



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 16th MAY 2023
IN THE PARISH COUNCIL ROOM AT ROTHERFIELD VILLAGE HALL AT 19:30**

PRESENT

Cllr D Hiles (Chair)
Cllr P Kember (Vice-Chair)

Cllr B Johnstone
Cllr J Kitchenham

Cllr R Harris

COUNCILLORS ABSENT

None

ALSO PRESENT

Adam Hardy (Parish Clerk) & 4 members of the public.

1. TO RECEIVE THE FOLLOWING: -

a) Public Forum:

None

b) Apologies for absence (LGA 1972 s85):

Apologies for absence had been received from Cllr A Martin and Cllr P Snelling.

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 Johnstone declared an interest in item 2b as she owns a neighbouring property.
- The Clerk reminded Councillors that the Council has an interest in items 2k and 2l as they are the Sole Custodian Trustee of the neighbouring building.

d) To resolve that the Minutes of the meeting of this Committee held on Tuesday 25th April 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/2023/0998/F** - St Peters R C Church, St Peters Mead, Rotherfield, TN6 3TP
Erection of 8 dwellings (use class c3), with access, parking, informal open space, landscaping and other associated works.

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

REASONS: The already approved application WD/2017/0246/O is suitable for the site as it would ensure the required percentage of affordable housing which is required in this locality.

- b) **WD/2023/0099/O** - Hideaway, Tubwell Lane, Crowborough, TN6 3RJ
Redevelopment of the site to provide 6 no. Detached dwellings and the retention and conversion of the existing property to provide 3 no. Dwellings, including alterations to the existing vehicular access and closure of the second access onto Tubwell Lane.

Cllr Johnstone confirmed that she would participate in the debate but would not vote on this item.

1 member of the public addressed the Committee speaking against the application.

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

REASONS:

- No tree survey had been included as part of the supporting documentation this would have been useful to the Parish Council in making a recommendation.
- Inadequate plans for the water, sewage disposal and drainage system proposed for the site.
- The plans submitted with the application appear inaccurate.
- Overdevelopment of a site within the AONB.
- Highways and access concerns regarding volume and frequency of traffic that would result from development of this site.

- c) **WD/2023/0793/F** - Goose Eye, Castle Hill, Rotherfield, TN6 3RR
Refurbishment of existing house to include the conversion of the existing garage to form an en-suite bathroom, living room and utility space. Replacing existing windows with double-glazed units in metal frames, some openings to be slightly enlarged, and replacement cladding. ***Amended description.***

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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/2023/1000/F** - Old Apple Orchard Farm, Gillridge Lane, Crowborough, TN6 1UR
Extension to existing agricultural storage barn.

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/2023/1091/F** - Marsons Croft, Station Road, Rotherfield, TN6 3HU
Single storey rear extension to replace 1930's extension.

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/2023/1116/LB** - Marsons Croft, Station Road, Rotherfield, TN6 3HU
Single storey rear extension to replace 1930's extension.

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/2023/1106/F** - Foxlees, North Street, Rotherfield, TN6 3LX
Erection of 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.

- h) **WD/2023/1081/F** - Seven Bishops, Catts Hill, Mark Cross, TN6 3NQ
Proposed triple garage with home office above.

Cllr Kitchenham declared an interest in this application as he is a close neighbour.

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/2023/1136/F** - Merlins, Yew Tree Lane, Rotherfield, TN6 3QP
Demolition of existing dwelling and construction of new chalet/bungalow.

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/2023/1137/F** - Milk Lodge Farm, Church Road, Rotherfield, TN6 3LA
Garage/workshop with home office over.

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

REASONS: The proposed building is too dominant for this site which sits in the AONB on the approach to the Rotherfield Village.

- k) **WD/2023/0036/F** - Rotherfield Stores, Church Road, Rotherfield, TN6 3LG
Construction of single storey office and replacement store incorporating extension of height of boundary wall. Replacement roof to porch.
Amended plans received due to the changes to the scheme to involve an extension of the boundary wall.

It was **RESOLVED** to make **NO COMMENT** on this application.

- l) **WD/2023/0037/LB** - Rotherfield Stores, Church Road, Rotherfield, TN6 3LG
Construction of single storey office and replacement store incorporating extension of height of boundary wall. Replacement roof to porch.
Amended plans and description due to the changes to the scheme to involve an extension of the boundary wall.

It was **RESOLVED** to make **NO COMMENT** on this application.

3. TO RECEIVE THE FOLLOWING FROM WEALDEN DISTRICT COUNCIL.

i. Decision notices.

- **WD/2023/0629/LB** – Saxonbury Tower, Eridge Green, TN3 9JA
remove 3no. Antennas within GRP shroud at a maximum height of 21.5m to be replaced with 3no. Antennas fixed within retained GRP shroud at a maximum height of 21.5m together with ancillary development thereto.

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

- **WD/2023/0628/F**- Saxonbury Tower, Eridge Green, TN3 9JA
Remove 3no. Antennas within GRP shroud at a maximum height of 21.5m to be replaced with 3no. Antennas fixed within retained GRP shroud at a maximum height of 21.5m together with ancillary development thereto.

NO COMMENT was made by this committee but **REFUSED** by Wealden District Council.

- **WD/2023/0465/F**- Mistral, Clackhams Lane, Jarvis Brook, Crowborough TN6 3RN
New fenestrated dormer roof extension to eastern elevation and rooflight to northern elevation. Demolition of existing conservatories and replacement with two new extensions to the rear. Changes to fenestration. (amendment to WD/2022/0276/F).

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

- **WD/2023/0722/F**- Bramley Cottage, Town Row Green, Rotherfield, TN6 3QU
Construction of a garden room.

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

- **WD/2021/0385/LB** - Warren Farm, Warren Farm Lane, Eridge Green, TN3 9JG
Demolition of the modern farm buildings and conversion of the curtilage listed buildings (to include some extension and alterations) to provide 6 no. Dwellings with parking provision and soft landscaping.

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

- **WD/2021/0384/F** - Warren Farm, Warren Farm Lane, Eridge Green, TN3 9JG
Demolition of the modern farm buildings and conversion of the curtilage listed buildings (to include some extension and alterations) to provide 6 no. Dwellings with parking provision and soft landscaping.

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

ii. Planning correspondence.

- The Clerk reported that he had received numerous communications regarding the planning applications for Land at Court Farm, Rotherfield.

iii. Any Enforcement, Conservation or appeal matters

- Clerk reported that he had contacted Wealden Enforcement for an update on the Milk Lodge/Bluebell Farm Site. They are investigating the works taking place on site and why the new access has not been closed and restored to hedgerow as agreed in their initial visit.

4. TO CONSIDER & DISCUSS THE PROPOSED DIVERSION OF PUBLIC FOOTPATH ROTHERFIELD 27

1 Member of the public addressed the committee speaking against the proposed diversion.

It was **RESOLVED** to recommend to East Sussex County Council Rights of Way that this application be **REFUSED**.

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REASONS: The length of the footpath is nearly doubled by this diversion and will result in a significant change to a historical public footpath.

Clerk to write to East Sussex County Council Rights of Way team with the recommendation of the Committee.

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

Tuesday 6th June 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.

- Consider and make recommendation under delegated powers on application:
WD/2022/2946/F - Highwell House, Steep Road, Crowborough, TN6 3RX
Proposed solar panel array and extension to existing plant room.

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

Chair declared the formal business of the meeting closed at: **20:41**

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