

Clerk to the Council: Emma Fulham

Goods Yard House

Edenbridge Road, Hartfield, TN7 4JG

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**Minutes to the Parish Council Planning Committee**

**held on 1st September 2025 at 6:30pm at Goods Yard House Hartfield TN7 4JG.**

Present: Cllrs Norman, McNally, Smith and Sanders.
Absent: Cllr Reed

In attendance: Emma Fulham Clerk to the Council.

Two members of the public.

There was a brief discussion on the absence of progress and messy appearance at the Perryhill site. The Chair reported there was nothing the Council could do on enforcement and this was a matter for WDC. The matter of the sewage plant was also noted and the PC position reported.

1. To accept apologies for absence.

Cllr Sanders.

1. Declarations of pecuniary and disclosable interests in respect of matters to be discussed.

The Chair reminded the Committee to declare when necessary.

1. To Approve Minutes from the Planning Committee meeting on 7th July 2025.

**Unanimously approved and signed as a true record.**

1. Correspondence.

Enforcement comments noted and WDC response re 22 Rectory Fields.

Correspondence on Perryhill was noted.

1. Appeals

Appeal Ref: APP/C1435/W/25/3360183 – Allowed.

**Land North of Perryhill Nursery, Edenbridge Road, Hartfield TN7 4JP**

* The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
* The appeal is made by Mr W Levis against the decision of Wealden District Council.
* The application Ref is WD/2024/2284/F.
* The development proposed is the erection of a single storey timber agricultural barn.

**The Council noted the decision.**

1. To ratify planning decisions

**Application No.**

**WD/2025/1532/F**

Application Type:

Full

**Expiry date for comments:**

**4 August 2025**

Grid Reference:

546133 136434

Case Officer:

Ms L Evans

Tel: 01892 602481

Location:

ST IVES RIDGE, BUTCHERFIELD LANE, HARTFIELD, TN7 4JX

Description:

PROPOSED CHANGE OF USE OF INCIDENTAL OUTBUILDING TO HOLIDAY LET.

Applicant:

Mr and Mrs Charlton

Agent:

Maple Planning & Development Ltd

Link to documents on web: <https://planning.wealden.gov.uk/Planning/Display/WD/2025/1532/F>

**The Council supports the application subject to neighbour’s representations.**

**The Council ratified the decision at the meeting.**

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| **Application No.**  | **WD/2025/1244/F**  | Application Type:  | Full  |
| **Expiry date for comments:**  | **29 July 2025**  | Grid Reference:  | 545291 138846  |
| Case Officer:  | Ms L Evans  | Tel: 01892 602481  |
| Location:  | FERNS, CANSIRON LANE, EDENBRIDGE, TN8 7EE  |
| Description:  | EXISTING GARAGE WITH STORAGE OVER TO BE CONVERTED TO HABITABLE ACCOMMODATION.  |
| Applicant:  | Ms Justine Grima  |
| Agent:  | Ms Justine Grima  |

Link to documents on web: <https://planning.wealden.gov.uk/Planning/Display/WD/2025/1244/F>

**The Council supports the application subject to neighbour’s representations.**

**The Council ratified the decision at the meeting.**

**Application No.**

**WD/2025/1487/F**

Application Type:

Full

**Expiry date for comments:**

**11 August 2025**

Grid Reference:

547990 137601

Case Officer:

Mr S Carey

Tel: 01892 602475

Location:

PERRYHILL NURSERY, PERRYHILL LANE, HARTFIELD, TN7 4JP

Description:

PROPOSED INSTALLATION OF A BELOW-GROUND SEWAGE TREATMENT PLANT.

