



Working for the Community in Rotherfield, Mark Cross,  
Eridge Green, Boarshead and surrounding areas

**MINUTES OF A MEETING OF ROTHERFIELD PARISH COUNCIL  
HELD ON TUESDAY 4<sup>TH</sup> OCTOBER 2022  
IN THE PARISH COUNCIL ROOM AT ROTHERFIELD VILLAGE HALL AT 19:30**

**PRESENT**

|                               |                  |               |
|-------------------------------|------------------|---------------|
| Cllr R Harris (Chair)         | Cllr L Buck      | Cllr A Martin |
| Cllr B Johnstone (Vice-Chair) | Cllr N Wickenden | Cllr P Beach  |
| Cllr J Kitchenham             | Cllr D Hiles     |               |

**COUNCILLORS ABSENT**

Cllr J Cahan

**ALSO PRESENT**

Adam Hardy (Parish Clerk) & 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 J Richardson, Cllr L Henrick, Cllr P Kember & 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.**

None

**d) To resolve that the Minutes of the meeting of this Committee held on Thursday 29<sup>th</sup> September 2022 be taken as read, confirmed as a correct record, and signed by the Chair.**

Clerk reported that these minutes were not yet ready for adoption and should be held over until the next meeting of the Council.

*Cllr Harris asked Cllr Hiles to Chair the Planning & Building Committee part of the meeting.*

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

- a) **WD/2021/0614/O** - Land Adjoining Fairfields Farm, Argos Hill, Rotherfield TN6 3QH  
Proposed demolition of barn and erection of 5 no. detached houses with garages.

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

### REASONS:

- Insufficient supporting information on the application.
- The proposed development is poorly placed in terms of sustainable transport modes due to the lack of non-car travel choices for residents and would therefore be contrary to para 104 and 106 of the National Planning Policy Framework 2021

- b) **WD/2022/2052/LB** - Salters, Station Road, Rotherfield, TN6 3HR  
Repairs to roof, including retiling using original and salvaged tiles, refixing slate roof with original slates, fitting fascia vent and eave felt, new lead flashing to stacks and new lead hip, to point and flaunch top of chimney stack and do new cement work to hip and ridge of roof.

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

- c) **WD/2022/2043/F** - Foot Tracks, Burnt Oak Road, Stone Cross, Crowborough, TN6 3SJ  
Conversion of internal garages to include bay windows in place of garage doors. Replacement of two rooflights on west elevation with a dormer window and the replacement of one window on the east elevation with a door and window. **Amended description**

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

- d) **WD/2022/2191/FR** - Sleepy Cottage, South Street, Rotherfield, TN6 3LR  
Part retrospective application for partial demolition of front boundary wall to allow parking to front of property and proposed new crossover.

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

### REASONS:

- The property is situated behind the South Street Bus Stop.

**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**

- Vehicles that are now parked on the property stick out over the pavement onto the highway.
- The proposal would lead to increased traffic hazards on the B2101 by reason of the inadequate visibility at the proposed access and would therefore be contrary to para 111 of the National Planning Policy Framework 2021.

The Council would **REQUEST** a condition that the wall is reinstated should the application be refused.

- e) **WD/2022/1820/F** - Frenches, Tunbridge Wells Road, Rotherfield, TN6 3NS  
Conversion of existing double garage with store/office over, into a private residential dwelling.

A resolution for refusal was brought by Cllr Wickenden; on a vote of 3/5 this resolution fell.

It was **RESOLVED** on a vote of 5/3 to recommend to Wealden District Council that this application be **APPROVED**. The Council had no further comments on this application.

- f) **WD/2022/1821/LB** - Frenches, Tunbridge Wells Road, Rotherfield, TN6 3NS  
Conversion of existing double garage with store/office over, into a private residential dwelling.

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

- g) **WD/2022/2359/LB** - Saxonbury Tower, Eridge Green, Tunbridge Wells, TN3 9JA  
Addition of telecommunications apparatus comprised of 2No. 0.3m transmission dishes and the replacement of an existing cabinet.

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

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

#### i. Decision notices.

- **WD/2022/0274/F** – 8 THE FORSTAL, ERIDGE GREEN, TN3 9JX  
Single storey rear extension, incorporating the existing outbuilding and internal remodelling.

Recommended for **APPROVAL** by this committee but **WITHDRAWN** by the applicant.

- **WD/2022/0880/F** - 24 Court Meadow Close, Rotherfield, TN6 3LW  
Construction of 3 no. New dwellings.

**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**

Recommended for **REFUSAL** by this committee and **WITHDRAWN** by the applicant.

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

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

*Response to the Parish Council: The modest ponds are visually discreet in the AONB landscape. The WDC Biodiversity Officer confirms that they provide biodiversity net gain.*

- **WD/2022/1514/F** - Dewland Cottage, Cottage Hill, Rotherfield, TN6 3JN  
Single storey extension, new dormer windows for loft conversion, new roof lights and alterations to property.

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

- **WD/2022/1696/LB** - Stone Mill Farm, Dewlands Hill, Rotherfield, TN6 3RU  
Retiling of existing roof, reusing existing plain clay tiles together with matching second-hand tiles and new fittings.

