of inappropriately proportioned elements, such as windows, doors and dormers are avoided. Detailing should be appropriate to neighbouring buildings and to the general locality without resulting in blandness.”

WDG, page 17, s5, para 10.4 states:

“Dormers should not dominate the composition or the roofscape and should be smaller than windows on the same elevation and kept low on the roof, well below the ridge line. The roof materials and pitch should normally match that of the main roof although flat, leaded-topped examples may be preferable in certain circumstances. Inverted dormers are normally inappropriate.”

WDG, page 13, s10, para 7.5 states:

“As many roof conversions seek to incorporate dormer windows, it is necessary to consider the criteria for their use on existing buildings as they are likely to have a significant, and potentially detrimental, visual impact on the existing character of any property.

In terms of detailed design, they should :

- Be positioned with their cill at least half a metre from the eaves and their ridge significantly below that of the main roof ridge*
- Be proportioned appropriately for the building and preferably occupy no more than one-third of the overall roof width...”*

WDG, page 13, s10, para 7.6 (as illustrated by Fig 7.3) states:

“Where dormers do not meet these criteria, or are overly large, dominant or disproportionate, it is unlikely that planning permission will be granted. In this context, particularly in the case of side elevations, substantial dormers proposed to be built directly off the eaves of the existing property are likely to ‘read’ as upper floor extensions and will not receive support”.

The High Weald Management Plan, 2024-29, states in its ambitions for 2029 that *“Public bodies should: (h) Resist large areas of glazing in new building designs, especially wrap-around glazing and floor-to-ceiling windows, to minimise light spill, especially in rural areas with intrinsically dark skies.”*

(3) Incremental floor area

The application is incomplete because it only provided an estimate of the increase in floor area of 61m². However, no mention was made of the existing floor area, which we understood from the applicants as being 151m². This implies an increase of 40%.

Wealden Design Guide, section 10, para 2.3 states: *“As general guidance, for unlisted buildings, buildings outside the High Weald/Sussex Downs Areas of Outstanding Natural Beauty or designated Conservation Areas, the following needs to be considered:*

- Refusal is likely where the proposed extension is in excess of 60% of the original floorspace of the original dwelling, where the extension over dominates and is without a sound design justification*
- Extensions in excess of 30% of the floorspace of the original dwelling will normally only be permitted where the Council is satisfied that there is no major change to the character of the building itself or its impact on its setting.*
- An extension, which results in an increase of up to 30% of the floorspace of the original dwelling, should generally be acceptable”.*

Planning application for monitoring:

Application: [WD/2025/6501/SO](#)

Please note this application is not within Wadhurst parish area but is of interest to WPC so is being included within the agenda, as requested by Cllr Shairp.

Target decision date: 26th February 2025

Land south of Tunbridge Wells

Description: Request for screening opinion for residential development and the relocation of Tunbridge Wells Rugby Football Club

Update: response received from WDC (1.4.25): *'the Council concluding that the proposal does not constitute EIA development'*.

10. Live planning applications

11. To monitor planning appeals received and make recommendations

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

Planning ref: WD/2023/1895/MAJ

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

Update: 13th January 2025: appeal allowed (subject to conditions). Now subject to legal challenge.

Not discussed today.

(Action: Remove from future agendas)

11.2 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: 13th January 2025: appeal allowed (subject to conditions). Now subject to legal challenge.

Not discussed today.

(Action: Remove from future agendas)

11.3 Bewl Water – sewage discharge.

To request assistance from County/District Councillors to set up a meeting with Southern Water (following failed attempts by the Clerk).

Meeting took place on 24 July.

(Action: Remove from future agendas)

11.4a Wyck Stable, Wyck Lane, Woods Green, Wadhurst, TN5 6QS

Description: (part retrospective application) reduction of existing brick walls with removal of pier caps and planting of RSPB approved hedge.

Planning Inspectorate Ref: APP/C1435/D/25/3359290. WDC ref: WD/2024/2571/FR.

Appeal Start date: 3 February 2025

Method: Appeal will be determined on the basis of written representations under the Householder Appeals Service.

Not discussed today.

