



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 10TH MARCH 2020 AT 19:30
IN THE ROTHERFIELD VILLAGE HALL TN6 3LX**

PRESENT

Cllr D Hiles (Chair)
Cllr N Wickenden (Vice Chair)
Cllr P Kember

Cllr N Glynn
Cllr L Henrick
Cllr J Kitchenham

Cllr A Martin

COUNCILLORS ABSENT

None

ALSO PRESENT

Adam Hardy (Council Administrator)

1. TO RECEIVE THE FOLLOWING: -

a) Apologies for absence (LGA 1972 s85):

Cllr G Watson-Smith and Cllr J Richardson

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.

None

c) To resolve that the Minutes of the meeting of this Committee held on Tuesday 18th February 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/2020/0262/F - The Hollies, Mayfield Road, Rotherfield, TN6 3LS

Installation of a new front door and glazed fanlight into the existing empty front porch aperture. Raise 2no. Cill heights on rear left flank wall. Raise the lintel height of window to match existing kitchen window. Brick up existing gf wc window and create new aperture for the installation of a set of french doors. Brick up existing rear doorway to window cill height to allow for the installation of a new window.

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/2020/0191/F - Hollybridge, Forge Road, Eridge, TN3 9LH

Change of use of land from agricultural to garden land ancillary to existing dwelling. Erection of a barn to provide secure storage for land maintenance equipment and vehicles, workshop, tool store, farm office and cloakroom. (revision to WD/2019/0690/f)

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**

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

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

- c) **WD/2020/0322/F** - Woodgate, Cats Hill, Mark Cross, Crowborough, TN6 3NH
Reduction of existing garage and utility proposed rear single storey extension, first floor extension to replace existing bedroom loft conversion.

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/2020/0321/F** - Tamar, Town Row Green, Rotherfield, TN6 3QZ
Extension to rear and end of garage to provide gym for private use and addition to annexed accommodation in the roof space.

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

REASON: It will enhance the facilities of the property.

Additional: The committee would recommend that a Section 106 is placed on this application to prevent the ancillary buildings being further developed for residential use.

3. TO RECEIVE THE FOLLOWING FROM WEALDEN DISTRICT COUNCIL.

i. Decision notices.

- a) **WD/2019/2359/F** - Groombridge Recreation Ground, Station Road, Groombridge, TN3 9RB
Replacement of existing fence around village playground with new enclosure which incorporates four towers that exceed 4 metres in height (as part of project to renew playground).

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

- b) **WD/2019/2650/F** - Aldwick Cottage, Boars Head Road, Boars Head, TN6 3GR
Proposed front extension.

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

- c) **WD/2019/2695/F** - The Tentermeads, Mayfield Road, Rotherfield, TN6 3LS
Loft extension, refurbishment of existing buildings, steel gates to courtyard and glass link to connect the buildings.

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

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- d) **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.

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

- e) **WD/2018/2173/F** - Castle Hill Cottage, Castle Hill, Rotherfield, TN6 3RR
Demolish converted barn and hay store, erect 4 bedroom detached dwelling and reposition cart lodge style double garage.

Recommended for **REFUSAL** by this Committee and **APPROVED** by Wealden District Council.

Response to the Parish Council:

The current use of part of the existing barn as two units of accommodation has only arisen through the issuing of a lawful development certificate, and had planning permission been sought, it is unlikely that an application for two separate dwelling units would have been granted, particularly the accommodation within the roof space which is not of a standard that would normally be approved (it was originally a hobby studio); the ground floor flat was formerly an annexe for a relative. It is considered that the betterment to the standard of accommodation that would be provided in what would normally be considered as an unsustainable location, adequately addresses the provisions of Policy HG8 which seeks to prevent the loss of housing units (this policy makes no distinction between the size of units). The hay barn to be demolished is relatively small (44m²), and could not be described as robust, well maintained or attractive. Overall, the scheme is not considered to be overdevelopment.

- ii. **Planning correspondence.**
None

- iii. **Any Enforcement, Conservation or appeal matters.**
None

iv. Tree Notices and applications from Wealden District Council.

- **Tree Preservation Order 2020/0002** (Rotherfield) Highway land adjacent to Babbington House, Church Road, Rotherfield, East Sussex.

It was **RESOLVED** that the committee had **NO OBJECTIONS** to the TPO.

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

Tuesday 31st 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.

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Adam reported that he would like to present an update and refresh everyone's understanding of GDPR regulations for Parish Councils. The committee thought this would be useful and agreed that this could be done at the next full council meeting. **Clerk** to add item to the March PCM agenda.

Meeting ended at: 19:55

6. PUBLIC FORUM.
None.

**Adopted as a true record at the 21st April 2020 meeting
of the Parish Council.**

The minutes will be signed when circumstances allow.

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