Applicant:

Mr Jonathan Latham

Agent:

Mr Jonathan Latham

Link to documents on web: <https://planning.wealden.gov.uk/Planning/Display/WD/2025/1487/F>

**The Council supports the application subject to neighbour’s representations.**

**The Council ratified the decision at the meeting.**

**Application No.**

**WD/2025/1536/F**

Application Type:

Full

**Expiry date for comments:**

**6 August 2025**

Grid Reference:

547283 134790

Case Officer:

Mrs M Bucknell

Tel: 01892 602471

Location:

4 LANDHURST, SANDERS, GALLIPOT HILL, HARTFIELD, TN7 4AY

Description:

SINGLE STOREY EXTENSION TO CREATE A GARDEN ROOM

Applicant:

Mr & Mrs Elwig

Agent:

Julian Bluck Designs Ltd

Link to documents on web: <https://planning.wealden.gov.uk/Planning/Display/WD/2025/1536/F>

**The Council supports the application subject to neighbour’s representations.**

**The Council ratified the decision at the meeting.**

1. To review Planning Applications.

**Application No.**

**WD/2025/1673/LB**

Application Type:

Listed Building Consent

**Expiry date for comments:**

**22 August 2025 – extension granted.**

Grid Reference:

543139 132163

Case Officer:

Mrs H Burton

Tel: 01892 602521

Location:

ASHDOWN PARK HOTEL, COLEMANS HATCH ROAD, WYCH CROSS, FOREST ROW, RH18 5JR

Description:

PROPOSAL FOR A RESTAURANT WITHIN THE AREA CURRENTLY USED AS THE BILLIARD ROOM. ALTERATIONS TO WINDOWS TO BE PROPOSED TO ALLOW FOR ACCESS TO AN EXTERNAL LANDSCAPED TERRACE AREA FOR ALFRESCO DINING. AMENDMENTS TO THE CURRENT BACK OF HOUSE AREA TO PROVIDE A KITCHEN AND STAFF DINING AND WELFARE AREA. (PREVIOUSLY APPROVED UNDER PLANNING APPLICATIONS WD/2021/1912/F AND WD/2021/1913/LB)

Applicant:

Ashdown Park (Sussex) Ltd

Agent:

Clague Architects

Link to documents on web: <https://planning.wealden.gov.uk/Planning/Display/WD/2025/1673/LB>

**The Council supports the application subject to neighbour’s representations.**

**Application No.**

**WD/2025/1737/F**

Application Type:

Full

**Expiry date for comments:**

**22 August 2025 – extension granted.**

Grid Reference:

546724 133353

Case Officer:

Robin Hirschfeld

Tel: 01323 443441

Location:

WINDWHISTLE, MARSH GREEN LANE, MARSH GREEN, HARTFIELD, TN7 4ET

Description:

SINGLE STOREY SIDE EXTENSION AND ASSOCIATED INTERNAL ALTERATIONS.

Applicant:

Mr and Mrs Lee and Helen Broderick

Agent:

Miller Architects

Link to documents on web: <https://planning.wealden.gov.uk/Planning/Display/WD/2025/1737/F>

**The Council supports the application subject to neighbour’s representations.**

**Application No.**

**WD/2025/1674/F**

Application Type:

Full

**Expiry date for comments:**

**2 September 2025**

Grid Reference:

543093 132149

Case Officer:

Mrs H Burton

Tel: 01892 602521

Location:

ASHDOWN PARK HOTEL, COLEMANS HATCH ROAD, WYCH CROSS, FOREST ROW, RH18 5JR

Description:

PROPOSAL FOR A RESTAURANT WITHIN THE AREA CURRENTLY USED AS THE BILLIARD ROOM. ALTERATIONS TO WINDOWS TO BE PROPOSED TO ALLOW FOR ACCESS TO AN EXTERNAL LANDSCAPED TERRACE AREA FOR ALFRESCO DINING. AMENDMENTS TO THE CURRENT BACK OF HOUSE AREA TO PROVIDE A KITCHEN AND STAFF DINING AND WELFARE AREA. (PREVIOUSLY APPROVED UNDER PLANNING APPLICATIONS WD/2021/1912/F AND WD/2021/1913/LB)

