



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 13<sup>TH</sup> JULY 2021 AT MARK CROSS COMMUNITY CENTRE**

**PRESENT**

Cllr D Hiles (Chair)  
Cllr P Kember (Vice Chair)

Cllr R Harris  
Cllr N Wickenden

Cllr A Martin

**COUNCILLORS ABSENT**

None

**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 L Henrick, Cllr J Kitchenham, Cllr G Watson-Smith and Cllr N 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.**

None.

**d) To resolve that the Minutes of the meeting of this Committee held on Tuesday 22<sup>nd</sup> June 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.

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

**a) WD/2021/1274/LDE - The Stables, Gillridge Lane, Orznash, Crowborough TN6 1UR**  
A mixed use for timber processing, part commercial and part private, forestry and agriculture.

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

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- b) **WD/2021/1700/TD** - Seymours Yard, Catt's Hill, Town Row  
Technical details consent application for development of 2 semi detached houses, pursuant to planning in principle approval reference WD/2020/2429/PIP.

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

- c) **WD/2021/1492/FA** - The Pines, Eridge Road, Boars Head, TN6 3HD  
Minor material amendment to application WD/2019/0393/F (erection of 2 no. Detached dwellings with associated parking & landscaping) involving the variation of condition 11 in order to change the balcony arrangements.

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

- d) **WD/2021/1357/F** - 1 Brook Cottages, Burnt Oak Road, Burnt Oak, Crowborough, TN6 3SD  
Proposed single storey side extension to northern elevation, including conversion of existing external stores into wc and associated internal alterations.

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

- e) **WD/2021/1304/LB** - Danegate Oast, Danegate, Eridge Green, TN3 9HU  
Refurbishment alterations and upgrades to a converted barn and oast building.

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

- f) **WD/2021/1388/F** - Allandown House, Dewlands Hill, Rotherfield, TN6 3RT  
Removal of front porch and excavation to provide light well into basement. Basement extension with roof terrace over.

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

#### **REASONS:**

- Overdevelopment of the site and property.
- An increase in traffic to a site with unsatisfactory access.
- Potential risk of flooding to the property and other properties in the terrace.

- g) **WD/2021/1444/O** - Land to Rear of Boars Head Filling Station, Eridge Road, Boars Head, Crowborough TN6 3HD  
New detached 3 bed dwelling.

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

**REASONS:**

- This application will result in overdevelopment in an area of open countryside.
- Inadequate and unsatisfactory access onto the site from a busy unrestricted A road.

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

**i. Decision notices.**

- **WD/2018/2333/F**- Dewlands Manor Golf Course, Cottage Hill, Rotherfield, TN6 3JN

Conversion of golf club buildings to two residential dwellings – phased development.

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

- **WD/2019/1904/F**- Little Lotmans Farm, Burnt Oak Road, Crowborough, TN6 3SD  
Erection of one detached agricultural dwelling with detached garage/garden store and associated landscaping with change of use of land to residential curtilage.

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

- **WD/2020/0841/F**- Weleirs, Town Row Green, Rotherfield, TN6 3QU  
Demolition of existing detached garage and store and erection of new detached garage with home office. Minor landscaping works and relocation of existing oil tank.

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

- **WD/2020/1623/MAJ** - Land At Forge Wood/Great Robbins Shaw, Sham Farm Road, Eridge  
Use of land for camping (up to 60 pitches) on a permanent basis, excluding open fires. Erection of ancillary buildings to accommodate toilet, shower, changing, washing and storage facilities, together with the retention of the existing building for reception/office/storage purposes. Provision of on-site Walking routes for use by campsite patrons. Associated works and landscaping.

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

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- **WD/2020/1691/O-** Land North of Catts Hill, Town Row, Rotherfield  
Outline: erection of four x 3-bed dwellings and two x 4-bed dwellings accessed off Catts Hill together with parking and landscaping.

