



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 6TH JUNE 2023
IN THE PARISH COUNCIL ROOM AT ROTHERFIELD VILLAGE HALL AT 19:30**

PRESENT

Cllr D Hiles (Chair)

Cllr P Kember (Vice-Chair)

Cllr P Snelling

Cllr B Johnstone

Cllr J Kitchenham

Cllr R Harris

Cllr A Martin

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):

None

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 item 3b & 3c as he knows the applicant.

d) To resolve that the Minutes of the meeting of this Committee held on Tuesday 16th May 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. REVIEW AND AGREE COMMITTEE TERMS OF REFERENCE.

It was **RESOLVED** that the Committee Terms of Reference did not require amendment and will be reviewed in one year's time.

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

- a) **WD/2023/1067/F**- Boars Head Farm, Boars Head Road, Boars Head, Crowborough TN6 3GR

Conversion of part of existing building to form a dwelling.

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/2023/1165/F** - Bletchinglye Farm, Bletchinglye Lane, Rotherfield, TN6 3NN
Replacement of 1no woodburning stove including stainless steel flexible flue liner and cowl and installation of 2no additional wood burning stoves including stainless steel flexible flue liner.

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/2023/1166/LB** - Bletchinglye Farm, Bletchinglye Lane, Rotherfield, TN6 3NN
Replacement of 1no woodburning stove including stainless steel flexible flue liner and cowl and installation of 2no additional wood burning stoves including stainless steel flexible flue liner.

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/2023/1285/FA** - Boars Head Golf Club, Eridge Road, Boars Head, TN6 3HD
Variation of condition 12 of WD/2018/2320/MAJ (demolition of driving range and associated infrastructure; erection of new building for use as events space (class d2 use) with managers flat (in lieu of that permitted as part of WD/2010/0306/FE); landscaping and access together with the retention of the golf course and retained clubhouse building on a private hire basis only by those hiring the proposed conference and events centre) to amend the hours when live/amplified music can be played.

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

- e) **WD/2023/1256/FR** - Sycamore, Clackhams Lane, Crowborough, TH6 3HH
Replacement Ancillary Building.

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 wished it to be recorded that he abstained from voting on this application.

- f) **WD/2023/1387/F** - Farthings, Yew Tree Lane, Rotherfield, TN6 3QP
Single storey front, side and rear extensions and associated works. Change of external materials. Proposed entrance gates.

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

4. TO RECEIVE THE FOLLOWING FROM WEALDEN DISTRICT COUNCIL.

i. Decision notices.

- **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.

Recommended for **APPROVAL** by this committee and **APPROVED** by Wealden District Council.
- **WD/2022/3010/F**- St Denys Lodge, Eridge Lane, Rotherfield, TN6 3JU
Extensions and remodelling.

Recommended for **APPROVAL** by this committee and **APPROVED** by Wealden District Council.
- **WD/2022/1613/LB**- Hamsell Farm, Eridge Road, Eridge, TN3 9LL
Alterations to main dwellinghouse to include roof lights, porch, replacement window and internal alterations, alterations to barn to include internal alterations for ancillary domestic use of the building and conversion of existing outbuildings to create two self-contained guest suites.

Recommended for **APPROVAL** by this committee and **APPROVED** by Wealden District Council.
- **WD/2022/1612/F**- Hamsell Farm, Eridge Road, Eridge, TN3 9LL
Alterations to main dwellinghouse to include roof lights, porch, replacement window and internal alterations, alterations to barn to include internal alterations for ancillary domestic use of the building and conversion of existing outbuildings to create two self-contained guest suites.

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

ii. Planning correspondence.

- Clerk reported that he had received the following update from Wealden District Council regarding Milk Lodge Farm:

"The owners have recently submitted a planning application for a garage/workshop on the residential curtilage of this property, ref.

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

Tel: 07969512099. **Email:** clerk@rotherfieldparishcouncil.co.uk

Parish Council Website: www.rotherfieldparishcouncil.co.uk **Twitter** [@rotherfieldpc](https://twitter.com/rotherfieldpc) and on **Facebook**

WD/2023/1137/F. We have advised that they are also about to submit applications for extensions to the dwelling (to house the whole family and remove the statics) with a proposed extension to the residential curtilage, because the existing one they consider to be very small for the property. They are additionally intending to submit an application for a storage barn on the land adjacent which will include retention of the gated entrance into the layby for land related vehicles only, however this is a bit further in the future. In the meantime they have installed temporary blocking up of the access with a tree trunk. If the application to retain the entrance and for the storage building is refused, then they have advised they will discuss taking appropriate steps to more permanently stop this access up."

It was **AGREED** that the Clerk should write to the Wealden Enforcement Team and raise the access issue again as the Council consider it unsatisfactory that as per original communications, the hedgerow has not been restored or planning permission sought for access onto the classified road. **Clerk** to write to Wealden Enforcement Team.

- Clerk reported that he had received copies of objections to the Court Farm Development made by the Rotherfield Protection Group.

iii. Any Enforcement, Conservation or appeal matters

- Appeal Decision:
APP/C1435/W/22/3291486 - The Stables, Gillridge Lane, Orznash, Crowborough TN6 1UR

Recommended for **REFUSAL** by this Committee, **REFUSED** by Wealden District Council and the appeal was **DISMISSED** by the Planning Inspectorate.

5. TO RECEIVE AND CONSIDER A QUOTE FOR INSTALLATION OF CORONATION BENCHES AT THE RECREATION GROUND ON BEHALF OF THE RECREATION & BURIAL COMMITTEE.

Documents had been circulated to Councillors ahead of the meeting.

Cllr Martin suggested that the quote was very high for the works proposed and asked if the Chair of Recreation & Burial Committee or another Councillor had accompanied the contractor. Cllr Harris confirmed that Cllr Turner and he had met the Contractor onsite.

Cllr Martin asked if the work spec for the quotation was the same as when he was asked to quote for the job last year. Cllr Harris confirmed that the following had been given as a specification:

- Two benches in the playground and the one next to the flag are to be installed on concrete bases to take account of concrete under the feet of anyone who sits on the bench. Benches are to be secured to a base.
- The bench behind goals are to be secured to concrete pads.
- All waste is to be removed any wood is to be taken to the Millennium Green.

Cllr Martin replied that this was a different specification from the one he prepared, based on rubber matting underneath the benches.

It was **AGREED** that at least one further quote was required based on the same specification for concrete bases. **Clerk** to arrange for a further quotation. **Clerk** to add item to the 29th June Parish Council Meeting for consideration.

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

Tuesday 27th June 2023 in the Upper Room of Rotherfield Memorial Institute

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

- Cllr Kember asked if it would be possible to invite the new Leader of Wealden District Council to come and address the Council on planning policy. Cllr Johnstone asked if it would be possible to work with Wealden to achieve smaller-sized and affordable/low-cost housing units within the parish. **Clerk** to write to the Leader of Wealden District Council and invite them to attend a Parish Council Meeting.
- Clerk reminded Councillors that the Internal End of Year audit was due to take place on Wednesday 7th June 2023
- Clerk reported that he had not yet received any co-option applications for the two vacancies within the Parish.

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

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