Applicant:

Ashdown Park (Sussex) Ltd

Agent:

Clague Architects

Link to documents on web: <https://planning.wealden.gov.uk/Planning/Display/WD/2025/1674/F>

**The Council supports the application subject to neighbour’s representations.**

**Application No.**

**WD/2023/1711/O**

Application Type:

Outline

**Expiry date for comments:**

**5 September 2025**

Grid Reference:

546455 134641

Case Officer:

Mr S Carey

Tel: 01892 602475

Location:

GLENWOOD, CAT STREET, HARTFIELD, TN7 4DP

Description:

OUTLINE PLANNING APPLICATION FOR A NEW RESIDENTIAL DEVELOPMENT OF 5 DWELLINGS

Applicant:

Mr Robert Munn

Agent:

MSD Architects

Link to documents on web: <https://planning.wealden.gov.uk/Planning/Display/WD/2023/1711/O>

**The Council supports the application as per the plan for four dwellings and the description for five dwellings does not match the plan provided. Five dwellings would be over development and would not be approved by the Parish Council but subject to this description being amended to four dwellings as per the plan the Council supports the application subject to neighbour’s representations.**

**Application No.**

**WD/2025/1765/FA**

Application Type:

Full - Non Compliance of Condition

**Expiry date for comments:**

**9 September 2025**

Grid Reference:

546519 136982

Case Officer:

Ms L Evans

Tel: 01892 602481

Location:

YEW TREE BUNGALOW, BUTCHERFIELD LANE, HARTFIELD, TN7 4LB

Description:

VARIATION OF CONDITION 2 OF WD/2025/0193/F (DEMOLITION OF AN EXISTING 3 BEDROOM DWELLING AND CONSTRUCTION OF A NEW SELF BUILD 3-4 BEDROOM DWELLING) TO ENABLE CHANGES TO APPEARANCE AND SITE LAYOUT.

Applicant:

Mr Michael & Mrs Sarah Talbot

Agent:

Miller Architects

Link to documents on web: <https://planning.wealden.gov.uk/Planning/Display/WD/2025/1765/FA>

**The Council supports the application subject to neighbour’s representations.**

1. To review any newly submitted applications received after the agenda.

**Application No.**

**WD/2025/1927/LB**

Application Type:

Listed Building Consent

**Expiry date for comments:**

**11 September 2025**

Grid Reference:

545869 136465

Case Officer:

Mrs H Burton

Tel: 01892 602521

Location:

ST IVES FARMHOUSE, BUTCHERFIELD LANE, HARTFIELD, TN7 4JX

Description:

PROPOSED EXTERNAL AND INTERNAL ALTERATIONS INCLUDING BUT NOT LIMITED TO REPLACEMENT WINDOWS, DOORS AND LEVELLING OF FLOORS

Applicant:

Mr Hadsley-Chaplin

Agent:

Mr James Clague

Link to documents on web: <https://planning.wealden.gov.uk/Planning/Display/WD/2025/1927/LB>

**The Council supports the application subject to neighbour’s representations.**

**Application No.**

**WD/2025/1784/FR**

Application Type:

Full - Retrospective

**Expiry date for comments:**

**17 September 2025**

Grid Reference:

546489 138904

Case Officer:

Mrs H Burton

Tel: 01892 602521

Location:

KITTSMEAD, HOLTYE ROAD, COWDEN, TN8 7EB

Description:

RETROSPECTIVE CHANGE OF USE FROM ANNEXE TO HOLIDAY LET (AIR B AND B)

Applicant:

Mr Thomas Attrell

Agent:

Mr Thomas Attrell

Link to documents on web: <https://planning.wealden.gov.uk/Planning/Display/WD/2025/1784/FR>

**The Council supports the application subject to neighbour’s representations.**

1. To review WDC decisions.

**Approved**

Application No. WD/2025/1399/F

PROPOSED ORANGERY.

