



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 27TH OCTOBER 2020 AT 19:30**

PRESENT

Cllr D Hiles (Chair)

Cllr P Kember (Vice Chair)

Cllr J Kitchenham

Cllr N Wickenden

Cllr L Henrick

Cllr R Harris

Cllr A Martin

Cllr N Glynn

COUNCILLORS ABSENT

None

ALSO PRESENT

Adam Hardy (Council Administrator); Cllr G Watson-Smith & Cllr L Buck.

1. TO RECEIVE THE FOLLOWING: -

a) Public Forum:

A member of the public addressed the Council with regard to application:

WD/2020/1623/MAJ - Land at Forge Wood/Great Robbins Shaw, Sham Farm Road, Eridge

Permanent use of land for camping (up to 100 pitches), excluding open fires. Erection of ancillary buildings to accommodate showers, WC's, changing, washing and storage facilities, together with the retention of the existing building to provide office/reception use. Provision of on-site walking routes for use by campsite patrons. Associated works and landscaping.

See also 3ii) below. A statement from the applicant had been circulated to Councillors prior to the meeting outlining changes and comments to address concerns raised.

In accordance with Standing Orders, Cllr's Kitchenham, Martin & Glynn agreed that the application be called in for discussion by the full Planning & Building committee at the Parish Council Meeting on Thursday 29th October.

b) Apologies for absence (LGA 1972 s85):

None

Cllr Kitchenham asked to make retrospective apologies for the 6th October meeting of this committee. It was **RESOLVED** that these be accepted.

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 6th October 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.

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

- a) **WD/2020/1230/F** - Badger Cottage, Sham Farm Road, Eridge Green, TN3 9JD

Cllr Kember declared an interest as the former owner of this property.

Double storey side extension, single storey rear extension, conversion of garage into granny annexe, erection of carport.

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/2020/1778/P02** - Part of Great Barn, Briar House Farm, Dewlands Hill, Rotherfield, TN6 3RU
Conversion of part of barn to D2/B8 use.

Two members of the public addressed the committee regarding this application.

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

REASON: Poor access routes to the site; inadequate road surface conditions; outside of the development area; and an inappropriate use of the site.

- c) **WD/2020/0734/MAO** - Orchid Riding Centre, Walshes Road, Crowborough, TN6 3RE
Outline planning application (all matters reserved except for means of access) for the redevelopment of land for the erection of up to 150 homes (including 35% Affordable homes) and formal and informal open space, including play areas. **Additional transport information submitted 02/10/2020**

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

REASON: The proposed access arrangements are inadequate for the application and there is insufficient infrastructure in the area to support a development of this size.

- d) **WD/2020/0596/MAO** - Brook View, Land North of Walshes Road, Crowborough
Outline planning application (with all matters reserved) for up to 130 residential dwellings, provision of new internal access roads and footways, open space, Sustainable urban drainage system: and associated landscaping. **Additional information received stage 1 and 2 Transport Study dated 05/10/202**

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

REASON: The proposed access arrangements are inadequate for the application and there is insufficient infrastructure in the area to support a development of this size.

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- e) **WD/2020/1805/F** - Plot 2, Foot Tracks, Burnt Oak Road, Stone Cross, Crowborough, TN6 3SJ
Siting of 9 no PV solar panels, within the garden area to the west of the drive.

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

REASON: It will enhance the facilities of the property.

- f) **WD/2020/1889/F** - Greenhedges Hall, Danegate, Mark Cross, TN6 3PA
The addition of a 2-bay carport/garage and a block of two stables with central feedstore on level ground currently used for car standing and relocation of existing sheds.

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

REASON: It will enhance the facilities of the property.

- g) **WD/2020/1923/O** - Sycamore, Rotherfield Road, Rotherfield, TN6 3HH
Demolition of existing dwelling and erection of two dwellings with associated access and parking.

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

REASON: It is overdevelopment of the site and would result in an increase of traffic in a high accident record area.

3. TO RECEIVE THE FOLLOWING FROM WEALDEN DISTRICT COUNCIL.

i. Decision notices.

- a) **WD/2019/2113/F** - Motts Farm, Forge Road, Eridge, TN3 9LJ
Internal and external alterations involving the re-ordering of the internal layout, including replacement doors and windows; provision of a pentice roof to the front elevation to form an open porch; provision of gabled roofs to existing dormers; new double garage to the front, and conversion of existing garage at the rear to ancillary accommodation.

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

- b) **WD/2019/2114/LB** - Motts Farm, Forge Road, Eridge, TN3 9LJ
Internal and external alterations involving the re-ordering of the internal layout, including replacement doors and windows; provision of a pentice roof to the front elevation to form an open porch; provision of gabled roofs to existing dormers; new double garage to the front, and conversion of existing garage at the rear to ancillary accommodation.

