

WARBLETON PARISH COUNCIL

Minutes of the Planning & Development Committee Meeting

Tuesday 5 December 2023 6.30pm at the Dunn Village Hall

1. **Present:** Councillors Charlie Saunders (Chairman), Chris Wells, Buster Ansell, Richard Whymark, Peter Sterling, Bob Bowdler, Katy Whymark and Jeanne Peterson (Clerk)

Apologies for absence:

Cllr Bruce Simpson – work commitments

Cllr Beverley Saunders – work commitments

It was **resolved** to accept the apologies as given.

2. **Declarations of Interest:** Cllrs Chris Wells and Peter Sterling declared a personal interest in the late application relating to the property Sandhills Oast, The Annexe, as they know the applicant.

3. Minutes:

3.1. It was **resolved** to adopt the Minutes of the Planning and Development Committee meeting held on 14 November 2023 as a true record.

3.2. There were no matters arising from the minutes not covered on the agenda.

4. **Public Participation:** The applicant of WD/2023/2848/F Sandhills Oast, The Annexe attended the meeting to give some background information to members. They have lived on the site since 1981 having originally bought the Oast and site, but moved into the annexe in 2017 due to the state of material disrepair at the Oast which included collapsed floors that had been incorrectly installed. The Oast was sold in September 2022 and is now undergoing extensive refurbishment by the new owners. The Annexe remains in the ownership of the applicant who wishes to remain living there. Following a previous failed application, paperwork has been revised as submitted to Wealden District Council (WDC) and the applicant would appreciate support from Warbleton Parish Council (WPC).

5. Planning Applications:

The Chairman brought forward agenda item 12.1 to consider the late planning application:

WD/2023/2848/FR Sandhills Oast, The Annexe, White Horse Road, Rushlake Green BN27 4QU

Retrospective planning application to change the use of a rural building to C3 (residential)

While the council endorses this application it suggested that **personal** references by way of Statutory Declaration, a legal document, would serve to put more weight behind the application to Wealden District Council given its retrospective nature and previously failed application. The applicant, and any supporting contacts, are advised to pursue this avenue independently.

- 5.1. **WD/2023/2078/FR Rushford Farm, Three Cups Corner, Heathfield TN21 9LR**
Retrospective application for the change of use of existing building (former dairy) from holiday accommodation only (approved under WD/2000/2711/F) to holiday accommodation and residential annexe. Internal and external amendments to the previously approved scheme (WD/2000/2710/LB).
- 5.2. **WD/2023/2079/LBR Rushford Farm, Three Cups Corner, Heathfield TN21 9LR**
Internal and external amendments to the previously approved scheme (WD/2000/2710/LB) for the conversion of the former dairy building to habitable accommodation (approved under WD/2000/2711/F).

Applications 5.1 and 5.2 had initially, and incorrectly, been sent to Heathfield Council for comment and had now reverted to WPC. Councillors echoed Heathfield's sentiments however, and also stressed the importance of supporting applications which help enable families to be able to remain residing in the parish. It was **resolved** to **support** the applications making the following points: That the section 106 Agreement is modified to reflect the proposed change of use of the existing building and that the annexe is for domestic use and that of family members only, and not for commercial use.

5.3 **WD/2023/2418/F & WD/2023/2419/LB Little Bucksteep, Churches Green Lane, Churches Green TN21 9NX**

Description: Construction of a single storey extension to the main house with minor hard and soft landscaping works, some fenestration and internal alterations.

It was **resolved** to **object** to this application. Little Bucksteep was Listed in 1966, and English Heritage recognise it as a property of National importance and special interest. The proposed changes are out of character with the original building and alter many elements of the property which form part of its Grade 11 Listed status. It was also noted that there could be a danger of overdevelopment.

6. **Agricultural Determination Applications, Change of Use & Lawful Development building applications:**

6.1 **WD/2023/7041/AD Durrants Farm, Cowbeech Road, TN21 9QB**

Proposed agricultural building for the storage of hay, straw and agricultural machinery. The council is not required to comment on this determination notice but noted its content.

7. **Planning Appeals:** None

8. **Decision Notices:** The following decision notices were noted (no action required):

8.1 **WD/2022/1370/FR The Platt, Forest Lane, Punnetts Town TN21 9JB**

Retrospective application for the erection of replacement storage outbuilding - **Approved**

8.2 **WD/2023/2281/F Red House Farm, White Horse Road, Bodle Street BN27 4QY**

The use of existing ancillary farm buildings as a holiday let and installation of a single velux window - **Approved**

8.3 **WD/2023/1806/LDE Durrants Farm, Cowbeech Road, Rushlake Green TN21 9QB**

Five storage containers installed and used incidentally to uses and occupation of the commercial and agricultural buildings – **Issued**

9. **Tree works to be carried out or TPO applications:** None

10. **Focus Group update:** None

11. **To review any trees or hedges in the Parish that are a concern to public safety:**

It was noted that the trees and hedges in Rookery Lane had now been cut back. Fallen telecommunication cables are still presenting a problem.

12. **Late Planning Applications:**

12.1. **WD/2023/2848/FR** Considered as part of Agenda Item 5.

13. **Date of Next Meeting:**

The next meeting will be held on Tuesday 9 January 2023 at the Dunn Village Hall **small meeting room (right side door entrance)** at 6.30pm

The meeting closed at 7.30pm