



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 19<sup>TH</sup> SEPTEMBER 2023  
IN THE PARISH COUNCIL ROOM AT ROTHERFIELD VILLAGE HALL AT 19:30**

**PRESENT**

Cllr D Hiles (Chair)

Cllr P Snelling

Cllr B Johnstone

Cllr P Kember (Vice-Chair)

Cllr J Kitchenham

Cllr A Martin

**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 R Harris

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 29<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.**

**a) WD/2023/2032/F - Forge Cottage, Groombridge Lane, Eridge, TN3 9LA**

Reconfigure and extend the existing single-storey rear extension to forge cottage to create a living space suitable for a wheelchair user, including a bedroom with ensuite & dressing/ storage area, and internal renovations.

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

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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.

- b) **WD/2023/2133/F** - Peeps, Peeps Lane, Rotherfield, TN6 3JH  
Conversion of part garage and first floor store to annexe.

It was **RESOLVED** to recommend to Wealden District Council that this application be **APPROVED** subject to a Section 106 Agreement being placed on the property stating that the garage building cannot be detached from the main property for sale as separate accommodation.

- c) **WD/2023/2148/F** - Cherry Hill, Eridge Road, Boars Head, TN6 3HE  
Alterations to rear first floor dormer.

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/2023/2158/F** - Holme Park, Bicycle Arms Road, High Cross, Rotherfield, TN6 3QE  
Internal alterations and the installation of air conditioning unit.

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/2023/2159/LB** - Holme Park, Bicycle Arms Road, High Cross, Rotherfield, TN6 3QE  
Internal alterations and the installation of air conditioning unit

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/2023/2167/FA** - Merlins, Yew Tree Lane, Rotherfield, TN6 3QP  
Variation of condition 2 of WD/2023/1136/F (demolition of existing dwelling and construction of new chalet/bungalow) to amend tile hanging on front and rear elevations and dormers to be cladding.

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/2023/2226/F** - Old Court House, Wadhurst Road, Mark Cross, TN6 3NP  
Proposed 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.

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

#### i. Decision notices.

- **WD/2023/1653/F**– The Old Beech, Mayfield Road, Rotherfield, TN6 3LS  
Kitchen extension.  
Conservatory roof replacement.

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

- **WD/2023/1461/F**- 8 The Forstal, Eridge Green, Tunbridge Wells, TN3 9JX  
Single storey extension to the rear of the house.  
Recommended for **APPROVAL** by this Committee and **APPROVED** by Wealden District Council.

- **WD/2023/0778/F**- Swirrell Edge, Church Road, Rotherfield, TN6 3LA  
Extensions to existing outbuildings/garage to create 2-bedroomed residential annexe to main dwelling.

Recommended for **APPROVAL** by this Committee but **REFUSED** by Wealden District Council.

*Response to the Parish Council:*

*The Parish Council's comment of support for the application is noted. However, it is not expanded upon by any material planning reasons for providing such support. As explained within the Officer Report, the proposals are not considered supportable due to the size and scale of the annexe being tantamount to an independent dwelling, the adverse impact on neighbour amenity that would result and harm to the AONB.*

- **WD/2023/1285/MFA** - 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.

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

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

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

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

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

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

**ii. Planning correspondence.**

Clerk reported that he had been contacted by the Case Officer for application:  
WD/2023/1909/FR - Cherry Orchards, Gillridge Lane, Crowborough, TN6 1UR.

The Case Officer explained that as the property is adjacent to a bridleway there was  
no requirement to serve notice on the neighbouring property.

The Committee **RESOLVED** to make further representation recommending to  
Wealden District Council that this application be **REFUSED**.

**REASON:** The Area of Outstanding Natural Beauty is not enhanced or maintained  
by the installation of these shipping containers.

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

- ☐ It was reported that an oak tree had been felled on the boundary of Milk  
Lodge/Bluebell Farm. It was **AGREED** that the Clerk would contact Wealden  
Enforcement to see if permission was required to fell the tree. **Clerk** to  
contact Wealden District Council.

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

Tuesday 10<sup>th</sup> October 2023 in the Parish Council Room at Rotherfield Village Hall.

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

- ☐ Clerk reported that he had received correspondence from Gigaclear working for  
Openreach on the installation of fibre broadband. They require access to two  
telephone poles on the Recreation Ground. It was **AGREED** that access was  
approved. **Clerk** to sign and return letter.

Chair declared the formal business of the meeting closed at: **20:17**

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