



Working for the Community in Rotherfield, Mark Cross,
Eridge Green, Boarshead and surrounding areas

**MINUTES OF A MEETING OF THE PLANNING AND BUILDING COMMITTEE
HELD ON TUESDAY 22ND JUNE 2021 AT ST DENYS' CHURCH ROTHERFIELD**

PRESENT

Cllr P Kember (Chair)
Cllr L Henrick

Cllr N Wickenden
Cllr J Kitchenham

Cllr A Martin

COUNCILLORS ABSENT

ALSO PRESENT

Adam Hardy (Assistant Clerk) & 29 members of the public.

1. TO RECEIVE THE FOLLOWING: -

a) Public Forum:

None

b) Apologies for absence (LGA 1972 s85):

Apologies received from Cllr D Hiles, Cllr N Glynn, Cllr G Watson-Smith & 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 20th April 2021 be taken as read, confirmed as a correct record, and signed by the Chair.

It was **RESOLVED** that these minutes represented a true record and will be signed by the Chair.

e) To record recent recommendations made to Wealden District Council under delegated powers between Tuesday 21st April & Monday 21st June.

Tuesday 11th May 2021:

- **WD/2021/0581/F** - 2 Rosemary Cottage, Tunbridge Wells Road

Recommended for **APPROVAL**

Tuesday 1st June 2021:

- **WD/2021/0680/F** - The Thatch, Bicycle Arms Road, High Cross

Recommended for **APPROVAL**

- **WD/2021/0681/LB** - The Thatch, Bicycle Arms Road, High Cross,

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Recommended for **APPROVAL**

- **WD/2021/1022/FA** - Rendlye Farm, Good Things Brewing Company

Recommended for **REFUSAL**

- **WD/2021/0920/F** - 5 Cottage Hill, Rotherfield

Recommend for **APPROVAL**

- **WD/2021/0814/FA** - Little Acre, Tunbridge Wells Road,

Recommended for **APPROVAL**

- **WD/2021/0563/F** - The Knapp, Catts Hill, Mark Cross

Recommended for **APPROVAL**

- **WD/2021/0879/F** - Ashleigh, Tunbridge Wells Road

Recommended for **APPROVAL**

- **WD/2021/0718/FR** - Rendlye Farm, Sandhill Lane, Boars Head

Recommended for **APPROVAL**

- **WD/2021/1026/F** - Allandown House, Dewlands Hill,

Recommended for **APPROVAL**

- **WD/2021/1134/F** - Clackhams, Clackhams Lane

Recommended for **APPROVAL**

- **WD/2021/1018/MRM** - Land North Of Walshes Road, Crowborough

Recommended for **REFUSAL**

- **WD/2021/0168/F** - Chestnut Cottage, Bicycle Arms Road

Recommended for **REFUSAL**

2. TO RECEIVE PRESENTATION FROM THE NEVILL ESTATE & KLW PLANNING REGARDING A PLANNING APPLICATION WITH WEALDEN DISTRICT COUNCIL FOR LAND AT ST MARKS ROAD TUNBRIDGE WELLS.

John Bee from the Nevill Estate addressed the committee regarding a biodiversity area to be created in the parish to offset the development of homes being built in the neighbouring parish. KLW Planning did not attend the meeting.

The application site lies within the parish of Frant. Part of the proposal involves the provision of compensatory biodiversity and the creation of an area of Biodiversity Net Gain.

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This is proposed on a parcel of land adjacent to Sham Farm, just off the access to Hamsell Manor and lies within Rotherfield Parish. Nothing will be built on this land. The land will be managed to provide an equivalent amount of biodiversity plus 10% to compensate for the use of the land at St Marks Road. In practice the existing woodland habitat will be enhanced.

3. TO RECEIVE PRESENTATION FROM GILLINGS PLANNING & MILLWOOD HOMES REGARDING LAND AT MAYFIELD ROAD.

Cllr Henrick declared an interest in this potential application as she is the current tenant of the land at Mayfield Road. Cllr Kember also declared an interest as he had previously met representatives of Millwood Homes to discuss the proposed development as a local resident and not as a parish councillor.

A presentation was made with slides circulated to councillors prior to the meeting. It was confirmed that the proposal was to build 21 housing units on the site with seven of these being classed as affordable homes. Units would be a mixture of one, two, three and four bedroom properties. All units would have allocated parking spaces on the site.

Part of the application proposes improvements to the Mayfield turning junction. This would include changing the priority of the junction. The development includes appropriate drainage and habitat mitigation and central access. The proposed design will protect the view line and not impact the Area of Outstanding Natural Beauty. A buffer zone will also be introduced to protect the adjacent ancient woodland.