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

*Comments to the Council: The land in question did form part of the Core Area as previously shown in the Wealden Local Plan 2019. While this plan is of course no longer it did provide an idea of the Council's thinking in terms of minor growth for the villages in the District. In this respect, Town Row was clearly considered sustainable enough to accommodate some growth, and to this end, without an up-to-date local plan, the presumption in favour of sustainable development applies.*

*The mix of dwellings provides some 3 bed and some 4 bed, which is considered to assist in contributing to smaller family dwellings in the locality. With regard to being out of keeping, the drawing, while indicative, does show pairs of semidetached dwellings, similar to Catts Corner Cottages to the east. The development cannot be realistically considered to be out of keeping as the site is an infill plot, and in addition, design and scale are still to be determined, as is material choices, at Reserved Matters stage.*

*The agent has also confirmed that the layby is not in the land ownership of the applicant, therefore there are no plans to impact upon it. Sufficient parking will be provided for the residents of the development to ensure there should be no or very limited, impacts upon this layby.*

- **WD/2020/1889/F-** Greenhedges Hall, Danegate, Mark Cross, TN6 3PA  
The addition of a 2-bay carport/garage and a block of two stables with central feedstore on level ground currently used for car standing and relocation of existing sheds.

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

- **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.

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

*Response to Parish Council: Comments noted. The access is being unaltered and the parking and turning areas on site will be improved by this proposal.*

- **WD/2020/2567/F-** Beecholme, New Road, Rotherfield, TN6 3JR  
To install an outdoor pool with a surrounding terrace. A small pumphouse to be erected to house the necessary equipment.

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

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- **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.

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

- **WD/2021/0879/F**- Ashleigh, Tunbridge Wells Road, Mark Cross, TN6 3PJ  
Creation of new vehicle access from road onto property (VA1) and new pedestrian access from footpath onto property and increase the current parking area by removing lawn (L1), holly tree (H1), prunus tree (P1) and laurel tree (LA1) and replacing with driveway. Erection of new fence (F1).

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

- **WD/2021/1026/F**- Allandown House, Dewlands Hill, Rotherfield, TN6 3RT  
Demolition of existing garage/workshop and detached former electrical intake building. Construction of oak frame, double garage and workshop with storage at first floor.

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

- **WD/2021/1072/F**- Allandown House, Dewlands Hill, Rotherfield, TN6 3RT  
Replacement of single glazed box sash windows and 1 no. Roof light with timber slim lite double glazed boxed sash windows to match existing and installation of 1 no. 1000mm x 1200mm conservation style roof light.

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

- **WD/2021/1134/F**- Clackhams, Clackhams Lane, Jarvis Brook, TN6 3RN  
Single storey rear extension.

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

## ii. Planning correspondence.

None.

## iii. Any Enforcement, Conservation or appeal matters

None.

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

Tuesday 3<sup>rd</sup> August 2021 at Mark Cross Community Centre.

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

- Cllr Harris asked if there had been any update from enforcement regarding new driveway at Cottage Hill. It was agreed that the Deputy Clerk would contact Cllr Dixon (WDC) for an update. **Deputy Clerk** to contact Cllr Dixon.
- Cllrs Kember & Wickenden requested an item be added to the 20<sup>th</sup> July Highways, Lighting & Transport Committee meeting agenda regarding the drainage, flooding and debris on roads during the recent bad weather. **Clerk** to add item to agenda.
- Cllr Kember requested an item to be added to the 20<sup>th</sup> July Highways, Lighting & Transport Committee meeting agenda regarding parking and disruption on Station Road. **Clerk** to add item to agenda.
- The Deputy Clerk reminded Councillors that the 20<sup>th</sup> July Highways, Lighting & Transport Committee meeting has been delegated a Full Parish Council meeting to facilitate the co-option to fill the casual vacancy in Rotherfield Ward.

Chair declared the formal business of the meeting closed at: **20:13**

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