

## WARBLETON PARISH COUNCIL

### Minutes of the Planning & Development Committee Meeting

held on Tuesday 24 October 2023 6.30pm at the Dunn Village Hall

1. **Present:** Councillors Charlie Saunders (Chair), Buster Ansell, Andrew Long, Beverley Saunders, Peter Sterling, Chris Wells, Richard Whymark, Katy Whymark and the Parish Clerk

**Apologies for absence:**

Cllr Bruce Simpson – work commitments

Cllr Bob Bowdler – work commitments

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

2. **Declarations of Interest:**

Cllr Wells declared a pecuniary interest in item 5.1 and will leave the room during that discussion.

Cllrs Katy and Richard Whymark declared a personal interest in item 5.1.

3. **Minutes:**

3.1. It was **Resolved** to adopt the Minutes of the Planning and Development Committee meeting held on 3 October 2023 as a true record.

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

4. **Public Participation:**

4.1. Four members of the public attended the meeting.

The following concerns were raised on item 5.1 WD/2021/1689/F and asked to be taken into consideration by the council:

- There was confusion about the application itself because it is displayed in different versions on the property gate and on Wealden District Council website; details refer to either the log cabin and other to the creation of a new permanent dwelling.
- Compliance with the original decision for the log cabin to remain as a temporary dwelling for three years has now expired as it is five years since. On the original application after three years the land should have been returned to land state.
- The log cabin had been constructed with the incorrect orientation, and not according to the agreed plan.
- In this latest application the agricultural surveyor in their report deems the business as not financially sound and does not have the capacity for expansion due to limited land and reducing stock size.
- It was questioned what financial means there is to support the construction of a permanent dwelling.
- Two permanent dwellings on the site would not be compliant with national and local policy and appears based on a personal preference for living arrangements.

The Chairman thanked the attendees for their input.

## 5. Planning Applications:

The Chairman brought forward agenda item 12.1 to enable all members of the committee to consider a late planning application:

### **WD/2023/2560/FA Woodview, Furnace Lane, Warbleton TN21 9AZ**

Variation of condition 11 of WD/2023/0416/F (replacement dwelling with detached garage) change to external materials, window positions, extended basement and new rear balcony.

A Councillor had submitted comment in writing (submission while absent on apologies had been approved by the East Sussex Association of Local Councils, ESALC).

Comment: Cannot support the application until further clarity provided on the changes to the balcony.

The application details and plan were displayed for the council to view. It was agreed that the balcony, although difficult to see due to its glass front, was in keeping with the overall design of the property and does not detract from the original application.

It was **Resolved** to recommend **Approval** of this application.

### 5.1. **WD/2021/1689/F Little Harness Farm, Cowbeech Road, Rushlake Green TN21 9QA**

Temporary permission for log cabin for residential occupancy in association with the existing agricultural use of land.

Councillors Chris Wells, Katy Whymark and Richard Whymark left the meeting due to their declared interests in this item.

The Chairman referenced comments from the public forum earlier in the meeting and invited contributions for discussion from committee members. Two written submissions were noted (whose points are included below – one from an absent councillor where submission had been approved by the local council association) and a written paper was read out by an attending committee member:

- The application is being made under the basis that the dwelling [log cabin] is needed to support an agricultural worker for the running of an agricultural enterprise. As the independent agricultural consultant states in the conclusion of their report, they do not consider the business to be financially sound
- The application is poorly assembled and does not provide a thorough review to be undertaken
- The proposal is not compliant with national and local planning policy
- The permission for the log cabin has already expired
- No justification, other than personal preference, for living arrangements to create two permanent dwellings on the land
- No justification for one full time land manager on site for housing based on business output
- Proposed design not in keeping with Area of Outstanding Natural Beauty (AONB)
- There is insufficient, credible information of need to support the application
- There has already been a long period of time to demonstrate viability of the site business and the application does not stand up to viable measures
- The National Planning Policy Framework (NPPF) maintains the presumption against isolated new dwellings in the countryside unless they are essential for a rural worker
- The Planning Practice Guidance (PPG) sets out the policy for rural worker dwellings and requires evidence of necessity
- The Wealden Local Plan sets out the policy for rural worker dwellings in five tests

It was **Resolved** to recommend **Refusal** of this application. The committee agreed that the written paper provided by a committee member reflected the points taken into consideration during the meeting discussion and would be submitted as part of its response. The paper is attached to these minutes as Appendix 1.

6. **Agricultural Determination Applications, Change of Use & Lawful Development building applications:** None
7. **Planning Appeals:** Noted, no action required
8. **Decision Notices:** Noted, no action required
9. **Tree works to be carried out or TPO applications:** Noted, no action required
10. **Focus Group update:** None
11. **To review any trees or hedges in the Parish that are a concern to public safety:**  
Councillors raised serious concerns on the state of overgrown trees and hedgerows everywhere throughout the area. It was noted that the council plans to convene a “Strengthening Local Relationships” (SLR) meeting with ESCC Highways to highlight the difficulties faced on local roads. The clerk has emailed ESCC to start the process.
12. **Late Planning Applications:**  
12.1. Considered as part of Agenda Item 5.
13. **Date of Next Meeting:**  
The next meeting will be held on Tuesday 14 November 2023 at the Dunn Village Hall **small meeting room** (right side door entrance) at 6.30pm

The meeting closed at 7.30pm