



Working for the Community in Rotherfield, Mark Cross,
Eridge Green, Boarshead and surrounding areas

**MINUTES OF THE MEETING OF THE PLANNING AND BUILDING COMMITTEE
HELD ON TUESDAY 18TH FEBRUARY 2020 AT 19:30
IN THE ROTHERFIELD VILLAGE HALL TN6 3LX**

PRESENT

Cllr D Hiles (Chair)	Cllr G Watson-Smith	Cllr A Martin
Cllr N Wickenden (Vice Chair)	Cllr L Henrick	Cllr J Richardson
Cllr P Kember	Cllr J Kitchenham	

COUNCILLORS ABSENT

None

ALSO PRESENT

Adam Hardy (Council Administrator) and two members of the public.

1. TO RECEIVE THE FOLLOWING: -

a) Apologies for absence (LGA 1972 s85):

These were received from Cllr R Harris & Cllr N Glynn.

It was **RESOLVED** that their reasons for absence be accepted.

b) Declaration of personal, prejudicial and disclosable pecuniary interests on items on the agenda, and updates to members' register of interests.

Cllr Richardson & Cllr Henrick declared an interest in item 2f) application: WD/2019/2678/F as they are neighbours to the property concerned.

c) To resolve that the Minutes of the meeting of this Committee held on Tuesday 28th January 2020 be taken as read, confirmed as a correct record and signed by the Chair.

It was **RESOLVED** that these be confirmed and adopted as a true record and they were signed by the Chair of the Committee

2. TO CONSIDER AND MAKE RECOMMENDATIONS ON THE FOLLOWING APPLICATIONS AND OTHER PLANNING MATTERS.

a) WD/2020/0105/F - Alturas, Spout Hill, Town Row, Rotherfield, TN6 3QX

Proposed linked single storey extension to consist of replacement double garage, new glazed main entrance, home office, utility and plant room. Along with new orangery to replace old greenhouse, plus first floor addition over existing flat roof (approved under WD/2014/1994/f) to consist of ensuite bathroom and dressing room.

It was **RESOLVED** to recommend to Wealden District Council that this application be **APPROVED**.

REASON: It will enhance the facilities of the property.

b) WD/2020/0069/F - Rumsden, Steep Road, Crowborough, TN6 3RX

Conversion of a redundant barn to a single dwelling.

It was **RESOLVED** to recommend to Wealden District Council that this application be **REFUSED**.

Clerk: Trevor Thorpe, 82 Fermor Way, Crowborough, East Sussex TN6 3BJ

Tel: 01892 664245. **Email:** clerk@rotherfieldparishcouncil.co.uk

Parish Council Website: www.rotherfieldparishcouncil.co.uk **Twitter** [@rotherfieldpc](https://twitter.com/rotherfieldpc) and on **Facebook**

REASON: It is an inappropriate development in a rural area.

- c) **WD/2019/2479/F** - Providence Chapel, South Street, Rotherfield, TN6 3LR
Rear addition and installation of four rooflights and widening of door on existing building.

It was **RESOLVED** to recommend to Wealden District Council that this application be **APPROVED**.

REASON: It will enhance the facilities of the property.

- d) **WD/2019/1957/F** - St Denys' Church, Church Road, Rotherfield, TN6 3LG
Replacement heating installation including new boiler with new balance flue to external wall.

It was **RESOLVED** to recommend to Wealden District Council that this application be **APPROVED**.

REASON: It will enhance the facilities of the building.

- e) **WD/2020/0161/F** - Land Adjoining The Oaks, Tunbridge Wells Road, Rotherfield, Argos Hill, TN6 3QH
Erection of two storey detached dwelling.

It was **RESOLVED** to recommend to Wealden District Council that this application be **REFUSED**.

REASON: It is overdevelopment of the plot.

- f) **WD/2019/2678/F** - Wealden Joinery, Lews Farm, Sheriffs Lane, Rotherfield, TN6 3JE
Erection of new industrial/storage building, vehicle turning and parking areas and associated landscaping, together with importation of inert materials for the reprofiling of embankment.
Two members of the public spoke on this application as adjoining neighbours of the property.

It was **RESOLVED** to recommend to Wealden District Council that this application be **APPROVED** subject to a Section 106 Agreement on the following:

- Conditions are put in place to manage noise on the site as per the Pollution Control Officer's report.
- Conditions are put in place to ensure appropriate landscaping of the site in accordance with its location to the stream and public footpath.
- Conditions are put in place to manage the size, frequency, duration and time of vehicles accessing and the site for the reproofing works.
- Conditions are put in place to manage the route and approach of vehicles accessing the site.
- Ongoing conditions are put in place regulating the size of vehicles accessing the site and access arrangements.