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

- **WD/2022/1753/F** - 1 Brook Cottages, Burnt Oak Road, Burnt Oak, Crowborough, TN6 3SD  
Revised application following approval of application WD/2021/1357/F. Single storey side & rear extension to existing single unit dwelling, removal of existing external store.

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

## ii. Planning correspondence.

None

## iii. Any Enforcement, Conservation or appeal matters

- Notification had been received from Wealden District Council Enforcement that they are investigating the construction of a drive off of Farmland in the Danegate area.

## 4. RECEIVE NOTIFICATION OF PLANNING RECOMMENDATIONS MADE UNDER DELEGATED POWERS.

- a) **WD/2021/1682/F** - Merlins, Yew Tree Lane, Rotherfield, TN6 3QP  
Demolition of existing dwelling and replace with a 4 bedroom dwelling

It was **RESOLVED** to recommend (on a vote of 4/3) to Wealden District Council that this application be **APPROVED**. Councillors had no further comments on the application.

**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**

- b) **WD/2022/1802/F** - Haywards Grange, Steep Road, Crowborough, TN6 3RX  
Replacement of existing outbuildings.

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

*Cllr Harris chaired the meeting from this point onwards.*

## **5. TO RECEIVE AN UPDATE REGARDING ROTHERFIELD MEMORIAL INSTITUTE & RESOLVE A PROVISIONAL MANAGEMENT COMMITTEE.**

Documents related to this motion had been circulated to Councillors ahead of the event.

Clerk explained that the current Trustees will meet on the 13<sup>th</sup> October to agree to pass a motion that will pass the trusteeship to the Rotherfield Parish Council resulting in the resignation of all current trustees.

It was **RESOLVED** to approve the following Management Committee for the Rotherfield Institute to come into effect on the 14<sup>th</sup> October 2022:

|                                    |   |
|------------------------------------|---|
| Co-Chairs                          | Cllr Paul Beach<br>Cllr Beverley Johnstone (Ex-Officio)   |
| Rotherfield Parish Council Members | Cllr Robert Harris (Ex-Officio)<br>Cllr Adrian Martin<br>Cllr Janice Richardson<br>Cllr David Hiles |
| Community Members                  | Mrs Vicky Cheeseman<br>VACANT<br>VACANT<br>VACANT   |

It was **AGREED** that the Council would seek further Community Members for the Management Committee after the transfer of the Trusteeship.

It was noted that the Clerk, Cllr Harris & Cllr Johnstone would attend the meeting on the 13<sup>th</sup> October 2022.

## **6. TO APPROVE A GRANT TO THE WEALDLINK BUS SERVICES.**

It was **RESOLVED** to make a grant of £1,500.00 to Wealdlink Bus Services. **Clerk** to contact Wealdlink and make arrangements for payment of the grant.

## **7. TO RECEIVE AN UPDATE FOLLOWING A SITE VISIT ON THE A26 ERIDGE TRAFFIC MANAGEMENT MEASURES FOR THE A26 BOARS HEAD AND ERIDGE.**

A report had been circulated ahead of the meeting, which included a summary of a meeting with East Sussex Highways which took place on the 4<sup>th</sup> October 2022.

It was agreed that this project would be most effective if it could be done in conjunction with Frant Parish Council which has jurisdiction over part of the area of the A26 where residents would like to see speed and traffic management measures introduced. They are due to discuss this at their meeting on the 19<sup>th</sup> October 2022. Cllrs Buck, Kitchenham and Johnstone would like to attend this meeting. **Clerk** will inform the Clerk of Frant Parish Council that the Councillors will be attending.

**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** to commission East Sussex Highways to proceed with official data gathering along the A26 if Frant Parish Council agrees to proceed with pursuing traffic management measures for this area.

A further update on this matter will be received at the next Parish Council Meeting. **Clerk** to add an item to agenda of the 27<sup>th</sup> October Parish Council Meeting.

#### **8. TO RECEIVE NOTICE OF THE DATE OF THE NEXT MEETING OF THE COUNCIL.**

- |                                 |  |
|---------------------------------|--|
| • Planning & Building Committee | Tuesday 25 <sup>th</sup> October 2022  |
| • Full Council Meeting          | Thursday 27 <sup>th</sup> October 2022 |

#### **9. TO RECEIVE DETAILS OF ANY URGENT ISSUES FOR NOTING OR INCLUSION ON FUTURE AGENDAS.**

- Cllr Kitchenham asked that an item be placed on the next Recreation & Burial Committee agenda for the extension of the post and rail fence at Hornshurst Burial Ground. **Clerk** to add an item to the 11<sup>th</sup> October Recreation & Burial Committee meeting agenda.
- Cllr Harris raised the issue of the dangerous wall on a property in the top section of Station Road. Clerk confirmed that this had been raised as an urgent matter with Wealden District Council Building Control. **Clerk** to chase Wealden District Council Building Control so that they understand the urgency of the Council's concerns.

Chair declared the formal business of the meeting closed at: **20:58**

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