THE WEALD, SHEPHERDS HILL, COLEMANS HATCH, HARTFIELD, TN7 4HN

Application No. WD/2024/2580/FR

RETROSPECTIVE APPLICATION FOR CHANGE OF USE OF ANCILLARY ACCOMMODATION TO A

HOLIDAY LET

TILLINGHAM HOLT, CAT STREET, UPPER HARTFIELD, HARTFIELD, TN7 4DU

Application No. WD/2025/1601/FA and WD/2025/1450/LBA

VARIATION OF CONDITION 2 OF WD/2024/0855/F (PROPOSED SINGLE STOREY

ORANGERY/GARDEN ROOM EXTENSION TO THE SIDE OF THE PROPERTY, TO INCLUDE A

GARDEN AND LOG STORE AND INTERNAL ALTERATIONS. PROPOSED PORCH CANOPY OVER

MAIN ENTRANCE DOOR) TO ENABLE CHANGE IN EXTERNAL MATERIALS FROM STOCK

BRICKWORK AND NATURAL WEATHERBOARDING TO PAINTED WEATHERBOARDING.

FROGSHOLE COTTAGE, COTCHFORD HILL, CHUCK HATCH, HARTFIELD, TN7 4EX

Application No. WD/2025/1536/F

SINGLE STOREY EXTENSION TO CREATE A GARDEN ROOM

4 LANDHURST, SANDERS, GALLIPOT HILL, HARTFIELD, TN7 4AY

Application No. WD/2024/0590/FA

VARIATION OF CONDITIONS 2, 4, AND 7 of PLANNING PERMISSION WD/2004/21/03/F (WHICH

PERMITTED AN EQUESTRIAN MANEGE FOR PRIVATE USE ONLY, WITH NO FLOODLIGHTS), TO:

I) REVERT PART OF THE APPROVED SITE BACK TO AGRICULTURAL USE

II) PARTIALLY REMOVE AND REPOSITION THE MANEGE FENCING

MOSS COTTAGE, KIDDS HILL, HARTFIELD, TN7 4ES

Application No. WD/2025/1348/FA

VARIATION OF CONDITION 2 OF WD/2024/2808/F (PROPOSED DEMOLITION OF THE EXISTING

TWO STOREY DETACHED DWELLING HOUSE, REMOVAL OF OIL FUELLED SERVICES AND

TANK. PROPOSED REPLACEMENT WITH A NEW TWO STOREY SELF-BUILD DWELLING HOUSE,

WITH AIR-SOURCE HEAT PUMP, PHOTOVOLTAIC ROOF MOUNTED SOLAR PANELS, ROOF

LIGHTS AND ASSOCIATED LANDSCAPE SCHEME.) AMENDMENT TO DRAWINGS DUE TO THE

BUILDING POSITION CHANGING.

MICKLETHWAITE COTTAGE, SANDY LANE, COLEMANS HATCH, HARTFIELD, TN7 4ER

Application No. WD/2025/1491/F

THE REFURBISHMENT AND EXTENSION OF THE PROPERTY TO INCLUDE NEW CLADDING, WINDOWS, AN ANGLED EXTENSION AT GROUND FLOOR, AN INFILL EXTENSION AT FIRST FLOOR, WORKS TO THE DRIVEWAY AND ENTRANCE AND THE PLACEMENT OF A STORAGE CONTAINER.

BROOK HOUSE, MARSH GREEN LANE, MARSH GREEN, HARTFIELD, TN7 4ET

Application No. WD/2025/1479/F

TO EXTEND AND CONVERT THE EXISTING GARAGE INTO A WORKSHOP AND GYM/SAUNA AREA.

SPRING COTTAGE, HIGH STREET, HARTFIELD, TN7 4AA

**Refused**

None.

**Dates of Next Meetings:**  6th October 2025.

Meeting closed at 7:10pm