11.4b Wyck Stable, Wyck Lane, Woods Green, Wadhurst, TN5 6QS

Description: Appeal against planning enforcement [C/2024/0300](#). Alleged unauthorised boundary wall adjacent to a highway over 1m

Planning Inspectorate Ref: APP/C1435/C/24/3358235

Deadline: 3/4/2025

Not discussed today.

11.5 Broadwater Lodge, 10a Stone Cross Road, Wadhurst, TN5 6LR

Application: WD/2024/2518/F

Description: demolition of detached double garage to existing property and construction of new double garage, and erection of two detached houses.

Planning Inspectorate Ref: APP/C1435/W/25/3361593

Method: written representations

Deadline: 22 April 2025.

Not discussed today.

11.6 Wickhurst Farmhouse, Bartley Mill Road, Lamberhurst, TN3 8BH

Description: variation of condition 2 and 3 of WD/2024/2590/F (proposed orangery to replace existing conservatory) to enlarge proposal and change materials.

Planning Inspectorate Ref: APP/C1435/D/25/3370100

Method: Appeal will be determined on the basis of written representations under the Householder Appeals Service.

Deadline: 11th September 2025

Not discussed today.

12. To consider any footpaths modification orders and make recommendations

13. Planning Control (& High Street Planning Enforcement)

13.1 Coombe Lane enforcement action

Ref C/2021/0597

Response received from WDC forwarded to Planning Committee 24.9.24

(Action: Clerk to request further update)

13.2 Weald Hall WD/2021/0559/MAJ

FOI submitted to Sussex Police 21.10.2024 FOI-25427-24-4700-000.

WDC ref: JD/C/2024/0495.

Report submitted to WDC 9th June 2025 – WDC reference: C/2025/0289.

13.3: Opening on a new shop called Wadhurst Tattoo Parlour (on site of the old Magpie shop).

WDC reference: C/2025/0308

(Action: Clerk to request further update)

13.4 Installation of fencing outside of the Greyhound pub

WDC reference: C/2025/0309

(Action: Clerk to request further update, as this is sited in the Conservation Area)

13.5 Magic Fade – illuminated signage.

WDC reference: C/2025/0310

(Action: Clerk to request further update)

14. To discuss Tree Preservation Orders

14.1 [TM/2025/0117/TCA](#)

Location: Land to south of Fire Station, High Street, Wadhurst.

Description: Fell 7 ash trees subject to regulations designated Wadhurst Conservation area

October 1971/May 1998/March 2017.

WPC observes that the Decision notice approved the felling of ONE Ash tree

(Action: Remove from future agendas)

14.2 WPC Application: [TM/2025/0053/TCA](#)

Location: land to the rear of the war memorial, High Street, Wadhurst, TN5 6BX.

Description: work as per schedule subject to regulations designated Wadhurst Conservation Area

October 1971/May 1998/March 2017.

(Action: Remove from future agendas)

14.3 WPC Application: [TM/2025/0148/TCA](#)

Location: Lucks Farm, Cousley Wood Road, Wadhurst, TN5 6EY

Description: Work as per schedule subject to regulations designated Cousley Wood Conservation Area March 1995/March 2017.

(Action: Remove from future agendas)

14.4 WPC Application: [TM/2025/0160/TCA](#)

Location: Kingsley Court, Lower High Street, Wadhurst, TN5 6AU.

Description: reduce crown of two field maples by 30% subject to regulations designated Wadhurst conservation area.

(Action: Remove from future agendas)

15 Conservation areas**16 CIL & S106**

FINANCIAL YEAR	CIL INCOME	CIL EXPENDITURE	EXPENDITURE INFO	AVAILABLE BALANCE (AT FINANCIAL YEAR END)	PLANNING APPLICATION
2025-2026	£14,623	£0	£0 TO 6.5.25	£14,623	WD/2021/1825/F (TIDEBROOK MANOR FARM) WD/2021/3068/F (TUNNEL HOUSE). Expenditure deadline will be April 2030.
TOTAL	£14,623	£0			

S106 (WATERS REACH)	AVAILABLE BALANCE £61,900.85¹	Date: 25 th April 2025 Source: WDC CIL & S106 Officer
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New format noted with thanks**17 Policy/Correspondence/Consultations/Budget**