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

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- c) **WD/2020/0138/O** - Land at South Lodge, Castle Hill, Rotherfield, TN6 3RR
Outline application for 7 dwellings including garden space and parking provision (cars and cycles) following demolition of existing structures. Provision of a building for employment/community uses and a communal outside space. Access onto castle hill via the existing access to South Lodge and the existing on-site road.

Recommended for **REFUSAL** by this committee and **REFUSED** by Wealden District Council.

- d) **WD/2020/1508/F** - Saxonbury, Horsegrove Lane, Rotherfield, TN6 3JX
Two storey side extension and demolition of existing rear conservatory and outhouse.

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

- e) **WD/2020/0138/O** - Land at South Lodge, Castle Hill, Rotherfield, TN6 3RR
Outline application for 7 dwellings including garden space and parking provision (cars and cycles) following demolition of existing structures. Provision of a building for employment/community uses and a communal outside space. Access onto castle hill via the existing access to south lodge and the existing on-site road.

Recommended for **REFUSAL** by this committee and **REFUSED** by Wealden District Council.

- f) **WD/2020/1375/FR** - Beechglade Farm, Tunbridge Wells Road, Mark Cross, TN6 3PJ
Retrospective application for new tarmac on existing overflow car park previously comprising roadstone and plastic matting.

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

No response to the Parish Council presented.

- g) **WD/2020/0769/F** - 1 Fernhurst Cottages, New Road, Rotherfield, TN6 3JP
Replacement of existing garage.

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

ii. Planning correspondence.

- To inform the committee that the following application has been responded to under delegated powers:

WD/2020/1623/MAJ - Land at Forge Wood/Great Robbins Shaw, Sham Farm Road, Eridge
Permanent use of land for camping (up to 100 pitches), excluding open fires. Erection of ancillary buildings to accommodate showers, WCs, changing, washing and storage facilities, together with the retention of the existing building to provide office/reception use. Provision of on-site walking routes for use by campsite patrons. Associated works and landscaping.

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The Rotherfield Parish Council Planning & Building Committee under delegated powers on 19th October 2020 recommend to Wealden District Council that this application be **REFUSED**.

REASON: The development constitutes overdevelopment of the site in a rural area and served by a highway system which is inadequate to serve the numbers of pitches proposed. As such the development would be damaging to rural amenity, the environment of local residents and the safety of traffic.

- Correspondence received from Wealden District Council that as from the 1st November 2020 the council will no longer notify adjoining properties by letter. This change is following the adoption of the Statement of Community Involvement (SCI), which was adopted on 22nd July 2020 at Full Council.

There is to be reliance on Site Notices together with the website and social media. Where required by legislation, adverts will continue to be placed in the local newspaper.

The committee considered this to be a retrograde step and it was **RESOLVED** to add an item to the 1st December 2020 Communications & Social Media Committee agenda to discuss how the Council could assist Parishioners with notifications of planning applications.

Council Administrator to add item to 1st December Communications & Social Media Committee agenda.

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

- **TM/2020/0301/TPO** - Tree Located on Highway Land Adjacent To 1 Court Meadow, Rotherfield, TN6 3LQ

Fell one red horse chestnut within tree preservation order NO 21, 1983

It was **RESOLVED** not to comment on this notice.

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

- **Appeal Decision WD/2020/0161/F** - Land Adjoining the Oaks, Tunbridge Wells Road, Rotherfield, Argos Hill, TN6 3QH

Recommended for **REFUSAL** by this committee, **REFUSED** by Wealden District Council and the appeal was **DISMISSED** by the Planning Inspectorate.

4. **CONSIDER CONSERVATION OFFICERS REPORT REGARDING APPLICATION WD/2020/0253/F - LOOKING WEST, MONASTERY GARDENS.**

The committee expressed concerns regarding the conservation officers' report and recommendations regarding this application. The property is not in the conservation area and therefore the observations of the conservation officer are incorrect.

It was agreed that this would be brought to Cllr Dixon's (WDC) attention at the Parish Council Meeting on 29th October 2020.

Council Administrator to write to Cllr Dixon outlining the committee's concerns ahead of the Parish Council Meeting.

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5. CONSIDER ARRANGEMENTS FOR SHARING SID DATA WITH PARISHIONERS FOR THE PERIOD IT WAS LOCATED ON THE B2100.

It was **RESOLVED** to allow information recorded by the Speed Indication Device whilst positioned on the B2100 during the period of 31st July 2020 – 18th August 2020 to be shared with local residents for the purpose of analysis and reporting.

6. TO RECEIVE NOTICE OF DATE OF NEXT MEETING OF THIS COMMITTEE.
Tuesday 17th November 2020

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

Cllr Kember asked when the Council would be able to endorse the B2100 petition. The Council Administrator reported that the Council could officially endorse the petition once it had closed and was presented at a parish council meeting.

Chair declared the formal business of the meeting closed at: **20:36**

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