# MINUTES OF A MEETING OF THE PLANNING AND BUILDING COMMITTEE HELD ON TUESDAY 29<sup>TH</sup> AUGUST 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 J Kitchenham

Cllr B Johnstone Cllr R Harris

#### **COUNCILLORS ABSENT**

None

# **ALSO PRESENT**

Adam Hardy (Parish Clerk) & 1 member of the public.

- 1. TO RECEIVE THE FOLLOWING:
  - a) Public Forum:

None

b) Apologies for absence (LGA 1972 s85):

Apologies had been received from Cllr Adrian Martin

It was **RESOLVED** that the reason 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 8<sup>th</sup> August 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.
  - **WD/2023/1959/O** Fairfields Farm, Tunbridge Wells Road, Rotherfield, TN6 3QH Proposed demolition of barn and erection of 5 no. Detached houses with garages

A motion was put to recommend refusal on the same objection listed in the East Sussex Highways report dated 15<sup>th</sup> August 2023. On a **vote of 1/5** this motion **fell.** 

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

# **REASONS:**

- The committee had highway safety concerns about the proposed access onto the junction of Yew Tree Lane.
- **b) WD/2023/1909/FR** Cherry Orchards, Gillridge Lane, Crowborough, TN6 1UR 2x storage containers.

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

It was **RESOLVED** that the Committee were **UNABLE TO COMMENT** as notice had not been served on a neighbouring property who owns the access. The Committee is unable to make a recommendation at this stage and request that the application be bought again for comment once notice has been served.

C) WD/2023/0036/F - Rotherfield Stores, Church Road, Rotherfield, TN6 3LG Construction of single storey office and replacement store. Replacement roof to porch. Amended design.

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

**d) WD/2023/0037/LB** - Rotherfield Stores, Church Road, Rotherfield, TN6 3LG Construction of single storey office and replacement store. Replacement roof to porch. *Amended design.* 

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

**e) WD/2023/2066/F** - Meadow Prospect, Clackhams Lane, Crowborough, TN6 3RN New front entrance gate with associated brick piers and bin store..

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

# **REASONS:**

- The proposed application is out of keeping with the rural character of the area.
- **f) WD/2023/2067/F** Little Wild Bees, Castle Hill, Rotherfield, TN6 3RR Proposed Infill Extension Below First Floor Cantilever And Changes To Existing Rear Windows.

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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.

**9) WD/883/CM** - Lower Ashwood Farm, Eridge Road, Crowborough, East Sussex, TN6 2DZ TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 - Retrospective application to regularise the continued use of the site as a waste recycling and transfer facility for inert waste.

It was **RESOLVED** to make **NO COMMENT** on this application as it will regularise the situation.

### 3. TO RECEIVE THE FOLLOWING FROM WEALDEN DISTRICT COUNCIL.

- i. Decision notices.
  - WD/2023/1212/F— Rose Cottage, Mill Lane, Mark Cross, TN6 3PJ Kitchen extension.

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

- WD/2023/1136/F- Merlins, Yew Tree Lane, Rotherfield, TN6 3QP Demolition of existing dwelling and construction of new chalet/bungalow. Recommended for APPROVAL by this committee and APPROVED by Wealden District Council.
- **WD/2022/1164/LB** 7 South Street, Rotherfield, TN6 3LP External alterations to the front and rear elevation, including internal alterations and re-roofing of the property.

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

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

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

• **WD/2021/2984/F** - Leighwood, Catts Hill, Mark Cross, TN6 3NH Demolition of existing conservatory and erection of single storey side extension.

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

 WD/2023/1823/F - Bird View, Steep Road, Crowborough, TN6 3RX Erection of garden/store room to replace previously approved store under WD/2021/1524/F.

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

 WD/2023/1795/F- Willow Bank, Yew Tree Lane, Rotherfield, TN6 3JB 2 storey side extension to north elevation, first floor extension to south elevation, rear single storey extension, demolition of existing conservatory, new cladding to first floor.

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

• WD/2023/1670/F- Milk Lodge Farm, Church Road, Rotherfield, TN6 3LA Extensions to dwelling and associated increase in residential curtilage.

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

• WD/2023/1620/F- Land Adjacent to Coolain, Spout Hill, Town Row, Rotherfield, TN6 3QX Erection of detached dwelling with associated access and landscape.

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

WD/2023/0318/F- 12 The Forstal, Eridge Green, TN3 9JX
 Proposed two storey side extension and open oak framed front porch.

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

 WD/2022/3055/F- Renby Lake Barn, Land North-East Of Forge Road, Eridge, TN3 9LG
 Erection of a caretaker's house for necessary full-time security and maintenance of fishing lakes and landscape, and associated garage/store and pond with solar panels.

Recommended for **REFUSAL** by this Committee and the application was **WITHDRAWN**.

# ii. Planning correspondence.

- An email had been received asking if the Council would publish some information on Article 4 Directions with regard to permitted development rights. The Committee felt this was the responsibility of the planning authority and planning officer. **Clerk** to write to resident explaining the Committee's position.
- iii. Any Enforcement, Conservation or appeal matters.

None

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

Tuesday 19<sup>th</sup> September 2023 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 Johnstone alerted Councillors to an article in the Guardian Newspaper regarding a Government U-Turn on water conditions for the development of new housing.

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