



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 12TH JULY 2022
IN THE PARISH COUNCIL ROOM AT ROTHERFIELD VILLAGE HALL AT 19:30**

PRESENT

Cllr D Hiles (Chair)

Cllr P Kember (Vice Chair)

Cllr J Kitchenham

Cllr B Johnstone

Cllr N Wickenden

Cllr A Martin

Cllr P Beach

COUNCILLORS ABSENT

None

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 R Harris & Cllr G Watson-Smith.

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.

Cllr Johnstone declared a personal interest in item 2a) as she lives in a neighbouring property.

d) To resolve that the Minutes of the meeting of this Committee held on Tuesday 10th May 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 CONSIDER AND MAKE RECOMMENDATIONS ON THE FOLLOWING APPLICATIONS AND OTHER PLANNING MATTERS.

- a) WD/2017/0499/MAO-** Millbrook Nursery, Treblers Road, Crowborough, TN6 3RP
Outline application for erection of up to fifteen dwellings including details of access and layout with all other matters reserved. *Amended details have been provided in relation to site access and site drainage 31/05/2022*

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

Clerk: Adam J Hardy, 3 Trinity Mews, Mill Crescent, Crowborough, East Sussex TN6 2QU

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REASON: The access to the site remains inadequate and has not been addressed by the amended details.

- b) **WD/2022/1001/F** - Crown House, Sham Farm Road, Eridge Green, **TN3 9JD**
Ground floor single storey rear and side extension, dormer to roof, external works to include a swimming pool and repurposing of existing outhouses.

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

- c) **WD/2022/1189/F** - Yew Tree Farm, Yew Tree Lane, Rotherfield, **TN6 3QP**
First floor extension to the rear wing of the property. Conversion of the garage to habitable accommodation. Alterations to the doors and windows. New porch. New cowl to the Oast.

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

- d) **WD/2022/1131/F** - Station Cottage, Spout Hill, Town Row, Rotherfield, **TN6 3QX**
Replacement of first floor flat roof with the addition of two 1200 x 800mm roof lights.

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

- e) **WD/2022/0417/O** - Danefield Farm, Eridge Road, Boars Head, Crowborough **TN6 3HD**
Demolition of two existing outbuildings and the construction of 2 no. Dwellings together with new double garage to serve the existing house.

Cllr Martin declared a personal interest as he knows the applicants.

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

REASON: Inappropriate development in a rural location unjustified in the location shown.

Cllr Martin abstained from voting on this application.

- f) **WD/2022/1032/FR** - The Old Apple Orchard Farm, Gillridge Lane, Crowborough, **TN6 1UR**
Retrospective application for conservation ponds.

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

REASON: Inappropriate development in a rural area on agricultural land.

Cllr Wickenden abstained from voting as Pond Warden for the parish.

- g) **WD/2022/1036/F** - Nailsea, Hosmers Field, Rotherfield, TN6 3JD
Proposed single storey side & front extensions.

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

- h) **WD/2022/1283/F** - Loft Cottage, New Road ,Rotherfield, TN6 3JP
Single storey 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.

- i) **WD/2022/1059/F** - The Old Riding School, Bicycle Arms Road, Rotherfield, Crowborough TN6 3QE
Installation of solar panels outside of residential curtilage.

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

3. TO RECEIVE THE FOLLOWING FROM WEALDEN DISTRICT COUNCIL.

i. Decision notices.

- **WD/2021/1805/MFA** – Court Farm, Rotherfield Road, Rotherfield, TN6 3HH
Minor material amendment to WD/2016/1608/MAJ (erection of a new farmstead (dwelling, farm office, storage barn and covered cattle barn) in substitution of extant permissions WD/1989/3225/O, WD/2004/1001/RM, WD/2014/1568/FA and WD/2014/2240/OA) involving variation of condition 16 to enable alterations to the roof of the dwelling and the elevations of the storage barn.

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

- **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.

A **COMMENT** was made by this committee and the application was **WITHDRAWN** by the applicant.

- **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.

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

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- **WD/2022/0987/F** - Quern, Mill Lane, Mark Cross, TN6 3PL
Extension to front porch.

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

- **WD/2022/1278/OH** - Land On The South-East Side Of Western Road, Crowborough.
To install a new pole and stay wire and an additional stay wire to pole 266324. Pole 266323 will be removed.

NO COMMENT was made by this committee and the application was **APPROVED** by Wealden District Council.

- **WD/2017/0246/O** - Land R/O St Peter's R.C. Church, St Peter's Mead, Rotherfield, TN6 3TP
Erection of up to 9 dwellings with associated access and car parking.

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

Response to the Parish Council: *The comments of the Parish Council are welcomed and have been carefully assessed by officers in the consideration of this case. The current local plan policy for affordable housing is Policy AF1 of the Affordable Housing Delivery Local Plan 2016 That Policy seeks a contribution of 35% affordable housing on developments of 5 or more. The Council is not in a position to seek 100% affordable housing. Officers are recommending that 3 affordable housing units are provided in accordance with Policy AF1.*

ii. Planning correspondence.

- An email had been received from the Wealden Parish Cluster North enquiring what topics councillors would like to receive training about. **Clerk** to reply to email.
- An email had been received from the Rotherfield Protection Group asking for a meeting to understand the council's position within the Wealden Overdevelopment Group of parish councils. **Clerk** to reply and invite members to attend the 13th September Planning & Building Committee meeting.

iii. Any Enforcement, Conservation or appeal matters

No updates received.

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

Tuesday 2nd August 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.

- Cllr Kitchenham asked that the council meeting schedule be sent to Inspector Buck, who was due to attend the 19th July Highways, Lighting & Transport Committee, so a new date can be fixed. **Clerk** to organise a new date for a meeting.

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- Cllr Kitchenham expressed concerns regarding development along Yew Tree lane opposite the Cuckoo Line Stores. **Clerk** to raise issue with Wealden Enforcement.
- Cllr Wickenden asked the Clerk to investigate the planning conditions around the Walshes Road development. An original decision contained a promise of a new car park in the area which has not been constructed yet.
- Clerk reported that he had asked East Sussex Highways to fill in the holes and resurface the Milk Lodge laybys.
- Clerk reminded councillors that it was important to copy him into all email correspondence.

Chair declared the formal business of the meeting closed at: **20:18**

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