

WARBLETON PARISH COUNCIL

Minutes of the Planning & Development Committee Meeting

Tuesday 30 January 2024 6.30pm at the Dunn Village Hall, Rushlake Green

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

It was **resolved** to note that all councillors were in attendance.

2. **Declarations of Interest:** None

3. **Minutes:**

- 3.1. It was **resolved** to adopt the Minutes of the Planning and Development Committee meeting held on 9 January 2024 2023 as a true record subject to the change of year from 2023 to 2024 in the header.

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

4. **Public Participation:** One member of the public attended the meeting and two representatives from Osborne House.

The representatives from Osborne House (OH) presented details of their planning application. The first floor studio rooms will be enlarged and insulation improved by enclosing and “bringing in” the current balconies. New balconies will be constructed across the width of the flats with dividers to allow some privacy. Internal improvements will be made. There will be an extended area above the existing lounge, removing the current flat roof, to create an additional one bedroom unit plus a front balcony across the porch. The net result will be seven x one bedroom flats plus five x enlarged studio flats. It is anticipated that work will be done over a ten year period as and when units become vacant. An area of land owned by OH will be cordoned off for building access. Vehicles will park roadside.

The council raised the following points before coming to its conclusion during Item 5.1:

- Looking at previous planning history it was noted in 2008 that the OH balconies were little used by residents.
- There are no other balconies within the village.
- There is no allocated parking provision for residents, the car park is for village wide use.
- The building line has not been brought forward in the plans although the new front balcony will extend forward.
- More details about what materials will be used and a section drawing to show the extension would have been useful.
- There could be ten years of construction traffic congesting the village roads.
- Positive to have an additional residential unit in the village.
- Concerns about the visual and conservation impact affecting the immediate street scene, especially relating to Pond Cottage and Tom Beckworth, and in relation to other listed buildings in the village. OH had been removed from the conservation zone as it had no architectural merit but it sits right within it.

It was agreed that the questions presented to OH by the council prior to the meeting relating to concerns on access across its land by builders, vehicles and materials would be answered in writing. It was noted that the defibrillator will remain where it is, as will the two benches and bollards, but the Millenium shelter would be removed

5. Planning Applications:

5.1 **WD/2023/2974/F Osborne House, Rookery Lane, Rushlake Green TN21 9QL**

Proposed first floor extension and alterations creating new one additional two-bedroom unit, new balconies to first floor units and creating a bedroom to existing unit.

It was **resolved** to **support** this application on the following grounds:

The Parish Council supports this application but is concerned about the addition in the plans of a front balcony, and the proposed new balconies to the rooms.

Although the Osborne House building itself is not listed, it is a prominent building and adjoins the Rushlake Green Conservation Area. It therefore has a direct impact on the street scene and there are no other balconies featured on properties within the village. The Council asks that a conservation specialist be called in to review this aspect.

Separate to the above application the council will review, once received, the answers given by OH to its questions.

5.2 **Late Applications WD/2024/0040/F & WD/2024/0040/LB Toll farm, Toll Lane, Bodle Street Green BN27 4UG**

Removal of existing sun room and construction of new oak frame garden room

Link to documents on web <https://planning.wealden.gov.uk/plandisp.aspx?recno=164414>

It was **resolved** to **support** this application but the council questions the use of aluminium for the garden room doors which appears out of keeping with the oak frame. They would prefer to see consideration of materials used in keeping with the property's grade 11 listed status.

6. **Agricultural Determination Applications, Change of Use & Lawful Development building applications:** The following agricultural determination was noted (no action required):

6.1 **WD/2023/7047/AD Hook Wood Farm, Rushlake Green TN21 9QS**

Hay shed and implement shed together with hard surfacing of historic trackway

7. **Planning Appeals:** None

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

8.1. **WD/2023/2925/F Poachers, Blackdown Lane, Punnetts Town TN21 9JD**

Single storey rear extension - **Approved**

8.2 **WD/2023/2880/F Stone Acres, White Horse Road, Bodle Street Green BN27 4RE**

Proposed single storey orangery extension to Eastern/Northern elevation – **Withdrawn**

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 after the recent storm a tree was leaning on a powerline at Chapel Lane. Cllr Bowdler will report the incident to ESCC.

12. **Late Planning Applications:** Reported and decided in item 5.

13. **Date of Next Meeting:**

The next meeting will be held on Tuesday 20 February 2024 at the Dunn Village Hall **small meeting room (right side door entrance)** at 6.30pm

The meeting closed at 8pm