



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 7<sup>TH</sup> DECEMBER AT ROTHERFIELD VILLAGE HALL AT 19:30**

**PRESENT**

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

Cllr B Johnstone  
Cllr N Wickenden  
Cllr R Harris

Cllr A Martin  
Cllr J Kitchenham  
Cllr L Henrick

**COUNCILLORS ABSENT**

**ALSO PRESENT**

Adam Hardy (Deputy Clerk) & one member of the public.

**1. TO RECEIVE THE FOLLOWING: -**

**a) Public Forum:**

One member of the public addressed the Council on Rotherfield Conservation area and the Schedule 4(2) attached to it. The council confirmed that the Article Direction 4(2) agreement was still active and would form part of any response the Conservation Officer provided for applications within or adjacent to the zone. The member of the public was concerned that residents were unaware of the additional regulations attached to our Conservation Area.

The council agreed that they would point this out to residents as part of the next parish newsletter.

**b) Apologies for absence (LGA 1972 s85):**

Apologies had been received from Cllr P 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.**

Cllr Watson-Smith declared an interest in item 2d) WD/2021/2760/F - The Stables, Gillridge Lane, Crowborough, Orznash, TN6 1UR

He confirmed that he would not vote on this application.

**d) To resolve that the Minutes of the meeting of this Committee held on Tuesday 16th November 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 were signed by the Chair.

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

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

- a) **WD/2021/2747/F** - High Cross House, Bicycle Arms Road, High Cross, Rotherfield, TN6 3QE  
Erection of rear extension.

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

- b) **WD/2021/2557/FR** - Court Farm, Rotherfield Road, Rotherfield, TN6 3HH  
Retrospective planning permission for an out door prefabricated in ground swimming pool.

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

### REASON:

- The application conflicts with the landscaping scheme which was part of the original application for the farm.

- c) **WD/2021/2172/F** - Land North of Willowmere, Tunbridge Wells Road, Mark Cross TN6 3PR  
Construction of 4 no. Dwellings (phased to allow for self build).

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

### REASONS:

- The application is outside of the planning framework of the village.
- Inadequate Highways access for the site.

- d) **WD/2021/2760/F** - The Stables, Gillridge Lane, Crowborough, Orznash, TN6 1UR  
Retrospection application for the change of use of land to allow for the stationing of a residential caravan.

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

### REASON:

- The agricultural argument for the change of land use is missing from the application.

- e) **WD/2021/2727/F** - Roselea, Boars Head Road, Boars Head, TN6 3GR  
Roof alteration and loft conversion.

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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- f) **WD/2021/2734/F** - Eagles Ridge, The Forstal, Eridge Green, TN3 9JY  
Demolition of two existing single storey extensions and garage. Erection of single storey side, two storey side/rear extension, proposed dormer windows to south elevation and roof lights, fenestration alterations. Widening of existing access to allow for additional parking and erection of new garage with office above.

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

- g) **WD/2021/2377/F** - Kingsbury House, Five Ashes Road, Rotherfield, TN6 3RS  
Proposed stables and sand school.

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

**REASONS:**

- The size of the development is unjustified and disproportionate to the site.
- Inadequate and dangerous highways access to the site.

- h) **WD/2021/2876/PO** - Great Trodgers Farm, Tunbridge Wells Road, Rotherfield, TN20 6NT  
Modification of section 106 agreement dated 17 March 2005 attached to application WD/2003/0039/FR in order to remove parcels of land within the existing holding to the north-west of the main road.

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

Cllr Kember & Cllr Watson-Smith abstained from voting on this application.

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

i. **Decision notices.**

- **WD/2020/0596/MAO** - outline planning application (with all matters reserved) for up to 130 residential dwellings, provision of new internal access roads and footways, open space, sustainable urban drainage system; and associated landscaping. Brook view, land north of Walshes road, Crowborough.

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

**RESPONSE FROM COUNCIL:**

*ESCC Highways as the statutory consultee have raised no objection to the robustness of the Transport Studies or the proposals or mitigation measures on grounds of highway safety.*

*The site is outside the development boundary however the provisions of the NPPF, housing land supply and recent planning approvals, including an appeal decision, weigh in favour of the proposed scheme.*

*Having regard to the location of the site, the highways mitigation measures proposed, the provision of housing, and the conditions to ensure biodiversity*

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*enhancements, it is considered that the development meets the three objectives of sustainable development.*

- **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.

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

- **WD/2021/1712/FA** - Wealden Joinery, Lews Farm, Sheriffs Lane, Rotherfield, TN6 3JE

Variation 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).

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

- **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.

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

- **WD/2021/2245/F** - Weleirs, Town Row Green, Rotherfield, TN6 3QU
- Construction of new garden annexe together with alterations to the existing swimming pool area and a new pool house.

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

- **WD/2021/2372/F** - Alturas, Spout Hill, Town Row, Rotherfield, TN6 3QX
- Proposed linked duplex extension to consist of replacement double garage, new glazed main entrance, home office, utility and shower room and 1st floor games room. Along with 1st floor addition over existing flat roof to consist of ensuite bathroom and dressing room.

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

## ii. Planning correspondence.

- The Deputy Clerk reported that he had been notified that Gillings acting on behalf of Millwood Homes will attend the 14<sup>th</sup> December Extraordinary Parish Council meeting. They will speak in favour of the Land off Mayfield Road application.
- The Deputy Clerk reported that he had received a request for the past three years of Planning & Building Committee minutes. He had directed the enquirer to the Parish Council website.

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

- The Deputy Clerk reported that no update or new enforcement matters had been received.

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

Tuesday 21<sup>st</sup> December at Rotherfield Village Hall.

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

- Cllr Kember reported that he attended the Wealden District Council Parish Cluster meeting and reported on the inadequate sewage and drainage system north of Rotherfield.
- Cllr Wickenden reported that the recent heavy rainfall had caused more debris to collect at the bottom of Station Road Rotherfield. **Clerk** to report to East Sussex Highways for clearance.
- Cllr Wickenden reported that Kings Arms had been hit by a large lorry again. Cllr Martin is aware and will retrieve the CCTV footage for reporting to Operation Crackdown.
- Cllr Harris reminded councillors that the Christmas social event would take place at the Kings Arms following the 16<sup>th</sup> December Parish Council Meeting.

Chair declared the formal business of the meeting closed at: **21:01**

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