



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

**MINUTES OF THE VIRTUAL MEETING OF
THE PLANNING AND BUILDING COMMITTEE
HELD ON TUESDAY 23RD JUNE 2020 AT 19:30**

PRESENT

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

COUNCILLORS ABSENT

None

ALSO PRESENT

Adam Hardy (Council Administrator)

1. TO RECEIVE THE FOLLOWING: -

a) Public Forum:

None

b) Apologies for absence (LGA 1972 s85):

None

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

None

d) To resolve that the Minutes of the meeting of this Committee held on Tuesday 2nd June 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/2020/0906/F - Owlsbury Farm, Hadlow Down Road, Crowborough, TN6 3RG**
A change of use relating to a traditional brick built former agricultural building to a single unencumbered (C3) dwellinghouse with domestic curtilage.

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

REASON: It does not meet planning policy as there is no justification for residential development in the area it is an inappropriate separation of the site.

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

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

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- b) **WD/2020/0976/F** - Ashcroft, High Cross, Rotherfield TN6 3PX
Erection of two storey side extension and elevational alterations to alter entrance to property.

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

REASON: It will enhance the facilities of the property.

- c) **WD/2020/0990/F** - Tower Mill, Mill Lane, Mark Cross, TN6 3PL
Proposed replacement of existing windows and external doors with new and repair to roof finishes using materials matched to the existing.

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

REASON: It will enhance the facilities of the property and provide much needed repairs.

- d) **WD/2020/0586/F** - Land At St Peters Mead, St Peters Mead, Rotherfield, TN6 3TP
Demolition of disused chapel building and associated car parking and erection of 3 x 3 bedroom and 2 x 4 bedroom dwellings with associated access, parking and landscaping.

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

REASONS: The Parish Council feel this is an opportunity to provide more small affordable housing to meet the needs of the village. The plans proposed could be altered to increase the density of small low-cost housing and increase off-road parking. The two four bedroom properties are too imposing in respect of the neighbouring properties

- e) **WD/2020/1058/F** - High Meadow, Yew Tree Lane, Rotherfield, TN6 3QP
Single storey front porch extension and double storey rear extension. Alterations to existing fenestration.

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

REASON: It will enhance the facilities of the property.

3. TO RECEIVE THE FOLLOWING FROM WEALDEN DISTRICT COUNCIL.

i. Decision notices.

- a) **WD/2020/0317/LDE** - Packhams Lodge, Station Road, Rotherfield, TN6 3HP
Application for a certificate of lawfulness of existing use or development for the erection of a semi-detached dwelling on the basis that the building works were substantially completed more than four years before 10th February 2020.

NO COMMENT made by this Council and Certificate issued by Wealden District Council.

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- b) **WD/2020/0069/F** - Rumsden, Steep Road, Crowborough, TN6 3RX
Conversion of a redundant barn to a single dwelling.

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

Response to Parish Council: *The site is set within a countryside location where new residential dwellings would not normally be acceptable. However, since the Wealden Local Plan 2019 has been found unsound, while saved Policy DC8 of the Wealden Local Plan 1998 does still carry weight, the policy is out-of-date and its weight is limited. More weight must be given to the national policies contained within the NPPF. To this end, para 79 is of particular relevance, and does refer to re-use of redundant and dis-used buildings and enhancement of its immediate setting; when it comes to the consideration of dwellings in the countryside. The Council do not have a 5 year Housing Land Supply, and therefore the re-use of this redundant building is considered to sit squarely with national policy.*

ii. **Planning correspondence.**

- Notice received from Wealden District Council that application **WD/2020/0369/MFA - LAND NORTH OF WALSHES ROAD**, has been referred to Planning Committee North for decision.

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

- **WD/2019/1699/F** - Strood House, Wadhurst Road, Mark Cross, TN6 3PB
Demolition of existing single-storey extension; proposed replacement single-storey extension.

Recommended for **APPROVAL** by this committee but **REFUSED** by Wealden District Council. Appeal lodged on 29th November 2019 but **DISMISSED** by the Secretary of State on 12th June

- The Council Administrator reported that concerns had been raised regarding development at Kingsbury Lodge TN6 3RS which differs considerably from that which had been previously approved. This has been raised with Wealden Planning and we await their response.

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

- **WK/202003185** - Rendlye Farm, Sandhill Lane, Boars Head, East Sussex, TN3 9LP
Applicant: Good Things Brewing Co Ltd

The Committee has no objections and encourages the development of Small Business Enterprises within the Parish.

4. **WEALDEN STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT (SHELAA) – CALL FOR SITES AND BROAD LOCATIONS.**

The Committee noted the contents of the letter from Wealden District Council and will await further outcomes from the assessment.

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

Tuesday 14th July 2020 to be held virtually on Microsoft Teams.

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

Cllr Kitchenham was concerned to see flats for rent being advertised at the Jameah Islameah School on Catts Hill. As this is a listed building concerns have been raised about no planning permission coming before the committee.

Clerk & Council Administrator to investigate this matter and report back.

Chair declared the formal business of the meeting closed at 20:15

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

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