The chair permitted the members of the public to ask questions of the developers which covered the following points:

- Increase in traffic within the village.
- Speed of vehicles using Mayfield Road with priorities at the junction changed.
- East Sussex Highways opinion on the junction changes.
- What would the application bring to the village other than the change in priority at the junction?
- Impact on the AONB
- Wildlife mitigation as the current site contains Door Mouse habitats.
- Impact on local infrastructure – schools and surgery.
- Length of construction project.
- What is classed as affordable housing?

The Chair thanked the developers and members of the public for their attendance and reminded them that the council would consider the application when it comes up and members of the public would have an opportunity to submit their comments at that time.

4. TO CONSIDER AND MAKE RECOMMENDATIONS ON THE FOLLOWING APPLICATIONS AND OTHER PLANNING MATTERS.

- a) **WD/2021/0932/F** - Cottage Hill House, Cottage Hill, Rotherfield, TN6 3JW
Change of use of land to residential, a new walled vegetable garden including a greenhouse and an outdoor tennis court for domestic use.

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

Cllr Martin abstained from voting on this application.

- b) **WD/2021/0716/F** - Grove Wood, Catts Hill, Mark Cross, TN6 3NH
Erection of ancillary annexe accommodation.

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

REASONS:

- The development is outside of the residential curtilage of the application site.

- c) **WD/2020/2317/F** - Browcroft, Church Road, Rotherfield, TN6 3LA
Part demolition and conversion of existing outbuilding to a home office with kitchen and shower room and the erection of new double garage/store.

It was **RESOLVED** to recommend to Wealden District Council that this application be **APPROVED** subject to support from East Sussex Highways on access to the site.

- d) **WD/2021/1165/F** - Highways, Station Road, Rotherfield, TN6 3HN
Proposed rear extension and alterations to dwelling. Proposed extension to existing double garage and improvements to access at front of dwelling including the reconfiguration of existing steps.

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

- e) **WD/2020/1793/F** - Land Adjoining Hourne Farm, Steel Cross, Crowborough, TN6 2SR
Erection of a barn to store timber and the siting of a storage container.

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

- f) **WD/2020/2074/F** - Land Adjoining Hourne Farm, Steel Cross, Crowborough, TN6 2SR
Erection of a building to store wood and manufacture timber fencing products and gates.

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

- g) **WD/2021/1140/F** - The Bridge, Argos Hill, Rotherfield, TN6 3QH
Proposed detached carport/garage.

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

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- h) **WD/2021/1243/F** - Wealden Joinery, Lews Farm, Sheriffs Lane, Rotherfield, TN6 3JE
Erection of new extraction plant.

It was **RESOLVED** to recommend to Wealden District Council that this application be **APPROVED** subject to consideration of the noise impact of this equipment.

- i) **WD/2021/1439/OH** - Land at Tamar, Town Row Green, Rotherfield, TN6 3QZ
The removal of 2 spans of extra high voltage open wire overhead line between points A to B. The installation of wooden H terminal pole at point A. These spans will be replaced with underground cable.

The committee **NOTED** the application and has **NO OBJECTIONS**.

- j) **WD/2021/0479/FR** - 2 Warren Farm Cottage, Warren Farm Lane, Eridge, TN3 9JR
Retrospective change of use of annexe currently used as garage/workshop and art studio to separate self-contained dwelling.

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

- k) **WD/2021/1222/F** - Town Hill House, Church Road, Rotherfield, TN6 3LG
Internal & external alterations to house and a rear extension.

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

- l) **WD/2021/1223/LB** - Town Hill House, Church Road, Rotherfield, TN6 3LG
Internal & external alterations to house and a rear extension.

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

- m) **WD/2021/0778/FR** - Cherry Orchards, Gillridge Lane, Crowborough, TN6 1UR
Retrospective consent for retention of hardstanding, stables, and field shelter.

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

3. TO RECEIVE THE FOLLOWING FROM WEALDEN DISTRICT COUNCIL.

i. Decision notices.

- **WD/2021/0814/FA** - Little Acre, Tunbridge Wells Road, Mark Cross, TN6 3PR
Minor material amendment to WD/2020/2245/F (demolition and replacement dwelling) involving variation of conditions 3 & 6 to allow for addition of porch and minor internal layout changes.

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

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- **WD/2021/0581/F** - 2 Rosemary Cottage, Tunbridge Wells Road, Mark Cross, TN6 3PR.
Demolition of existing garden shed pursuant to WD/2017/2784/FR and erection of single garage.

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

- **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.

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

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

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

- **WD/2021/0249/F** - 31 Court Meadow Close, Rotherfield, TN6 3LW
Converting the existing integral garage into a home office area.

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

- **WD/2021/0171/F** - Derridge Shaw, Steep Road, Crowborough, TN6 3RX
Proposed ground floor rear extension including utility space.

