



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 27<sup>TH</sup> JUNE 2023  
IN THE UPPER HALL OF ROTHERFIELD MEMORIAL INSTITUTE AT 19:30**

**PRESENT**

Cllr D Hiles (Chair)

Cllr P Kember (Vice-Chair)

Cllr B Johnstone.

Cllr P Snelling

Cllr J Kitchenham

Cllr R Harris

Cllr A Martin

**COUNCILLORS ABSENT**

None

**ALSO PRESENT**

Adam Hardy (Parish Clerk), Cllr P Turner (Rotherfield Parish Council) & 1 member of the public.

**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.**

None

**d) To resolve that the Minutes of the meeting of this Committee held on Tuesday 6<sup>th</sup> June 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/2023/1457/OH-** Land at Inchreed Farm, The Granary & Doggetts, Hadlow Down Road, Crowborough, TN6 3SA

To install low and high voltage underground cable across land at Doggetts, the Granary & Inchreed to allow removal of low and high voltage overhead line spans. To install

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terminal HV pole support for the existing overhead line and install a compact substation site.

The Committee **NOTED** the application but **RESOLVED** to make **NO COMMENT** to Wealden District Council.

- b) **WD/2023/1286/F** - Boars Head Golf Club, Eridge Road, Boars Head, TN6 3HD  
Change of use of existing golf course from private facility to pay and play course; and alterations to internal access road.

It was **RESOLVED** to recommend to Wealden District Council that this application be **APPROVED**. The Committee supports the development of business within the parish.

- c) **WD/2023/1450/F** - Bramley Cottage, Town Row Green, Rotherfield, TN6 3QU  
Construction of a single storey rear lobby/porch and the construction of a garden wall.

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/2023/1144/F** - Lynne's Organic Farm, Limekiln Forest Road, Rotherfield, TN3 9LQ  
Proposed dwelling for seasonal worker accommodation/holiday let.

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

**REASONS:** There is no agricultural justification for the development at this site.

- e) **WD/2023/1473/F** - Danefield Farm, Eridge Road, Boars Head, TN6 3HD  
Phased development of 2no. Self build dwellings with 3no. Detached double garages.  
Retention of existing dwelling with demolition of existing farm buildings.

Cllr Martin declared an interest in this item as he knows the applicant and indicated he would not vote.

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

**REASONS:** Inappropriate development in a rural location unjustified in the location shown.

- f) **WD/2023/1461/F** - 8 The Forstal, Eridge Green, Tunbridge Wells, TN3 9JX  
Single storey extension to the rear of the house.

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/2023/7503/T** - SF On Boars Head Road, Eridge Road, Jcn Boars Head Road, Crowborough, TN6 3GR  
Proposed base station installation upgrade.

The Committee **NOTED** the application but **RESOLVED** to make **NO COMMENT** to Wealden District Council.

- h) **WD/2023/1523/F** - The Old Cottage, Tunbridge Wells Road, Mark Cross, TN6 3PP  
Summerhouse.

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/2023/1212/F** - Rose Cottage, Mill Lane, Mark Cross, TN6 3PJ  
Kitchen extension.

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.

#### i. Decision notices.

- **WD/2023/0971/LBR**– Weleirs, Town Row Green, Rotherfield, TN6 3QU  
Retrospective like for like replacement of the existing block thatch ridge and thatch. Using exactly the same materials (e.g. water reed) and design.

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

- **WD/2023/0572/F**- High Cross House, Bicycle Arms Road, High Cross, Rotherfield, TN6 3QE  
Erection of new entrance hall, alterations to the existing roof form with additional gable element and glazing. Relocation of existing first floor window and single storey side/rear extension accommodating a gym.

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



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- **WD/2022/1378/F**- Saxonbury Farm, Tunbridge Wells Road, Mark Cross, TN6 3PA  
Conversion of farm buildings into 3 no. Residential units and ancillary accommodation for 1 unit. Proposed alterations to site access.

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

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

Recommended for **REFUSAL** by this committee and **REFUSED** by Wealden District Council.

### ii. Planning correspondence.

- Clerk reported that he had received the first stage of the consultation on the New Local Plan from Wealden District Council. An item will be added to the 18<sup>th</sup> July Planning & Building Committee to agree a response. **Clerk** to add item to the 18<sup>th</sup> July Planning & Building Committee agenda.

### iii. Any Enforcement, Conservation or appeal matters.

- **Consider making a further enforcement report for Court Farm House.**

It was **RESOLVED** that further representation would be made to Wealden Enforcement on the following points:

- 1) Non-compliance of agricultural residencies
- 2) Non-compliance with S106 agreement
- 3) Disparity between agreed planning permission and the west elevation of the property.

**Cllr Johnstone** in conjunction with the **Clerk** to prepare representation to Wealden Enforcement.

Cllr Martin wished his concern noted that if we pursued the S106 argument with enforcement the owners of the site may seek to remove the agreement entirely.

- **Enforcement Correspondence on Gimbles, Argos Hill**

*Documents had been circulated to Councillors ahead of the meeting.*

Clerk reported on the representation received by a resident and the response from Wealden District Council. Wealden Enforcement had stated that they are content that no breach of planning had occurred regarding recent works on the site. However, there was a possibility that a change of usage had taken place, and this would be investigated.

It was **RESOLVED** to reconsider any representation after Wealden Enforcement had investigated the usage of the site.

#### **4. CONSIDER ADOPTING A PLANNING POLICY STATEMENT ON THE SUSTAINABLE WATER SUPPLY AND SEWAGE NETWORK ON ALL FUTURE PROPERTY DEVELOPMENT IN THE PARISH.**

*Documents had been circulated to Councillors ahead of the meeting.*

It was **RESOLVED** on a **vote of 5/2** to accept the following motion:

The Parish Council is extremely concerned at the recent failures on the part of South East Water to maintain an adequate supply of water to large parts of the Rotherfield Parish. Parts of the Parish have faced no or low water pressure on a number of occasions in recent years and the properties at Cottage Hill are particularly badly affected with some households being without water for over five days in the latest outage. This has an adverse effect on the health and wellbeing of our residents, and in addition, we have a large number of older vulnerable people in the parish which makes the situation even more serious.

Climate change projections point to wetter warmer winters and hotter dryer summers with the World Meteorological Organisation expecting temperatures to reach new records in the next five years. After a very wet winter, with March being one of the wettest on record, South East Water has stated that the lower level of stored water held locally was a consequence of just six weeks of warm and dry weather in May and June, with little or no rainfall. During this period, they saw demand for water increase across their area. They have advised that there are good supplies of raw water in their reservoirs and underground aquifers but the amount of stored treated water they had available for drinking had reduced steadily which resulted in this prolonged period of no or low water pressure.

South East Water has been unable to maintain an adequate supply of water to our existing residents. In light of this and the increasing impact of climate change, it is proposed that Rotherfield Parish Council resolve that they will not be able to recommend any material increase in the housing stock in the parish until a sustainable long-term solution is in place.

The Parish Council request that Wealden District Council support this decision when considering any new build planning applications in the parish.

**Clerk** to write to Wealden District Council and inform them of the Council's decision to accept this motion.

Cllr Martin and Cllr Kitchenham wished their objections to this motion to be recorded in the minutes.

It was suggested that a further policy should be considered regarding waste water in the parish.

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

Tuesday 18<sup>th</sup> July in the Upper Hall at Rotherfield Memorial Institute.

Cllr Hiles gave his apologies for this meeting.

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

None

Chair declared the formal business of the meeting closed at: **20:36**

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