



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 17<sup>TH</sup> NOVEMBER 2020 AT 19:30**

**PRESENT**

Cllr D Hiles (Chair)

Cllr P Kember (Vice Chair)

Cllr J Kitchenham

Cllr N Wickenden

Cllr L Henrick

Cllr A Martin

Cllr G Watson-Smith

**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):**

Apologies had been received from Cllr Glynn & Cllr Harris.

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 27<sup>th</sup> 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.**

**a) WD/2020/2097/F - 2 Fernhurst Cottages, New Road, Rotherfield, TN6 3JP**

Demolish existing garage and replace with new garage.

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

**REASON:** It will improve the facilities of the property.

**ADDITIONAL COMMENT:** It is recommended that a condition is attached for adequate drainage to be placed around the new garage due to flooding of neighbouring properties since a similar development was completed at a next door property.

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

**Tel:** 01892 664245. **Email:** [clerk@rotherfieldparishcouncil.co.uk](mailto:clerk@rotherfieldparishcouncil.co.uk)

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- b) **WD/2020/2017/PO** - Fairfield's Farm, Argos Hill, Rotherfield, Crowborough, TN6 3QH  
Discharge of section 106 agreement dated 15 October 2001 attached to application WD/2000/1776/F (Permanent Agricultural Dwelling).

It was **RESOLVED** to recommend to Wealden District Council that Section 106 agreement be **DISCHARGED**.

**REASON:** It will regularise the situation at the property.

Cllr Martin wished it recorded that he abstained from voting on this application.

- c) **WD/2020/2018/FA** - Fairfield's Farm, Argos Hill, Rotherfield, Crowborough, TN6 3QH  
Removal of condition 2 (Agricultural Occupancy Condition) attached to WD/2000/1776/F (Permanent Agricultural Dwelling).

It was **RESOLVED** to recommend to Wealden District Council that the removal of Condition 2 be **APPROVED**.

**REASON:** It will regularise the situation at the property.

Cllr Martin wished it recorded that he abstained from voting on this application.

- 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. **Amended plans received date stamped 27/10/2020**

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.

- e) **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. **Amended reports received date stamped 26/10/2020**

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

- f) **WD/2020/2142/F** - Stable Cottage, Castle Hill, Rotherfield, TN6 3RR  
Proposed garage conversion. New carport incorporating sun terrace over.

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

**REASON:** It will enhance the facilities of the property.

- g) **WD/2020/2197/F** - Fowlers, Sheriffs Lane, Crowborough, Rotherfield, TN6 3JE  
Installation of a free-standing greenhouse to rear.

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/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 re-profiling of embankment.

Recommended for **APPROVAL** by this committee with S106 recommendations and **APPROVED** by Wealden District Council.

*Response to Parish Council: Planning obligations (S106) should only be used where it is not possible to address unacceptable impacts through a planning condition. Many of the requests by the Parish Council are reasonable and can be adequately controlled by condition. The application relates to an existing and well-established business within this location which already receives large deliveries, the application is an extension to the existing business operation. In this regard, it is not considered reasonable to restrict via condition the size of vehicles which can access the site, given that no such restrictions are currently in place and that this application will not alter the functions of this business.*

- b) **WD/2020/1378/FA** - Foot Tracks, Burnt Oak Road, Stone Cross, Crowborough, TN6 3SJ  
Variation of conditions 2, 3, 5, 6, 11 & 18 of application WD/2018/1611/fa (variation of conditions and minor material amendment to WD/2017/1305/f (construction of 2 no. 4-bedroom family dwelling houses, associated access and parking together with hard and soft landscaping. Relinquishment of lawful use (WD/2016/2806/lde) for commercial storage area to be incorporated into residential curtilage for plot 2; and change of use of b1 office building (WD/2016/2807/lde) back to ancillary residential use to foot tracks) to allow for phased development) in order to allow changes to plot 1.

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

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- c) **WD/2020/1635/F** - Owlsbury Accident Repair Centre, Owlsbury Depot, Hadlow Down Road, Crowborough, TN6 3RG  
New building for additional b2 and b8 use (vehicle repairs and storage).

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

- d) **WD/2020/1864/F** - 27 Hornshurst Road, Rotherfield, TN6 3ND  
Proposed single storey rear extension and two storey side extension.

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

ii. **Planning correspondence.**

- To report to the committee a decision taken under delegated powers

**WD/2020/1285/F** - Land Adjacent to Catts Farm Cottages, Tunbridge Wells Road, Mark Cross, TN6 3PN

Demolition of redundant workshop and erection of single dwelling house. Resiting of proposed dwelling further east (2m approx..).

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

**REASON:** The proposed amendments do not address the committee's original objections to the application. It is overdevelopment of the site, not in accordance with planning policy and will produce an increase of traffic on the site.

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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

**APPROVED** by Wealden District Council

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

None

4. **TO RECEIVE NOTICE OF DATE OF NEXT MEETING OF THIS COMMITTEE.**  
Tuesday 8<sup>th</sup> December 2020

5. **TO RECEIVE DETAILS OF ANY URGENT ISSUES FOR NOTING OR INCLUSION ON FUTURE AGENDA.**  
None

Chair declared the formal business of the meeting closed at: 19:56

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

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