



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 14<sup>TH</sup> MARCH 2023  
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 R Harris

Cllr A Martin  
Cllr P Snelling

**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.**

None

**d) To resolve that the Minutes of the meeting of this Committee held on Tuesday 21<sup>st</sup> February 2023 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/2023/0075/F - Yew Tree Cottage, Yew Tree Lane, Rotherfield, TN6 3QP**  
Change of use of first floor storage area in barn to use as a home office

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

- b) **WD/2021/1256/FR** - 3 North Street, Rotherfield, TN6 3LY  
Front garden wall.

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

**REASONS:**

- The design is inappropriate in comparison to other garden walls in North Street.
- The bricks used are in a poor state and concrete mortar has been used rather than lime.

Cllr Johnstone and Cllr Snelling abstained from voting on this application.

- c) **WD/2021/1257/LBR** - 3 North Street, Rotherfield, TN6 3LY  
Front garden wall.

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

**REASONS:**

- The design is inappropriate in comparison to other garden walls in North Street.
- The bricks used are in a poor state and concrete mortar has been used rather than lime.

Cllr Johnstone and Cllr Snelling abstained from voting on this application.

- d) **WD/2023/0510/F** - Tubwell Farm, Tubwell Lane, Crowborough, TN6 3RQ  
Removal of lean-to and replaced with two storey side extension and 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.

- e) **WD/2023/0387/FA** - Sycamore, Rotherfield Road, Crowborough, TN6 3HH  
Variation of condition 3 of WD/2022/1971/F (partial demolition and extension of existing bungalow and ancillary/ outbuildings, amended detached car barn/ on site parking & new vehicular access) to provide first floor bedroom and bathrooms.

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.

- f) **WD/875/CM** - Water Treatment Works, Redgate Mill Lane, Eridge, East Sussex, TN3 9LT  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(ENGLAND) ORDER 2015 - The installation of 2no. Low Voltage Assembly (LVA) kiosks  
required to automate ferric dosing in order to meet ammonia limits in final treated  
effluent in accordance with revised site permit requirements.

It was **RESOLVED** to recommend to East Sussex County 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/2023/0126/F**– Quern, Mill Lane, Mark Cross, TN6 3PL  
Single-storey rear extension.

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

- **WD/2022/3189/F**- Owlsbury Depot, Hadlow Down Road, Crowborough,  
TN6 3RG  
Demolition of existing pole barn and shed buildings and the erection of a  
new B8 storage building.

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

#### *Response to the Council:*

*The Parish Council's comments and concerns are noted. However, as a point of clarity, the application proposes the demolition of the existing pole barn plus two rows of shed buildings and the erection of a new storage building as a replacement for these buildings, to be positioned over the footprint of the existing pole barn to be removed. This is not considered to result in overdevelopment of the site and in fact will consolidate a lot of the existing haphazard development that currently exists on site by replacing existing unsightly buildings with a modern fit-for-purpose secure storage building. There have been no neighbour objections received in relation to this application. This building would be of a very similar design to the recently approved application in June 2022 for a replacement and extended industrial building on the adjacent site, which by contrast will be much larger than this proposed building, and to which the Parish Council recommended approval.*

- **WD/2022/3175/MFA**- Court Farm, Rotherfield Road, Rotherfield, TN6 3HH  
Variation of condition 2 of WD/2021/1805/MFA (minor material amendment to WD/2016/1608/MAJ). To extend the time allowed to complete the works.

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

**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**

- **WD/2022/2816/PO**- Sussex Country Gardener, Mark Cross, Crowborough TN6 3PJ  
Modification of section 106 agreement dated 9 October 2007 attached to planning permission WD/2003/1710/F (the erection of extensions to existing buildings (823 sq.m.), the erection of open-sided canopies (511 sq.m.), the extension of an open sales area, the extension of the existing car park and the laying out of an overflow car park and HGV turning area. All for use as a garden centre) to allow for the removal of all references to percentages of floor space as set out under the restrictions.

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

- **WD/2018/0318/LB**- Freshfields And Rose Cottage, South Street, Rotherfield, TN6 3LP  
Demolition of rear single storey extension and construction of rear extensions to both cottages to increase internal accommodation to 2 x 4 bedroomed residential dwellings, including the provision of new conservation rooflights to new bedrooms in existing roof space.

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

- **WD/2018/0317/F**- Freshfields And Rose Cottage, South Street, Rotherfield, TN6 3LP  
demolition of rear single storey extension and construction of rear extensions to both cottages to increase internal accommodation to 2 x 4 bedroomed residential dwellings, including the provision of new conservation rooflights to new bedrooms in existing roof space.

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

## ii. Planning correspondence.

- An email had been received from the owner of the garages to the rear of Rotherfield Car Sales, saying that this site would not be up for sale in the future and wished this to be recorded in these minutes. Further representation had been made by residents that the Old Barn on the same site was not available and the owner did not wish to be approached. The Clerk confirmed that this site had not been passed on as a possible site for Almshouses.

## iii. Any Enforcement, Conservation or appeal matters

- Clerk reported that the agreed conditions to avoid enforcement action from Wealden District Council had not yet been completed at Milk Lodge Farm. Wealden have given the owners a small extension to complete the works before moving forward with any further enforcement. Councillors and Clerk will continue to monitor and await further updates from Wealden.
- Blackdon Hill Caravan – Clerk had asked Cllr Obbard for an update. It was agreed that the new owner of the site could be contacted to see if they had plans to remove the old mobile home.

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**4. CONSIDERATION OF REPRESENTATION TO WEALDEN DISTRICT COUNCIL REGARDING PREMISES LICENCE APPLICATION PMV CAFE, ERIDGE STATION, GROOMBRIDGE LANE, ERIDGE, TN3 9LE**

The Committee noted the application and has no objections.

Cllr Martin abstained from voting on this item.

**5. TO RECEIVE NOTICE OF DATE OF NEXT MEETING OF THIS COMMITTEE.**

Tuesday 4<sup>th</sup> April 2023 in the Parish Council Room at Rotherfield Village Hall.

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

- Cllr Kitchenham reported that the junction at Station Road and Chant Lane had been marked out for repairs.
- Clerk reminded Councillors concerned that there was a Coronation planning meeting at 7:30pm on Thursday 16<sup>th</sup> March in the Parish Council Room at Rotherfield Village Hall.
- Cllr Kember gave his apologies for 30<sup>th</sup> March Parish Council meeting and 4<sup>th</sup> April Planning & Building Committee. **Clerk** to note.

Chair declared the formal business of the meeting closed at: **20:08**

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