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- Conditions are put in place on the materials used for construction and colour of the proposed building.

3. TO RECEIVE THE FOLLOWING FROM WEALDEN DISTRICT COUNCIL.

i. Decision notices.

- a) **WD/2019/2628/F** - Highgate Farm, Eridge Lane, Rotherfield, TN6 3JU

Recommended for **APPROVAL** by this committee and **APPROVED** by Wealden District Council.

- b) **WD/2019/2614/LB** - Biddenden Farm, Station Road, Rotherfield, TN6 3HP

Recommended for **APPROVAL** by this committee and **APPROVED** by Wealden District Council

- c) **WD/2019/2613/F** - Biddenden Farm, Station Road, Rotherfield, TN6 3HP

Recommended for **APPROVAL** by this committee and **APPROVED** by Wealden District Council.

- d) **WD/2019/1874/FR** - Rendlye Farm, Sandhill Lane, Boars Head, TN3 9LP

Recommended for **APPROVAL** by this committee and **APPROVED** by Wealden District Council.

- e) **WD/2019/1717/F** - Lansdown, New Road, Rotherfield, TN6 3JT

Recommended for **APPROVAL** by this committee and **APPROVED** by Wealden District Council.

- f) **WD/2019/1609/F** - Woodland Park Farm, Sheriffs Lane, Rotherfield, TN6 3JE

Recommended for **REFUSAL** by this committee but **APPROVED** by Wealden District Council.

“RESPONSE TO PARISH COUNCIL: Saved Policy BS9 seeks to support the expansion of successful rural business. The expansion of this site is modest and the minimal increase in vehicles stored on site limited, therefore it is considered that there is no significant impact on the AONB or surrounding neighbours and as such the scheme should be supported.”

ii. Planning correspondence.

- A letter from Wealden District Council informing the Council that “WD/2017/0246/O LAND R/O ST PETER'S R.C. CHURCH” will be considered at the Wealden planning North Meeting on 6th February 2020.
- A letter from Wealden District Council informing the Council that “WD/2018/2333/F - DEWLANDS MANOR GOLF COURSE, COTTAGE HILL, ROTHERFIELD, TN6 3JN” will be considered at the Wealden Planning North Meeting on 6th February 2020.

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iii. **Any Enforcement, Conservation or appeal matters.**

- **Administrator** to investigate if conditions outlined in WD/2016/0324/F - Lews Farm, Sheriffs Lane, Rotherfield TN6 3JE (relating to application WD/2019/2678/F considered at this meeting) have been discharged and enquire from Wealden District Council if any enforcement action has been carried out in relation to any breach of conditions.

iv. **Tree Notices and applications from Wealden District Council.**

WK/201912315 - Premises Licence: The Courtyard, 6A High Street, Rotherfield, East Sussex, TN6 3LL

This application had been **WITHDRAWN** prior to this meeting.

4. **TO RECEIVE NOTICE OF DATE OF NEXT MEETING OF THIS COMMITTEE.**

Tuesday 10th March 2020 in the Parish Council Room, Rotherfield Village Hall, starting at 19:30.

5. **TO RECEIVE DETAILS OF ANY URGENT ISSUES FOR NOTING OR INCLUSION ON FUTURE AGENDA.**

Cllr Kember enquired about the possibility of the council taking urgent action to protect the verges on the road leading to Eridge Station where commuters have been parking and damaging the land. He enquired about the possibility of placing cones along the side of the road.

Cllr Martin explained that a licence would be required from East Sussex County Council and that the item should be added to the next agenda of the Highways, Lighting & Transport Committee Meeting. Cllr Martin added that Cllr Kember could raise this matter at the forthcoming Strengthening Local Relationships Meeting if he wished.

Clerk to add item to the agenda of 3rd March meeting of the Highways, Lighting & Transport Committee.

Councillors were reminded that the forthcoming Strengthening Local Relationships Meeting with East Sussex County Council is not open to members of the public.

Chair declared the formal business of the meeting closed at: 20:25

6. **PUBLIC FORUM.**

None.

Adopted and Signed as a true record at the 10th March meeting of the Planning & Building Committee

.....Chair.....Date

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