

WARBLETON PARISH COUNCIL

Minutes of the Planning & Development Committee Meeting

Tuesday 2 April 2024 6.30pm at the Bodle Street Green Village Hall

1. **Present:** Councillors Charlie Saunders, Beverley Saunders, Chris Wells, Katy Whymark, Andy Long and Jeanne Peterson (Clerk)

Apologies: Councillors Peter Sterling, Bruce Simpson, Buster Ansell, Bob Bowdler.
It was **resolved** to accept apologies as given.

2. **Declarations of Interest:** Cllr Andy Long left the room during discussion on item 5.1

3. **Minutes:**

- 3.1. It was **resolved** to adopt the Minutes of the Planning and Development Committee meeting held on 12 March 2024 as a true record.
- 3.2. There were no matters arising from the minutes not covered on the agenda.

4. **Public Participation:** None present

5. **Planning Applications:**

- 5.1 **WD/2024/0203/F Fern Cottages, Rushlake Green TN21**
Garden shed erection

It was resolved that the council has **no objection** to this application.

- 5.2 **WD/2024/0575/F Summerhill Farm, Chapmans Road, Chapmans Town TN21 9PS**
Single storey extensions to provide an additional bedroom, small entrance lobby and detached single garage with store.

It was resolved to **object** to this application on the following grounds:
That it is considered to be an unjustified overdevelopment within the countryside.

- 5.3 **WD/2024/0509/F & WD/2024/0510/LB Stream Farm, Bodle Street Road, Rushlake Green TN21 9QR** (application received after Agenda published)
Single storey extension with link to dwelling.

It was resolved that the council has **no objection** to this application.

- 5.4 **WD/2024/0495/F Bluebell Lodge, Kingsley Hill, Rushlake Green TN21 9PX** (application received after Agenda published)
Demolition of existing dwelling, annexe and outbuildings, and erection of new detached dwelling and associated landscaping works.

It was resolved to **object** to this application on the following grounds:
That the application is a gross overdevelopment of the plot in an AONB in regard to size, scale and mass.
The proposed new house is far larger than the footprint of existing residential building elements within the curtilage and therefore is not a true representation of a replacement dwelling.
There remain a number of buildings on the plot registered for business use, and it is unclear whether these have had a change of use order, and if not should not be considered as part of the residential footprint when sizing the new dwelling.
There is no provision for covered parking on the site plan.

6. **Agricultural Determination Applications, Change of Use & Lawful Development building applications:** None
7. **Planning Appeals:** None
8. **Decision Notices:** The following decision was noted:
 - 8.1 **WD/2024/0117/FA Craille Cottages, Hammer Lane, Warbleton TN21 9HF**
Variation of condition 3 of WD/2022/1980/F (two storey extension) to enable change from tile hanging to brickwork at ground level and change of first floor front elevation window from two casement to three casement width - **Approved**
9. **Tree works to be carried out or TPO applications:** None
10. **Focus Group update:**

There will be a Focus Group meeting later this month to follow on from the recent Cluster Meeting where the Wealden Local Plan was discussed. Warbleton Parish is not within the Plan as an area for development, but one item of focus in the discussion had been Climate Change, and there is concern that local water sources such as from wells are contaminated. Wealden have a duty of care to test local water sources and it was agreed to take the matter up with the Focus Group and also to contact the Wealden Environmental Officer. In an emergency situation the well at Spring Hill could at least provide essential drinking water for farm animals or for sanitation within dwellings.
11. **To review any trees or hedges in the Parish that are a concern to public safety:**

The clerk was asked to contact ESCC to find out where they are at in regard to tree and hedge cut back works prior to the forthcoming South East water works which are due to start in May
12. **Late Planning Applications received after the Agenda was published:**

Late applications were reported & decided as Items 5.3 and 5.4
13. **Date of Next Meeting:**

The next meeting will be held on Tuesday 23 April 2024 at the Bodle Street Green Village Hall at the **new time of 7pm**

The meeting closed at 7.30pm