



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 19<sup>TH</sup> APRIL 2022  
IN THE PARISH COUNCIL ROOM AT ROTHERFIELD VILLAGE HALL AT 19:30**

**PRESENT**

Cllr R Harris (Chair)  
Cllr B Johnstone  
Cllr G Watson-Smith

Cllr D Hiles  
Cllr N Wickenden  
Cllr J Kitchenham

Cllr J Richardson  
Cllr P Beach  
Cllr J Cahan

**COUNCILLORS ABSENT**

Cllr L Buck

**ALSO PRESENT**

Adam Hardy (Parish Clerk)

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

**a) Public Forum:**

None

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

Apologies had been received from: Cllr Martin, Cllr Henrick & Cllr P Kember

It was **RESOLVED** that their reasons for absence be accepted.

**c) Declaration of personal, prejudicial, and disclosable pecuniary interests on items on the agenda, and updates to members' register of interests.**

As application 3f) is in the name of the council no comment will be made to Wealden District Council.

**d) To resolve that the Minutes of the meeting of the Parish Council meeting held on Thursday 24<sup>th</sup> March 2022 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.

**2. TO DISCUSS AND RESOLVE SURRENDERING OF CURRENT ROTHERFIELD SURGERY LEASE AND ENTERING INTO A NEW LEASE ON THE EXACT SAME TERMS WITH SUSSEX PRIMARY CARE LIMITED BEING THE ONLY TENANT AND SUSSEX COMMUNITY NHS FOUNDATION TRUST AS THE GUARANTOR.**

Cllr Harris reported that further discussions had revealed that the Sussex Community NHS Foundation Trust will no longer be a guarantor on the lease but a tenant.

**Clerk:** Adam J Hardy, 3 Trinity Mews, Mill Crescent, Crowborough, East Sussex TN6 2QU  
**Tel:** 07969512099. **Email:** [clerk@rotherfieldparishcouncil.co.uk](mailto:clerk@rotherfieldparishcouncil.co.uk)  
**Parish Council Website:** [www.rotherfieldparishcouncil.co.uk](http://www.rotherfieldparishcouncil.co.uk) **Twitter** [@rotherfieldpc](https://twitter.com/rotherfieldpc) and on **Facebook**

It was **RESOLVED** that the council agree to the existing lease being surrendered and a new lease entered into on the existing terms and side letter with Sussex Community Foundation Trust being added as tenants. This resolution is subject to reasonable costs being met by Sussex Primary Care.

**Clerk** to instruct the council's solicitors to proceed with the negotiations.

Cllr J Cahan left the meeting.

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

- a) **WD/2022/0358/FR** - 1 Sunny Mount, Station Road, Rotherfield, TN6 3HJ  
Part retrospective application for the relocation of the external steps and main access to the property. Creation of off-street parking at the front of the property within a new double garage with retaining walls, dropped kerb and electric charging point.

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

- b) **WD/2022/0235/MAJ** - Land R/O St Peter's R.C. Church, St Peter's Mead, Rotherfield, TN6 3TP  
Erection of 10 dwellings (use class C3), with access, parking, landscaping and other associated works.

It was **RESOLVED** to **COMMENT** to Wealden District Council that the council have been unable to reach a recommendation due to insufficient supporting documentation – particularly the lack of a Highways Consultation.

- c) **WD/2022/0807/PO** - Farmhouse East and Horseshoe Barn, Groombridge Lane, Eridge, TN3 9LA  
Modification of section 106 agreement dated 8 March 1996 attached to planning permission WD/1993/2081/F (lift restrictions in the form of agricultural ties attached to planning permissions T/49/9177 and WD/89/1913/F from the cottage and return such occupancy condition to farmhouse east) to transfer the agricultural occupancy restriction from farmhouse east to horseshoe barn.

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

- d) **WD/2022/0562/F** - Eagles Ridge, The Forstal, Eridge Green, TN3 9JY  
Demolition of existing single-storey extension on the south and north elevation. Demolition of existing outbuilding. Erection of a replacement single storey to create a utility and home office space. Erection of a porch area to the north elevation for an everyday access point into the house. Restoring original fenestration to south (front) elevation and all the stone architraves surrounding the windows. Alterations to enlarge casement detailing on north, east and west elevations, and installation of roof lights. Removal of existing chimney. Restoring the front boundary and widening existing parking area to the front of the property to allow for two parking spaces.

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

- e) **WD/2021/3085/F** - Chestnut Cottage, Bicycle Arms Road, High Cross, Rotherfield, TN6 3QE  
Erection of agricultural machinery, feed & bedding storage barn.

It was **RESOLVED** to **COMMENT** that the council had no objection to the application.

- f) **WD/2021/2149/F** - Rotherfield Village Hall, North Street, Rotherfield, TN6 3LX  
Erection of vertical extension of stage roof.

As the application is in the name of the Parish Council no comments on the application are made.

#### **4. TO RECEIVE THE FOLLOWING FROM WEALDEN DISTRICT COUNCIL.**

##### **i. Decision notices.**

- **WD/2022/0142/F** – Allandown House, Dewlands Hill, Rotherfield, TN6 3RT  
Erection of conservatory to the rear lower ground floor and extension of ground floor to rear elevation.

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

- **WD/2022/0148/F** - Foxgloves, Yew Tree Lane, Rotherfield, TN6 3JB  
Alteration of location of driveway entrance to the highway including erection of boundary wall.

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

- **WD/2022/0357/F**- Chevet, Bletchinglye Lane, Rotherfield, TN6 3NN  
Replacing existing concrete outbuilding/garage and wood store with a garden room building.

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

##### **ii. Planning correspondence.**

- Clerk reported that Cllr Obbard had enquired about the access to the application for Spring Cottage, Eridge Road (WD/2022/0454/F). This had been shared with councillors.

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

- Clerk reported that he had received confirmation of a Tree Preservation Order being put in place on trees on land at Mulberry House (formally known as land adjacent to Catts Farm). Details had been shared with councillors.

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- Clerk reported that he had received notification of an appeal against Wealden District Council's refusal of: WD/2021/2760/F– The Stables, Gillridge Lane, Crowborough, Orznash, TN6 1UR. Retrospective application for the change of use of land to allow for the stationing of a residential caravan

#### 4. TO RECEIVE NOTICE OF DATE OF NEXT MEETING OF THE COUNCIL.

Parish Council Meeting: Thursday 28<sup>th</sup> April 2022 at Mark Cross Community Centre.

Planning & Building Meeting: Tuesday 10<sup>th</sup> May 2022 in the Parish Council Room at Rotherfield Village Hall.

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

- Clerk reported that he had received a communication from the Rotherfield & Mark Cross Bonfire Society requesting what funds were available to support the fireworks display for the Jubilee. It was **AGREED** that a contribution of £500.00 will be offered towards the cost of the firework display which will form part of the whole parish celebrations around lighting the Beacon. **Clerk** to inform the Rotherfield & Mark Cross Bonfire Society.
- Cllr Watson-Smith reported that bollard at the rear of the Village Hall has been damaged. He will repair it and report to council.
- Cllr Harris asked if the Sports Club could be written to asking them to sweep the car park where their sand was delivered. **Clerk** to write to Peter Ford asking for the car park to be swept.
- Clerk & Cllr Harris informed the council that the Platinum Jubilee Working Party Meeting scheduled for Thursday 21<sup>st</sup> April has been postponed until Thursday 12<sup>th</sup> May. **Clerk** to contact working party members.

Chair declared the formal business of the meeting closed at: **20:21**

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