



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 24TH AUGUST AT ROTHERFIELD VILLAGE HALL PARISH
COUNCIL ROOM AT 19:30**

PRESENT

Cllr D Hiles (Chair)
Cllr P Kember (Vice Chair)
Cllr G Watson-Smith

Cllr R Harris
Cllr N Wickenden
Cllr L Henrick

Cllr A Martin
Cllr J Kitchenham

COUNCILLORS ABSENT

Cllr N Glynn

ALSO PRESENT

Cllr L Buck, Adam Hardy (Deputy Clerk) and 14 members of the public.

1. TO RECEIVE THE FOLLOWING: -

a) Public Forum:

None

b) Apologies for absence (LGA 1972 s85):

Apologies had been received from Cllr Beach.

It was **RESOLVED** that the reasons for the absence 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 3rd August 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. PRESENTATION ON PROPOSAL FOR EXTENSION TO THE DEERPARK CAFÉ

The visual presentation had been circulated to councillors ahead of the meeting and is appended to these minutes.

Representatives of the Deer Park Café and Nevill Estate presented their extension plans to the council:

- The extensions consist of two wings one of 4m length and another of 7m length.
- The 4m extension would allow for a new larger kitchen.

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

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- The 7m extension would be for additional seating in the café. This would increase the number of covers to 52.
- It was confirmed that the café is a separate business from the adjacent campsite. The café opens all year round whereas the campsite is seasonal.
- The number of car parking spaces on the site are 35 with the potential for overflow into an adjacent area but the estate would wish to avoid this if possible.
- The proposed project would include some landscaping works including development of wildflower meadows.

The Chair thanked the representatives for their presentation and indicated that the council will support parish businesses wherever possible and we look forward to receiving the application.

3. TO APPOINT COUNCILLOR PAUL BEACH TO THIS COMMITTEE

It was **RESOLVED** to appoint Cllr Beach to the Planning & Building Committee.

Deputy Clerk to update website to reflect committee appointment.

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

- a) **WD/2020/2164/MAO** - The Millbrook Garden Centre, Tubwell Lane, Crowborough, TN6 3RJ
Cessation of use of land for a garden centre and demolition of all associated buildings. Construction of up to 27 dwellings with redesigned site access and closure of existing accesses and associated highway improvements. Revised proposal description and site area plus amended documents received 23/07/2021.

It was **RESOLVED** that the committee's previous **COMMENTS** stand.

REASONS: That the access is insufficient on Tubwell lane for the number of properties proposed. Access on to Rotherfield Road would be a better solution.

- b) **WD/2021/1827/F** - Hazel Cottage, Dewlands Hill, Rotherfield, TN6 3RU
Ancillary outbuilding to store/work in classic car, garden/hobby/gym room.

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

REASONS:

- No justification for the construction of a new building.
- Overdevelopment of the site in rural countryside.
- Insufficient access to site.

- c) **WD/2021/1712/FA** - Wealden Joinery, Lews Farm, Sheriffs Lane, Rotherfield, TN6 3JE
Removal of conditions 12 (external storage) and 13 (use of power driven machinery) of WD/2019/2678/F (erection of new industrial/storage building, vehicle turning and parking areas and associated landscaping, together with importation of inert materials for the re-profiling of embankment) on the grounds that they are not relevant to planning and are unreasonable in all other respects.

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

Notes: The existing conditions must be maintained to protect this area of rural countryside and neighbouring properties.

- d) **WD/2021/1780/F** - Owlsbury Depot, Hadlow Down Road, Crowborough, TN6 3RG
Creation of additional access (resiting of previously approved and existing access of WD/2015/2447/F) and the retention of existing access.

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

- e) **WD/2021/0892/F** - Owlsbury Allotments, Hadlow Down Road, Crowborough TN6 3RG
Detached timber building for use by allotment owners as social area and weather shelter.

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.

Three members of the public addressed the committee speaking against the application.

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

REASONS:

- The committee does not believe the recently added documents merit reconsultation of the application.
- The committee consider the proposed works to be overdevelopment of the site and property.
- The committee believe the proposed development will result in an increase in traffic to a site with unsatisfactory access.
- The committee believe that the proposed development will result in an increased risk of flooding to the site and properties in the terrace.

3. TO RECEIVE THE FOLLOWING FROM WEALDEN DISTRICT COUNCIL.

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i. Decision notices.

- **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.

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

- **WD/2021/0680/F**- The Thatch, Bicycle Arms Road, High Cross, Rotherfield, TN6 3QE

Replacement of non-original lightweight timber lean-to adjacent to the existing annex building. New lawn height retaining wall to the perimeter of the outbuilding annex to mitigate significant dampness.

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

- **WD/2021/0681/LB**- The Thatch, Bicycle Arms Road, High Cross, Rotherfield, TN6 3QE

Replacement of non-original lightweight timber lean-to adjacent to the existing annex building. New lawn height retaining wall to the perimeter of the outbuilding annex to mitigate significant dampness.

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

- **WD/2021/0778/FR**- Cherry Orchards, Gillridge Lane, Crowborough, TN6 1UR

Retrospective consent for retention of hardstanding, stables and field shelter.

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

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

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

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

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

- **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.

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

- **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

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

- **WD/2021/1666/LDE** - Land Opposite Railway Cottages, Station Road, Town Row, Rotherfield, TN6 3HS
Storage building.

Recommend for **APPROVAL** by this committee. Wealden District Council decided to **ISSUE** a certificate for the development.

ii. Planning correspondence.

- The Deputy Clerk had prepared a statement for release regarding the Extraordinary Planning & Building Committee meeting to be held on 31st August 2021.

It was **RESOLVED** to release the statement on the website and social media. The Chair will repeat the statement at the beginning of the Extraordinary Meeting.

iii. Any Enforcement, Conservation or appeal matters

- The Clerk has reported a static caravan that had been installed on land off Treblers Road following correspondence from members of the public. No update has been received from Wealden Enforcement.
- The Clerk has reported the new driveway that has appeared on Cottage Hill. No update has been received from Wealden Enforcement.
- The Deputy Clerk has reported the knocked down wall in South Street following correspondence from members of the public. No update has been received from Wealden Enforcement.

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

Tuesday 31st August 2021 – Extraordinary meeting at Rotherfield Village Hall

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

- Cllr Harris requested that Planning Enforcement be included on the September agenda of the Full Council Meeting. The response from Wealden Enforcement in the Parish over the last year has been unacceptable and the Council should raise this with the District Council. **Clerk** to add item to the September Parish Council Meeting agenda.

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Chair declared the formal business of the meeting closed at: 20:45

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

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