

WARBLETON PARISH COUNCIL

Minutes of the Planning & Development Committee Meeting Tuesday 14 July 2026 6.30pm at Bodle Street Green Village Hall

1. Attendance and apologies for absence:

Present: Councillors Katy Waterman (Chair), Chris Wells, David Turton, Buster Ansell, Liz Ansell, David Jarrold, and Jeanne Peterson (Clerk).

Apologies: Councillor Andy Long. It was resolved to accept apologies as given.

Absent: Councillor Bob Bowdler

Other attendees: None

2. Election of Vice-Chair to the Planning & Development Committee

Cllr David Jarrold was proposed and seconded to the role, which was unanimously agreed by the council.

3. Declarations of Interest: None

4. Minutes

4.1 **It was resolved** to adopt the Minutes of the Planning and Development Committee meeting held on 23 June 2026. The minutes to be signed by the Chair as a true record.

4.2 **Matters Arising** – None

Agenda 23 June 2026 – A correction was noted that the link to planning papers from WD/2026/0356/LDE was incorrect on Item 8.1. It should have been /0498/F

5. Public Participation: None

6. Planning Applications:

6.1 **WD/2026/1168/F Downs Farm, Padgham Lane, Dallington TN21 9PN**

Installation of small-scale ground mounted solar array.

The council **resolved to support** this application.

The clerk was also asked to submit a request to ESCC for them to look into the hedge-row which looks to have been planted outside of the property land boundary, as marked red on the planning documents. This prohibits the clearing out of underlying ditches.

6.2 **WD/2026/1237/F Cophall, Rookery Lane, Rushlake Green TN21 9RG**

Proposed in ground swimming pool on site of existing pond.

The council **resolved to object** to this application on the grounds that the site is believed to be within the red impact zone of the great crested newt and there does not appear to have been an ecological survey carried out.

Under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place.

7. **Agricultural Determination Applications, Change of Use & Lawful Development Building Applications:** None
8. **Planning Appeals:**
- 8.1 **WD/2026/0878/F Matellows Cottage, Middle Lane, Rushlake Green TN21 9QY**
Demolition of existing dwelling, part of garage and outbuildings (sheds 2,3 and 4) and erection of self-build dwelling and replace car port with garage with new pitched roof over garage.
- It was agreed that two members would speak on behalf of the council in favour of the application as was the council's view resolved at the previous planning committee meeting held on 23 June 2026. Places had been booked for the two-minute speaking slot allocations and other members will attend as observers if they can.
9. **Decision Notices:** Noted
- 9.1 **WD/2025/0898/LB & WD/2025/0897/F Marklye, Marklye Lane, Rushlake Green TN21 9PN**
Ground mounted solar array – **Approved**
A copy of the Council's Decision Notice, along with the officer report, can be viewed online at <https://planning.wealden.gov.uk/Planning/Display/WD/2025/0898/LB>
- 9.2 **WD/2026/0856/LB & WD/2026/0896/F The White House, Rushlake Green TN21 9QD**
Refurbishment of existing garage – **Approved**
A copy of the Council's Decision Notice, along with the officer report, can be viewed online at <https://planning.wealden.gov.uk/Planning/Display/WD/2026/0896/F>
10. **Tree works to be carried out or TPO applications:** None
11. **Focus/Cluster Group update:**
Cllr Waterman had attended the last meeting and problems with Highways maintenance is still on everyone's agenda. The general feeling is that with increasing development in the area the problems will increase, and parishes are also particularly worried about water supply. The reforms to the National Planning Policy Framework had been discussed, with concerns raised about the proposed strategic changes to the scheme of delegation at district level. Cllr Waterman and the clerk are looking into how the council has been informed about the various consultations that have taken place.
12. **To review any trees or hedges in the Parish that are a concern to public safety and any necessary actions noted:**
The clerk was asked to re-issue the letter relating to overgrown hedges at Bathurst as discussed at the previous meeting 2 June 2026.
The clerk was asked to contact the owner of Mulberry House, at the corner of Marklye Lane, to inform them that a tree branch, still attached to the tree, was hanging from their land into the road.
13. **To review any potholes in the parish that are a concern to driver and vehicle safety:**
The worsening of the sink-hole at the Marklye Lane junction with Rushlake Green was again raised with concern about the forthcoming Horticultural Show event. The clerk was asked to chase this again with ESCC Highways.
It was also noted that there are a number of potholes marked with white paint (pending maintenance?) at the bottom of Rookery Lane.
14. **Late Planning Applications, Decision Notices & Appeals received after the agenda was published:** Late decision notice reported at 9.2
14. **Date of Next Meeting:** Tuesday 4 August 2026 6.30pm at Bodle Street Green Village Hall.
- The meeting closed at 7.20pm