



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 23RD AUGUST 2022
IN THE PARISH COUNCIL ROOM AT ROTHERFIELD VILLAGE HALL AT 19:30**

PRESENT

Cllr D Hiles (Chair)
Cllr G Watson-Smith
Cllr J Kitchenham

Cllr B Johnstone
Cllr N Wickenden
Cllr R Harris

Cllr A Martin
Cllr P Beach

COUNCILLORS ABSENT

None

ALSO PRESENT

Adam Hardy (Parish Clerk), Cllr J Richardson & one member 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 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.

None.

d) To resolve that the Minutes of the meeting of this Committee held on Tuesday 2nd August 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/2022/1766/F** - Rotherfield Stores, Church Road, Rotherfield, TN6 3LG
Conversion of existing residential storage building to be an independent dwelling.

It was **AGREED** that the committee would make no comment as the Council are soon to become sole trustee of the neighbouring property.

- b) **WD/2022/1767/LB** - Rotherfield Stores, Church Road, Rotherfield, TN6 3LG
Conversion of existing residential storage building to be an independent dwelling.

It was **AGREED** that the committee would make no comment as the Council are soon to become sole trustee of the neighbouring property.

- c) **WD/2022/1378/F** - Saxonbury Farm, Tunbridge Wells Road, Mark Cross, TN6 3PA
Conversion of farm buildings into 3 no. Residential units and ancillary accommodation for 1 unit. Proposed alterations to site access.

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

REASON: The committee recommends refusal on the grounds of road safety issues associated with the site both during construction and after completion.

- d) **WD/2022/1907/F** - Willow Bank, Yew Tree Lane, Rotherfield, TN6 3JB
Demolition of conservatory, two storey side extension, first floor side extension.

Cllr Wickenden declared an interest in this application as his property directly neighbours the application site. He recused himself from voting on this application.

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/2022/1971/F** - Sycamore, Rotherfield Road, Crowborough, East Sussex, TN6 3HH
Partial demolition and extension of existing bungalow and ancillary outbuildings amended detached car barn/on-site parking & new vehicular access.

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

- f) **WD/2022/1217/F** - Shannon House, Eridge Road, Boars Head, Crowborough TN6 3HD
Single-storey side addition.

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

- g) **WD/2022/2024/FR** - 2 Warren Farm Cottage, The Barn, Warren Farm Lane, Eridge, TN3 9JR
Retrospective application for change of use of annexe currently approved as garage/workshop and art studio to ancillary accommodation.

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

- h) **WD/2022/2043/F** - Foot Tracks, Burnt Oak Road, Stone Cross, Crowborough, TN6 3SJ
Insertion of dormer window on front (west) elevation. Insertion of bay windows in place of garage doors external alterations.

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/2022/2074/F** - Stonehouse Farm, Brickyard Lane, Mark Cross, TN6 3QN
Single storey side extension on south elevation.

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

- j) **WD/2022/0584/F** - Hourne Farm, Eridge Road, Crowborough, TN6 2DZ
Erection of a building for storing timber.

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

- k) **WD/2022/1900/F** - Spring Cottage, Eridge Road, Steel Cross, Crowborough, TN6 2XA
Re-siting of a pole barn previously approved under WD/2022/0454/F.

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 REVIEW THE COUNCIL'S RESPONSE TO APPLICATION WD/2022/1718/MFA - WEALDEN FARM, HADLOW DOWN ROAD, CROWBOROUGH, TN6 3SA.

Following a motion submitted by Cllrs Johnstone, Harris & Martin this application had been called in for reconsideration.

A member of the public addressed the committee speaking against the application.

It was **RESOLVED** to change the committee's recommendation to Wealden District Council to **REFUSAL**.

REASONS: The committee recommends refusal on the grounds of the proposed harm to the AONB. The committee has reason to believe that previous planning application determinations have been ignored on the site. The committee would further point out that it is aware of apparent Animal Welfare concerns and RSPCA action on the site. We would ask that the Planning Officer take these into consideration when making a determination.

4. TO RECEIVE THE FOLLOWING FROM WEALDEN DISTRICT COUNCIL.

i. Decision notices.

- **WD/2022/1573/F**– Uplands, New Road, Rotherfield, TN6 3JR
New dormer roof to en-suite bathroom replacement of former garden store.

Recommended for **APPROVAL** by this committee and **APPROVED** by Wealden District Council.
- **WD/2022/1283/F**- Loft Cottage, New Road, Rotherfield, TN6 3JP
Single storey rear extension.

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

Recommended for **APPROVAL** by this committee but **WITHDRAWN** by the applicant.
- **WD/2022/1059/F** - The Old Riding School, Bicycle Arms Road, Rotherfield, Crowborough, TN6 3QE
Installation of solar panels outside of residential curtilage.

Recommended for **APPROVAL** by this committee and **APPROVED** by Wealden District Council.
- **WD/2021/2402/F** - Land Opposite Ashley Lodge, Ashley Road, Town Row, Rotherfield, TN6 3PW
Demolition of existing stables and store, erection of a detached dwellinghouse with associated access and landscaping.

Recommended for **REFUSAL** by this committee but **APPROVED** by Wealden District Council.
- **WD/2021/2306/MAJ** - Land at Mayfield Road, Rotherfield, TN6 3LT
Development of 21 dwellings (including affordable housing) with associated open space, access, parking, drainage, landscaping and other associated works, including works to Mayfield Road.

Recommended for **REFUSAL** by this committee and **REFUSED** by Wealden District Council.
- **WD/2021/1524/F** - Bird View, Steep Road, Crowborough, TN6 3RX
Detached single garage and garden shed.

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

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

- WD/2021/1407/F - Owlsbury Park Stud, Hadlow Down Road, Crowborough. Provision of mobile home for applicants use to live on site. Temporary consent for three years.

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

- 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.

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

ii. Planning correspondence.

- A letter had been received from Bowles Outdoor centre regarding the application: WD2022/1448/F this had been shared with councillors.
- An email had been received from a resident of Gillridge Lane requesting the council take notice of development taking place without planning permission. It was agreed that the Clerk would enquire if Wealden Enforcement were aware of any development in this area. **Clerk** to contact Wealden Enforcement.

iii. Any Enforcement, Conservation or appeal matters

- Clerk reported that he had received no updates on current enforcement actions.
- Clerk reported that no response had been received from Stacey Robbins regarding the lack of enforcement across the parish.

5. DISCUSS THE COUNCIL'S POSITION IN THE WEALDEN TOWN/PARISHES GROUP AGAINST OVERDEVELOPMENT.

- It was agreed that Cllr Martin & Cllr Harris would be responsible for updating the committee and public on the Council's position within this group.
- It was emphasised that the purpose of the group is to influence planning policy, particularly a reduction in housing numbers, and not to object to individual applications or developments.

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

Tuesday 13th September 2022 in the Parish Council Room at Rotherfield Village Hall.

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

- Clerk reminded councillors that the Parish Council Meeting on Thursday 25th August would take place at Eridge Village Hall – starting at 19:45.

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Chair declared the formal business of the meeting closed at: **20:43**

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