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

Response to Parish Council:

Whilst the proposed extension would be large in terms of its overall footprint, paragraph 2.3 of Part 2, Chapter 10 of the Design Guide states that an extension, which results in an increase of up to 30% of the floorspace of the original dwelling, should generally be acceptable. The existing dwelling's approximate floorspace measures 266m² and the proposed extension would have an approximate floorspace of 60m². This would result in an approximate percentage increase of 22.5%. Admittedly, a large proportion of the dwelling's floorspace is located below ground at basement level. Nevertheless, it would be difficult for the Council to refuse a single storey rear extension of this size, given the existing development already located on the site.

Although the extension would incorporate a more modern design than the existing dwelling, the main rear extension will be constructed with facing brickwork to match the main house. Additionally, brick plinth and high-level dentil details of the existing dwelling will be incorporated into the extension to maintain the rhythm of the main house detailing. Consequently, whilst the overall footprint of the proposed extension would be sizeable, by virtue of its single storey height, siting, design and detailing, it is considered to represent a subservient form of development that would not materially harm the character and appearance of the host dwelling.

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

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

- **WD/2020/7070/ADP** - Axle Wood, Crowborough, TN3 9LQ
Forestry shed/workshop.

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

Response to Parish Council:

Response to Parish Council: The justification for the building has previously been accepted under WD/2020/7070/AD, where a Forestry Commission approved Plan was submitted to outline the maintenance and forestry works to be undertaken. The building only requires further approval due to the original siting within Ancient Woodland, and the building has now been relocated to be outside of the 15m buffer zone for Ancient Woodland

- **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.

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

- **WD/2020/2522/F** - Coolain, Spout Hill, Town Row, Rotherfield, TN6 3QX
Storage extension to existing garage and new roof.

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

- **WD/2020/1660/F** - Rumsden, Steep Road, Crowborough, TN6 3RX
Proposed replacement dwelling.

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

Response to Parish Council:

Amendments made have seen the proposed building scaled down in height and footprint, and a single storey dwelling such as the one proposed is considered to be a suitable addition to the site. The materials used and design elements retain the feel of a rural building, similar to the one currently in situ. The principle of residential development has been established, and the dwelling as proposed is not considered to be overbearing within the plot itself.

- **WD/2020/1329/F** - Loft Cottage, New Road, Rotherfield, TN6 3JP
Part single, part two-storey rear extension and facade alterations.

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

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- **WD/2018/1073/F** - Dewlands Manor Golf Course, Cottage Hill, Rotherfield, TN6 3JN
Removal of existing buildings, change of use of club rooms to 1 no. 4 bedroom dwelling and erection of 3 no. 4 bedroom new dwellings.

Recommended for **APPROVAL** by this committee but **WITHDRAWN** by the applicant.

- **WD/2020/1907/FR** - Kingsbury Lodge, Five Ashes Road, Rotherfield, TN6 3RS
Retrospective access track.

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

Response to the Parish Council:

It is of course acknowledged that the proposal has resulted in a loss of irreplaceable habitat, namely Ancient Semi-Natural Woodland (ASNW), and this would be contrary to NPPF 175c and Wealden Local Plan 1998 policy EN13. However, the removal of the permanent track would be likely to cause further damage.

The submitted Woodland Management Plan contains methodologies and landscaping details to show native species are proposed in relevant areas, to help mitigate the loss of the ASNW, and this plan is considered sufficient.

A legal agreement is not considered necessary, conditions can be imposed regarding planting to be undertaken in the next planting season and can be strictly enforced.

ii. Planning correspondence.

- APP/C1435/D/21/3266652 - Looking West, Monastery Gardens, Rotherfield, Crowborough, East Sussex, TN6 3NB

The appeal is allowed, and planning permission is granted for a loft conversion involving a change in the roof height and the addition of rooflights, new exterior finish, demolition of existing garage and replacement with a two bay carport

- A letter informing the council that application WD/2021/0181/F - Boars Head Golf Club, Eridge Road, Boars Head, TN6 3HD will be considered at Wealden Planning Committee North on Thursday 24th June 2021
- A letter informing the council that application WD/2020/1691/O - Land North of Catts Hill, Town Row, Rotherfield will be considered at Wealden Planning Committee North on Thursday 24th June 2021. Cllr Glynn will attend and speak for the council against this application.

iii. Any Enforcement, Conservation or appeal matters

- APP/C1435/W/21/3266366 - Part of Great Barn, Briar House Farm, Dewlands Hill, Rotherfield, TN6 3RU
Conversion of part of barn to D2/B8 use.

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

Tuesday 13th July at Mark Cross Community Centre.

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: 21:18

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