



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 20TH APRIL 2021 AT 19:30**

PRESENT

Cllr P Kember (Vice Chair)
Cllr R Harris
Cllr N Glynn

Cllr N Wickenden
Cllr L Henrick

Cllr A Martin
Cllr J Kitchenham

COUNCILLORS ABSENT

ALSO PRESENT

One member of the public; Cllr Keith Obbard (Wealden District Council);
Cllr Phil Dixon (Wealden District Council); and Adam Hardy (Assistant Clerk)

1. TO RECEIVE THE FOLLOWING: -

a) Public Forum:

None

b) Apologies for absence (LGA 1972 s85):

Apologies received from Cllr G Watson-Smith & Cllr D Hiles.

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 30th March 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/2021/0553/F** - Caxton House, Station Road, Town Row, Rotherfield, TN6 3HU
Proposed single storey rear extension and infill of side covered area to create habitable room with additions and alterations. The reposition of the existing garden wall.

The applicants attended and offered to answer councillors' questions regarding this application.

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

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**

- b) **WK202014902** - Good Things Brewing, Rendlye Farm, Sandhill Lane, East Sussex, TN3 9LP
Premises Licence Application

A proposal was brought by Cllr Martin that the application be recommend for refusal due to increase in traffic movements to and from the site and its location near to the Bowles Activity centre. This proposal fell on a vote of 3/4.

A second proposal was made by Cllr Henrick that the application be approved as it supported local business and conditions could be imposed on opening hours and numbers of people on site. The proposal carried on a vote of 4/3.

It was **RESOLVED** to recommend to Wealden District Council that this application be **APPROVED**. The committee wished to ask that Wealden District Council consider restrictions on the opening hours and numbers of people on site.

3. TO RECEIVE THE FOLLOWING FROM WEALDEN DISTRICT COUNCIL.

i. Decision notices.

- a. **WD/2020/2690/F** - Poets Cottage, Castle Hill, Rotherfield, TN6 3RR
Proposed timber carport, driveway alterations and sewage treatment plant.

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

- b. **WD/2021/0057/F** - Glendu, New Road, Rotherfield, TN6 3JS
Demolition of detached garage and single storey rear extensions. Erection of two storey side extension and single storey rear extension.

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

None

4. DISCUSS AND AGREE ACTIONS FOR INCREASED ENGAGEMENT WITH WEALDEN DISTRICT COUNCIL PLANNING

Cllr Dixon was invited to address the committee on how the Parish Council could be more closely involved in planning policy for this area through Wealden District Council:

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- Cllr Dixon strongly encouraged the council to send councillors to the planning cluster meetings as he has advised at Parish Council Meetings.
- Last year Wealden District Council had the “call for sites” a process where a council has to show that they have considered all sites available to them. This advertised for new sites and includes sites advertised in the past. We have to accept lots of sites will be put forward that will then be assessed for suitability as a new plan is put together.
- A Strategic Home Economic Land Analysis document is then produced.
- All proposed sites are available to be viewed on the Wealden website. The proposed Court Farm site is one of these. This site will undergo full analysis before any planning application is submitted.
- A parish council may have information that is not available to a Planning Officer and therefore it is important that parish councils are involved.
- There is incredible pressure from the Government saying that Wealden needs more housing. The government have said that housing in Wealden is unaffordable in the Northern area of Wealden District.
- Care needs to be taken when expressing “affordable housing”. The committee should be more specific and refer to smaller/rental housing (1 or 2 bedroom units) in responding to applications and when engaging Wealden District Council.
- A need has been identified for affordable and sustainable housing in this area.
- Wealden has not hit its five-year housing target especially in the north of wealden. This has meant that the AONB and Ashdown Forest exclusion are being overruled when decisions are made on housing developments. Larger developments are having an effect on the AONB however.
- A housing plan for the parish is not as effective as engaging with Wealden through the planning cluster and other consultations.
- Sufficient infrastructure in Wealden is a concern for the council and planning authority.
- Wealden has a 35% condition of social housing, and this puts up the cost of the development. This means that developers are reluctant to build the smaller housing desperately needed in this part of Wealden.
- Rotherfield has over 70 units of social housing but requires smaller houses and private rental.

It was **AGREED** that Cllrs Kember & Glynn would attend Parish Cluster meetings to represent the council.

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

Tuesday 11th May – Venue/Online to be confirmed. Alternatively, decisions could be made using delegated powers.

6. 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: 20:30

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

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