17.1 Dark Skies

17.2 Correspondence re parking in Mayfield Park

(Action: Remove from future agendas)

17.3 WPC are concerned that WDC Planning Committees now cover the whole of Wealden District and could, going forward, have merely 3 Cllrs making a decision, which could be a denial of representation for residents. *(Meeting requested with WDC Cllr Howell to consider this).*

17.4 Bewl Masterplan

17.5 Planning Bill

¹ Details of what the S106 can be spent on is detailed in the WDC/WPC agreement. Expenditure of S106 funds must be via an agenda item. The request and extract of minutes must then be submitted to the Legal Team at WDC. Deadline for expenditure: 5/6/2029. Note: request submitted to WDC to obtain these funds to go towards the tennis court resurfacing.

- 17.6 Request from CPRE for parish councils to lobby their MPs about The Planning & Infrastructure Bill which is making its way through Parliament and could have a big impact on our area. *(As per email sent to planning committee members 30.6.25).*
(Action: Ask clerk to send an email in support of CPRE)
(Action: Remove from future agendas)
- 17.7 Wealden District Council - draft Statement of Community Involvement (SCI). The SCI document sets out what consultation will take place when WDC are developing and reviewing its planning policy documents (including the new Local Plan) and when determining planning applications. It also provides information as to how the Council will work with our partners and communities to facilitate proposals for neighbourhood plans and/or orders.
 Consultation deadline: 29.8.25. *(As per email sent to planning committee members 7.7.25).* **Noted**
(Action: Remove from future agendas)
- 17.8 Draft East Sussex Housing Partnership Strategy Survey. Link to survey: <https://consultation.eastsussex.gov.uk/adult-social-care/housing-strategy/> (deadline for responses: 18th August 2025). **Noted**
(Action: Remove from future agendas)
- 17.9 NALC has partnered with Action with Communities in Rural England (ACRE) to launch a new survey designed to help parish and town councils enhance their flood resilience. The short survey will capture what information and support parish and town councils need to better plan for flooding. The results will directly shape the development of practical resources tailored to local needs, ensuring that any future resources are genuinely helpful and relevant. The survey link is [here](#). **Noted**
(Action: Remove from future agendas)

18. Freedom of Information requests

- 18.1 Waters Reach FOI
 Response received 16th July 2024 saying no results found. *(This correspondence was forwarded to Planning Committee 16.7.24).* **Not discussed today**

19. Wealden Local Plan Update.

20. Matters for noting or inclusion on future agenda.

For noting: the following three applications were considered via email due to the scheduled 19th July 2025 planning committee meeting being cancelled as the committee was inquorate:

Cllr Shairp declared an interest in respect of application [WD/2025/1435/F](#) as he is a neighbour.

Application: [WD/2025/1435/F](#)

Expiry date for comments: 21st July 2025

Location: Stonebridge Cottage, Three Oaks Lane, Wadhurst, TN5 6PY

Description: creation of new entrance, driveway and parking for two cars

Wadhurst Parish Council response to Wealden District Council: No objection

Application: [WD/2024/1602/F](#) and [WD/2024/1603/LB](#)

Expiry date for comments: 30th July 2025

Location: Belmont Surgery, St James Square, Wadhurst TN5 6BJ

Description: essential external maintenance repair works including roof repairs, brickwork repairs, chimney repairs, window repairs and gutter repairs.

Wadhurst Parish Council response to Wealden District Council: No objection

Application: [WD/2025/1685/F](#)

Expiry date for comments to be submitted to WDC: 14th August 2025

Location: Mulberry, High Street, Wadhurst, TN5 6AJ

Description: single storey rear extension

Wadhurst Parish Council response to Wealden District Council: No objection. Members would respectfully ask for the applicant to respect the area's dark skies by having dark skies mitigation on the rooflights (for example integral blinds installed).

All items noted

- 21. Date of next meeting: to be moved from 13th September 2025 to 6th September 2025 to avoid being inquorate**
(Action : Clerk to make the necessary arrangements)

Meeting finished at: 11.10 hours