



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 8TH DECEMBER 2020 AT 19:30**

PRESENT

Cllr D Hiles (Chair)

Cllr P Kember (Vice Chair)

Cllr J Kitchenham

Cllr N Wickenden

Cllr L Henrick

Cllr N Glynn

Cllr A Martin

Cllr G Watson-Smith

Cllr R Harris

COUNCILLORS ABSENT

None

ALSO PRESENT

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

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.

Cllr Martin declared a personal interest in application WD/2020/1907/FR - Kingsbury Lodge, Five Ashes Road as he used to live in a neighbouring property as well as undertaking paid employment for other properties neighbouring the application.

d) To resolve that the Minutes of the meeting of this Committee held on Tuesday 17th November 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/2020/1907/FR - Kingsbury Lodge, Five Ashes Road, Rotherfield, TN6 3RS
Retrospective access track.

A member of the public (the applicant) addressed the committee on this application.

It was **RESOLVED** to recommend to Wealden District Council that this application be **APPROVED** subject to a landscaping scheme to be submitted within three months of approval with a guarantee of works being completed within 18 months.

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 will regularise the situation at the property.

- b) **WD/2020/2245/F** - Little Acre, Tunbridge Wells Road, Mark Cross, TN6 3PR
Demolition and replacement dwelling.

As this site is a designated Traveler/Gypsy area it was **RESOLVED** to make no comment on this application

- c) **WD/2020/2198/F** - Highwell House, Steep Road, Crowborough, TN6 3RX
Construct ancillary garden building as home office/studio and gallery.

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/2020/2164/MAO** - The Millbrook Garden Centre, Tubwell Lane, Crowborough, TN6 3RJ
Cessation of use of land for a garden centre and demolition of all associated buildings. Construction of 33 no. Dwellings with redesigned site access and closure of existing accesses.

It was **RESOLVED** to **COMMENT** to Wealden District that the access is insufficient on Tubwell lane for the number of properties proposed. Access on to Rotherfield Road would be a better solution.

3. TO RECEIVE THE FOLLOWING FROM WEALDEN DISTRICT COUNCIL.

i. Decision notices.

- a) **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.

Recommended for **REFUSAL** by this committee and **REFUSED** by Wealden District Council as **PRIOR APPROVAL REQUIRED**.

- b) **WD/2020/1805/F** - Plot 2, Foot Tracks, Burnt Oak Road, Stone Cross, Crowborough, TN6 3SJ

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

- c) **WD/2020/0369/MFA** - Land North of Walshes Road, Crowborough, TN6 3RE
Removal of condition 4 of planning permission WD/2017/0615/MAO (outline application for up to 100 residential dwellings including demolition of existing redundant agricultural buildings, provision of new internal access roads and footways, open space, sustainable urban drainage systems and associated landscaping) to enable the site to deliver up to 100 dwellings as proposed in the original outline submission.

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

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

- d) **WD/2020/1024/F** - The Lodge, Catts Hill, Mark Cross, TN6 3NH
Proposed one new dwelling and detached garage.

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

RESPONSE TO PARISH COUNCIL: The proposed access to be used is the existing access, and will not intensify the use of this site, as the existing dwelling will utilise another existing access which they have a legal right of way over. Therefore, no highway objection is raised. However, there are other fundamental reasons for refusal.

- e) **WD/2020/0253/F** - Looking West, Monastery Gardens, Rotherfield, TN6 3NB
Loft conversion involving a change in roof height and the addition of rooflights. New exterior finish, demolition of existing garage and replacement with a two bay carport.

Recommend for **APPROVAL** by this committee but **REFUSED** by Wealden District Council.

RESPONSE TO PARISH COUNCIL: Following negotiations to reduce the impact of the proposal, plans were submitted for a further increase in height at both eaves and ridge levels. Officers consider that the proposed alterations to the dwelling would result in a considerably more bulky and assertive building, and together with the carport, would deliver an unduly prominent and dominant feature at the end of the cul-de-sac. It would no longer have the modest scale and simple built form which allows the existing building to integrate into its setting of traditional dwellings on the edge of the village and the surrounding conservation area. These effects would be heightened by the use of incongruous materials and design details and would be evident in views from both Monastery Gardens and the adjacent fields. Consequently, the proposal would have a harmful effect on the character and appearance of the existing building and the surrounding area and would conflict with the Council's approved policies and the provisions of the National Planning Policy Framework 2019.

- f) **WD/2020/2017/PO** - Fairfields 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).

Recommended for **APPROVAL** by this committee and Wealden District Council decided to **REVOKE THE SECTION 106 OBLIGATION**.

- g) **WD/2020/2018/FA** - Fairfields Farm, Argos Hill, Rotherfield, Crowborough, TN6 3QH
Removal of condition 2 (agricultural occupancy condition) attached to WD/2000/1776/F (permanent agricultural dwelling).

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

- h) **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.

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

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

Response to Parish Council: *The Parish Council comments are noted. The proposed dwelling would be modest in size and replaces an existing workshop building. The plot size is in keeping with other dwellings in the locality. The traffic generated by a two bedroom dwelling would not significantly increase the number of vehicle movements using the existing access that historically served a commercial use. There would be no sustainable reason to refuse the application on highway safety grounds.*

- i) **WD/2020/1198/F** - Cuckoo Barn, Douglas Road, Town Row, TN6 3QT
Change of use and conversion of redundant rural building to create a single dwelling house including enhancements to biodiversity, natural regeneration of the woodland on the northern and southern banks along with additional planting enhancement, a tree risk inspection regime and a woodland management plan.

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

ii. **Planning correspondence.**

- **WD/2020/0596/MAO** - Brook View, Land North Of Walshes Road, Crowborough

Notice had been received from Wealden District Council that this application would be considered at Planning Committee North on 10th December 2020.

- **WD/2020/0734/MAO** - Orchid Riding Centre, Walshes Road, Crowborough, TN6 3RE

Notice had been received from Wealden District Council that this application would be considered at Planning Committee North on 10th December 2020.

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

- **TM/2020/0312/TPO** - Highway Land Adjacent Babbington House, Church Road, Rotherfield, TN6 3LG
Prune 6x lime trees within tree preservation order (Rotherfield)
TPO/2020/0002
- **TM/2020/0357/TPO** - Babbington House, Church Road, Rotherfield, TN6 3LG
Fell 9 lime trees within tree preservation order (Rotherfield)

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

The committee requested that the Council Administrator contact Cllr Dixon (WDC) for updates on enforcement for the following properties:

- Kingsbury Lodge – ancillary accommodation
- Blackdon Farm – static caravan
- Court Farm – accommodation in agricultural buildings

Council Administrator to write to Cllr Dixon requesting a written update or verbal report at the December Parish Council meeting.

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**

4. **TO RECEIVE NOTICE OF DATE OF NEXT MEETING OF THIS COMMITTEE.**
Urgent Planning matters will be considered at the 17th December Parish Council Meeting.
Next meeting of this committee will be held on Tuesday 5th January 2020
5. **TO RECEIVE DETAILS OF ANY URGENT ISSUES FOR NOTING OR INCLUSION ON FUTURE AGENDA.**
The Council Administrator asked for clarification of the Council's response to the Cycle Path Public Consultation 2020. It was agreed that the Clerk or Council Administrator should make a response on behalf of the Parish Council.

Clerk & Council Administrator to liaise and agree a response to Cycle Path Public Consultation 2020.

Chair declared the formal business of the meeting closed at: 20:16

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