



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 26TH JANUARY 2021 AT 19:30**

PRESENT

Cllr D Hiles (Chair)

Cllr P Kember (Vice Chair)

Cllr N Wickenden

Cllr L Henrick

Cllr A Martin

Cllr J Kitchenham

COUNCILLORS ABSENT

Cllr G Watson-Smith

ALSO PRESENT

Adam Hardy (Assistant Clerk)

1. TO RECEIVE THE FOLLOWING: -

a) Public Forum:

None

b) Apologies for absence (LGA 1972 s85):

Apologies received from Cllr Nicola Glynn & Cllr R 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 5th January 2021 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/2020/2563/F - High Cross House, Bicycle Arms Road, High Cross, Rotherfield, TN6 3QE

Erection of two storey rear extension.

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

REASON: The committee had no objections and it will improve the appearance of the property.

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

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- b) **WD/2020/2499/F** - Owlsbury Depot, Hadlow Down Road, Crowborough, TN6 3RG
New building for additional use Class E.

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

REASONS:

- It is overdevelopment of the site with a neighbour objection.
- A lack of appropriate design for the location and surrounding rural area.

- c) **WD/2020/2655/F** - The Willows, Clackhams Lane, Jarvis Brook, TN6 3RN
Single storey side extension to existing dwelling.

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

REASONS: It is a suitable extension to the property with architecturally in keeping with the existing design.

- d) **WD/2020/2608/F** - Forest Prospect, Tubwell Lane, Crowborough, TN6 3RJ
Proposed replacement outbuilding with glazed linking structure to existing dwelling

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

REASON: The proposed replacement will enhance the amenities of the property.

COMMENTS: The committee noted that the Location & Block Plan referred to a further, separate planning application for this site.

- e) **WD/2020/2636/F** - 28 Court Meadow Close, Rotherfield, TN6 3LW
Loft extension.

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

REASON: The committee had no objection and the application makes good use of the available space.

- f) **WD/2020/2520/F** - Pleasant View Cottage, High Cross, Rotherfield, TN6 3QB
Yoga and exercise studio in garden for ancillary use to the main dwelling.

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

REASONS: The committee had no objection and it will approve the amenities of the property.

3. TO RECEIVE THE FOLLOWING FROM WEALDEN DISTRICT COUNCIL.

i. Decision notices.

- a) **WD/2020/2097/F** - 2 Fernhurst Cottages, New Road, Rotherfield, TN6 3JP
Demolish existing garage and replace with new garage.

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

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

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

- c) **WD/2020/2429/PIP** - Seymours Yard, Catts Hill, Town Row, Rotherfield
Development of 2 semi-detached houses.

Recommended for **APPROVAL** by this committee and by Wealden District Council **GRANTS PERMISSION IN PRINCIPLE**.

- d) **WD/2020/1470/O** - Land to The West of Tunbridge Wells Road, Mark Cross, TN6 3PP
Outline application for the construction of up to 5 no. Dwellings with detached garages and access onto Tunbridge Wells Road.

Recommend for **REFUSAL** by this committee and subsequently the application was **WITHDRAWN**.

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

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

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

NO COMMENT made by this committee and **APPROVED** by Wealden District Council.

Response to Parish Council: *The Parish comments are noted. Nevertheless, I should point out that the Local Planning Authority issued a certificate of lawfulness confirming that on the balance of probabilities the building on site has been constructed and occupied continuously for residential purposes as a single dwellinghouse for more than 4 years and therefore is now lawful for planning purposes (see application reference WD/2018/1337/LDE). Consequently, the restrictive occupancy condition (Condition 3 of planning permission WD/1995/9002/ENF) imposed by the Inspector relating to the stationing of a mobile home on the site for occupation by a gypsy family could not be enforced as the development is now lawful.*

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ii. Planning correspondence.

The Clerk and Assistant Clerk are aware that email correspondence has been received regarding a possible forthcoming application from Warren Farm. Councillors are reminded that it is not the policy of the planning committee to conduct site visits. Councillors may choose to visit as individuals but not on council business.

iii. Tree Notices and applications from Wealden District Council

None

iv. Any Enforcement, Conservation or appeal matters

- An email has been received informing us that the Assistant Clerk of Withyham Parish Council has reported to Wealden District Council some stables being built without permission on Gillridge Lane which is in our parish boundary by some 100 metres.

4. CONSIDER RESPONSES TO APPLICATIONS FOR ASSETS OF COMMUNITY VALUE.

The responses from Wealden District Council were noted and it was agreed no further action could be taken at present.

5. RECEIVE REPORT ON LOCAL PARISH COUNCIL'S RECOMMENDATIONS TO WEALDEN DISTRICT COUNCIL.

The Assistant Clerk had submitted a paper on responses to planning applications ahead of the meeting.

It was **RESOLVED** to adopt the following five recommendations from the report:

- 1) That the Planning & Building Committee adopt a policy of using "no objection" rather than identifying a reason such as, "enhance the facilities".
- 2) If the Planning & Building Committee wish to recommend an application for approval and wishes to endorse it, then it states in bullet points reasons why it will enhance the local community/amenities.
- 3) If the Planning & Building Committee wish to recommend refusal, then it lists in bullet points the reasons for objections. These should be drawn from the permitted list of reasons provided by the Ministry of Communities, Housing & Local Government.
- 4) The Clerk of the Committee will advise the meeting if a proposed reason will be irrelevant to the Planning Authority and recommend reconsideration. However, it is ultimately up to the members of the committee to agree on resolutions and recommendations.
- 5) All comments to the Planning Authority are kept clear and concise as per advice from the Ministry of Communities, Housing & Local Government.

These recommendations will be effective from the next meeting of this committee.

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

Tuesday 16th February 2021 to be held via Zoom.

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

Cllr Kitchenham informed the committee that a previous Parish Councillor had been in touch regarding the condition of the pavement and hedges along parts of Station Road. The matter is being investigated.

Chair declared the formal business of the meeting closed at: **20:05**

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