



**MINUTES OF THE MEETING of Hadlow Down Parish Council
held virtually, via Zoom video conferencing app,
at 7pm on Thursday 10th December 2020**

Present: Councillors: Julian Michaelson-Yeates (JMY) Chair, Ben Floyd (BF), Rachel Lewis (RL), David Munday (DM), Peter Weston (PW)

In attendance: Samantha Weatherill (Clerk)

222. PUBLIC QUESTIONS - none

223. APOLOGIES AND REASON FOR ABSENCE – Cllr Blyfield

224. DECLARATIONS OF INTEREST – none.

225. MINUTES OF THE MEETINGS - Carry Forward to next meeting.

226. PLANNING:

i. PLANNING APPLICATIONS:

a. WD/2020/1360/FR – PASSALS FARM, WILDERNESS LANE, HADLOW DOWN, TN22 4HB – retention of existing bell tent glamping pitch (retrospective) and the change of use for the installation of one further identical pitch for seasonal holiday occupation.

The PC voted 3/2 to object to this resubmitted application. Each pitch includes a permanent raised platform, a hot tub with a wood fire heating installation, a kitchen and food preparation shelter and a further shower / lavatory shelter. The addition of these permanent year-round hard structures in a field in the High Weald AONB is inconsistent with this being a low impact development and is contrary to Wealden's High Weald AONB Management Plan objective OQ4 to protect against intrusive developments. Paragraph 172 of the NPPF states that great weight should be given to the preserving and enhancing AONB's and resisting against intrusive development. Wealden's stored policy TM7 from the Local Plan 1998 states that development of camping facilities in the AONB should be limited to lightweight tents only and that other intrusive forms of camping developments should be resisted. The Parish Council's view is that while the tents themselves may be lightweight, the infrastructure associated with the pitches fall outside of this definition as they are permanent year-round additions to the landscape. This field stands at the head of a valley and this development will be fully visible when looking north against the rising ridge line of the High Weald AONB. In terms of the need to provide camping facilities in the locality and supporting the local economy, there is already provision for lightweight camping in the parish at Wilderness Wood and a hostel located in Blackboys, both of these facilities are within 1 mile distance of the proposed application site.

There being no other business, the meeting closed at 7.18 pm.