



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

**Jan31 MINUTES OF A MEETING OF THE PLANNING AND BUILDING COMMITTEE
HELD ON TUESDAY 6TH DECEMBER 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 R Harris

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 for absence had been received from Cllr G Watson-Smith,

It was **RESOLVED** that the 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 Harris declared an interest in items 2d and 2e on the agenda.
- Cllr Hiles declared an interest in item 2c on the agenda.
- Cllr Martin declared an interest in item 2f on the agenda.
- Cllr Kember declared an interest in item 2g on the agenda.

d) To resolve that the Minutes of the meeting of this Committee held on Tuesday 15th November 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 will be signed at the next meeting of the Committee or Council.

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

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

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- a) **WD/2022/2942/F** - Land Adjoining 24 Court Meadow Close, Rotherfield, Crowborough, TN6 3LW
Construction of two new dwellings.

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

REASON: It is overdevelopment of the site with insufficient access for emergency and waste vehicles. The committee recommends that Wealden District Council approach East Sussex Highways to look again at the site as it considers its current consultation response insufficient.

- b) **WD/2022/2881/F** - Goose Eye, Castle Hill, Rotherfield, TN6 3RR
The creation of a new single-storey extension, accommodating a new kitchen and utility room with an internal floor space of 39 square metres. Conversion of the existing garage (31 square metres) to form an en-suite bathroom and living room.

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/2022/2933/FR** - The Knapp, Catts Hill, Mark Cross, TN6 3NH
Retrospective application for dormers and side staircase to garage approved under WD/2021/0563/F with continued ancillary residential use, and proposed change from five bar entrance gate to solid entrance gate.

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/2022/1163/F** - 7 South Street, Rotherfield, TN6 3LP
External alterations to the front and rear elevation, including internal alterations.

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

Cllr Harris abstained from voting on this application.

- e) **WD/2022/1164/LB** - 7 South Street, Rotherfield, TN6 3LP
External alterations to the front and rear elevation, including internal alterations.

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

Cllr Harris abstained from voting on this application.

- f) **WD/2022/3040/F** - The Derry, Sylvan Valley, Station Road, Rotherfield, TN6 3HU
Proposed residential conversion of existing barn.

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

Cllr Martin abstained from voting on this application.

- g) **WD/2022/2984/FR** - Rendlye Farm, Sandhill Lane, Boars Head, TN3 9LP
Retrospective consent for agricultural and timber/forestry storage barn.

It was **RESOLVED** to recommend to Wealden District Council, on a vote of 4/2, that this application be **APPROVED**.

Cllr Kember abstained from voting on this application.

- h) **WD/2022/3047/F** - Orange Cottage, Bletchinglye Lane, Rotherfield, TN6 3NN
Addition of a freestanding non-permanent garden room.

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/2022/3053/F** - Swirrell Edge, Church Road, Rotherfield, TN6 3LA
Extensions to existing outbuildings/ garage to create 2-bedroomed residential annex to main dwelling.

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

Cllr Martin abstained from voting on this application.

- j) **WD/2022/3010/F** - St Denys Lodge, Eridge Lane, Rotherfield, TN6 3JU
Extensions and remodelling.

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.

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i. Decision notices.

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

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

Response to Parish Council: *Revisions were made to the design of the proposal in consultation with the Council's Senior Heritage Officer to address their concerns. This has resulted in a scheme that is considered more sympathetic to the character of the original property by allowing the vertical emphasis of the property and first floor windows to be more clearly visible, and the roof slope of the existing side extension is to be retained.*

- **WD/2022/0775/MRM**– Orchid Riding Centre, Walshes Road, Crowborough, TN6 3RE
Reserved matters pursuant to outline permission WD/2020/0734/MAO (outline planning application (all matters reserved except for means of access) for the redevelopment of land for the erection of up to 150 homes (including 35% affordable homes) and formal and informal open space, including play areas).

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

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

Recommended for **APPROVAL** by this committee but the applications was subsequently **WITHDRAWN**.

- **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 one rooflight on west elevation with a dormer window and the replacement of one window on the east elevation with a door and window.

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

- **WD/2022/1448/F** – Rendlye Farm, Sandhill Lane, Boars Head, TN3 9LP
Re-build of fire destroyed brewery building.

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

- **WD/2022/0635/LBR**– Rose Cottage, South Street, Rotherfield, TN6 3LP
Retention of internal alterations which include relocation of kitchen & living room together with alterations to existing door openings.

Recommended for **APPROVAL** by this committee but **REFUSED** by Wealden

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District Council.

- **WD/2022/2226/FR**- Gill Wing Farm House, Groombridge Lane, Eridge, TN3 9LA
Retrospective application to change the use of existing annexe/extension to Gill Wing Farm House to a separate dwellinghouse with access and parking.

Recommended for **APPROVAL** by this committee but **REFUSED** by Wealden District Council.

Response to Parish Council: *The Parish Council support is noted. However, the site is situated beyond any development boundary in an unsustainable location where restrictive countryside policies apply to new housing. There are no special or exceptional circumstances in this case that would lend support to the subdivision of this existing dwelling to form two dwellings.*

ii. Planning correspondence.

- A letter had been received from a resident of St Peters Mead regarding the construction of the new development and the protection and safety of residents.

Clerk had investigated and discovered that the Construction Plan for the development has been submitted to Wealden District Council and is awaiting approval. The proposed Construction Plan contains the following working construction hours:

Proposed site hours will be:

Monday to Friday - 8:00am - 5:00pm
Saturday - 8:00am - 1:00pm
Sunday - No working
Public Holidays - No working

'High impact activities' will be carried out 9:00am - 12:30pm and 2:00pm - 5:30pm Monday to Friday only.

Clerk to reply to resident with the information presented to Wealden District Council.

iii. Any Enforcement, Conservation or appeal matters

Clerk reported the decision of Appeal for the following application:

- **APP/C1435/W/21/3288314**- Land North of Catts Hill, Bletchinglye Lane, Town Row, Rotherfield, TN6 3NL
The development proposed is erection of four x3-bed dwellings and two x4-bed dwellings accessed off Catts Hill together with parking and landscaping.

Recommended for **REFUSAL** by this committee and Wealden District Council and the appeal was dismissed by the inspectorate.

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

Tuesday 20th December 2022 in the Parish Council Room at Rotherfield Village Hall.

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

- Cllr Kember reported a decision that Rother District Council had made on an application where it had not met the NPPF requirement to move to a low carbon energy infrastructure for the future. He believed that the Council should start to make recommendations based on carbon usage in development.

Considered under delegated powers as per Committee Terms of Reference:

- **WD/2022/2973/F** - Old Well Cottage, North Street, Rotherfield, TN6 3LZ
Replacement conservatory (identical size/design to existing).

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

Chair declared the formal business of the meeting closed at:

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