



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 9<sup>TH</sup> MARCH 2021 AT 19:30**

**PRESENT**

Cllr D Hiles (Chair)

Cllr P Kember (Vice Chair)

Cllr R Harris

Cllr N Wickenden

Cllr L Henrick

Cllr G Watson-Smith

Cllr A Martin

Cllr J Kitchenham

**COUNCILLORS ABSENT**

**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

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.**

Cllr Henrick declared an interest on application WD/2021/0295/F - Rotherlea, Mayfield Road, Rotherfield, TN6 3LU as her property neighbours the applicants.

**d) To resolve that the Minutes of the meeting of this Committee held on Tuesday 16<sup>th</sup> February 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/2021/0249/F - 31 Court Meadow Close, Rotherfield, TN6 3LW**  
Converting the existing integral garage into a home office area.

It was **RESOLVED** to recommend to Wealden District Council that this application be **APPROVED**. The committee has no comments on the application.

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- b) **WD/2021/0007/F** - Rumsden, Steep Road, Crowborough, TN6 3RX  
Loft conversion and two storey side extension.

It was **RESOLVED** to recommend to Wealden District Council that this application be **APPROVED**. The committee has no comments on the application.

Cllr Martin wished it recorded that he has concerns about the extent of development in the area of this application particularly, as the adjacent site is separately seeking development.

- c) **WD/2021/0181/F** - Boars Head Golf Club, Eridge Road, Boars Head, TN6 3HD  
Proposed greenkeeping store and access track.

It was **RESOLVED** to recommend to Wealden District Council that this application be **APPROVED**. The committee has no comments on the application.

- d) **WD/2021/0295/F** - Rotherlea, Mayfield Road, Rotherfield, TN6 3LU  
Proposed detached garage and carports with the conversion of the existing carport into an office ancillary to the main dwelling.

It was **RESOLVED** to recommend to Wealden District Council that this application be **APPROVED**. The committee has no comments on the application.

- e) **WD/2020/2695/FR** - Eridge Railway Station, Groombridge Lane, Eridge, TN3 9LE  
Retrospective consent for the replacement of the overbridge and proposed construction of a lift shaft.

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

**REASONS:** It will make the station accessible to all users and regularise the situation.

- f) **WD/2021/0288/F** - Peeps, Peeps Lane, Rotherfield, TN6 3JH  
Conversion of part garage and first floor store to annexe.

It was **RESOLVED** to recommend to Wealden District Council that this application be **APPROVED**. The committee has no comments on the application.

- g) **WD/2021/0168/F** - Chestnut Cottage, Bicycle Arms Road, High Cross, Rotherfield, TN6 3QE  
Erection of outbuilding consisting of garage, plant and storage area and gymnasium.

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

**REASONS:**

- The proposed structure is outside the application site (red line) as shown on 'WD-2021-0168-F\_Block Plan\_1127 Proposed Block Plan REV B'.

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- The Design and Access Statement clearly identifies this as a dwelling and not an outbuilding as per the application description.
- The structure is out of character and is overdevelopment in the countryside.

### 3. TO RECEIVE THE FOLLOWING FROM WEALDEN DISTRICT COUNCIL.

#### i. Decision notices.

- a. **WD/2020/1128/F** - Rocks Farm, Boars Head Road, Boars Head, TN6 3GR  
Proposed conversion of barn to one bedroom dwelling with parking and landscaping.

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

Wealden District Council gave no comments on the Parish Council's response.

- b. **WD/2020/2473/F** - Old Tiles, Catts Hill, Mark Cross, TN6 3NH  
Single storey side and rear extension.

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

- c. **WD/2020/2563/F** - High Cross House, Bicycle Arms Road, High Cross, Rotherfield, TN6 3QE  
Erection of two storey rear extension.

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

- d. **WD/2021/0129/OH** - Town Row Green, Rotherfield, TN6 3QU  
To install a ground mounted substation and underground cable to facilitate the removal of the overhead line.

Wealden District Council **RAISED NO OBJECTIONS.**

- e. **WD/2021/0204/OH** - Ashley Farm, Rotherfield, TN6 3PW  
To install a ground mounted substation and underground cable.

Wealden District Council **RAISED NO OBJECTIONS.**

- f. **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.

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

**Response to Parish Council:** *The concerns of the Parish Council are noted. Although the site lies in a rural location where housing is generally resisted, this scheme is for the conversion of an existing rural building and it is considered that the proposal meets the requirements of paragraph 79 of the NPPF and Saved Wealden Local Plan Policy DC8. A section 106 agreement would tie the residential property to the adjacent buildings and part of the landholding to ensure that the residential amenities of future occupiers are protected.*

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- g. **WD/2020/1291/F** - Sandhill Farm, Sandhill Lane, Eridge, TN3 9LP  
Extension to existing cottage-barn store to be altered for use as a small self-contained holiday let. Associated extension to residential curtilage.

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

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

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

- i. **WD/2021/0036/F** - Greenhouse Farm, Town Row Green, Rotherfield, TN6 3QU  
Erection of replacement garage with 4 bay oak framed garage incorporating ground floor workshop/storage and above. First floor WC/shower, games/hobby room and balcony.

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

ii. **Planning correspondence.**

None

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

None

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

- Kingsbury Lodge – Cllr Glynn had asked the committee to consider the following in light of the Ancient Woodland Management Document recently sent to Wealden District Council.
  - Ref 3.4.2 states “ancient woodlands are complex and irreplaceable ecosystems.” The area was defined as Ancient and semi natural woodland.
  - The Report goes on to identify that extensive, unpermitted and permanent damage has been done to the eco system and that the removal of the drive enforcing breach of planning would do further damage.
  - Some attempt has been made to add natural planting of both trees and flowers, however all of this with in a very “contrived” and picket fenced area which does not replace or reflect the original land.
  - It also states that further clearing and management of the area notably clearing, tree surgery and general tidying up will further destroy this habitat.

It was agreed that the Assistant Clerk would raise these points with Cllr Dixon (WDC) for comment at the Parish Council meeting. **Assistant Clerk** to update Cllr Dixon.

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**4. CONSIDER RESPONSE TO THE ROTHERFIELD DRAFT CONSERVATION AREA CHARACTER APPRAISAL**

It was agreed to hold this item over until the next meeting of this committee. **Assistant Clerk** to add an item to the 30<sup>th</sup> March 2021 agenda of this committee.

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

Tuesday 30<sup>th</sup> March 2021 to be held via Zoom.

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

- Cllr Wickenden asked that a report be made to East Sussex Highways about the dangerous state of the tree on station road from the Sylvan Valley property. It has suffered a vehicle strike and will shortly fall across the highway if action is not taken. **Clerk** to report to East Sussex Highways for action.

Chair declared the formal business of the meeting closed at: **20:04**

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