



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 2ND APRIL 2024 IN THE UPPER HALL AT ROTHERFIELD MEMORIAL INSTITUTE AT 7:30 PM

PRESENT

Cllr D Hiles (Chair)

Cllr A Martin

Cllr R Harris

Cllr P Kember (Vice-Chair)

Cllr J Gosney

Cllr B Johnstone

COUNCILLORS ABSENT

Cllr P Snelling

ALSO PRESENT

Adam Hardy (Parish Clerk & RFO),

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 2c as he is a friend of the applicant.

d) To resolve that the Minutes of the meeting of this Committee held on Tuesday 12th March 2024 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 they were signed by the Chair.

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

a) **WD/2024/0076/F** – Heathfield Cottage, Town Row Green, Rotherfield, TN6 3QZ

Alterations to the existing garage to form a residential annexe and the erection of a first floor extension to the dwelling.

It was **RESOLVED** to recommend to Wealden District Council that this application be **APPROVED** subject to Section 106 agreement being put in place that would ensure the redeveloped garage cannot be sold off as a separate dwelling.

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

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

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- b) **WD/2024/0438/F** – Sylvan Valley, Station Road, Rotherfield, TN6 3HU
Proposed replacement of existing barn (with planning permission for residential use) with a new build detached house.

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

Reasons:

- The property is considered very large for the site's position in the High Weald National Landscape (formally AONB).
- The Council consider the additional traffic generated and access to and from the proposed property site to be hazardous.

- c) **WD/2024/0540/F** - 1 Cottage Hill, Rotherfield, TN6 3JL
Proposed single-storey side extension.

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/2024/0573/F** - Benchmark Barn, Benchmark Brewery, Groombridge Lane, Eridge. TN3 9LA
Change of use of an existing small 25 sq m building presently used as a microbrewery to a use incidental to the residential use of the adjoining residential property known as Benchmark 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/2024/0666/FR** - Rotherhurst Bungalow, Cottage Hill, Rotherfield, TN6 3JJ
Retrospective application for new garage.

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

3. TO RECEIVE THE FOLLOWING FROM WEALDEN DISTRICT COUNCIL.

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i. Decision notices.

- **WD/2024/0219/FA**– Merlins, Yew Tree Lane, Rotherfield, TN6 3QP
Variation of condition 2 and 10 of WD/2023/1136/F (demolition of existing dwelling and construction of new chalet/bungalow) changes to the glass used for the downstairs toilet window and en-suite as well as a change to the height of a window and the addition of solar panels to the southern roofslope.

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

- **WD/2024/0033/F**- Weleirs, Town Row Green, Rotherfield, TN6 3QU
Relocation of previously approved oil tank.

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

- **WD/2023/2891/FR** - Gimbles, Argos Hill Road, Mayfield, TN6 3QF
Retrospective change of use of an outbuilding into a tree surgeon's storage unit (use class b8 - storage and distribution) and the retention of a domestic workshop, together with the stationing of 2 no. Associated storage units, erection of rear extension to outbuilding and other associated works.

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

- **WD/2023/2450/LB** - 2 Church Cottages, Church Path, Rotherfield, TN6 3FD
Internal and external alterations.

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

- **WD/2023/2450/LB** - 2 Church Cottages, Church Path, Rotherfield, TN6 3FD
Internal and external alterations.

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

ii. Planning correspondence.

None

iii. Any Enforcement, Conservation or appeal matters.

Clerk reported that he had received the following appeal notification:

- **APP/C1435/W/23/3331870** - Lone Oak, Yew Tree Lane, Rotherfield, TN6 3QP
Retrospective application for siting of a lodge for temporary accommodation.

The Committee has recommend **REFUSAL** and decided to make no further representation.

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

Tuesday 23rd April at 7:30pm in the Upper Hall at Rotherfield Memorial Institute.

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

- Cllr Harris reported that there had been an increase in vehicles parking outside of St Denys; Church on the double yellow lines facing the incorrect direction. This is now taking place on a regular basis. **Clerk** to raise with Operation Crackdown.
- Cllr Johnstone asked for an update on the enforcement action relating to the knocked down wall and refused access at Sleepy Cottage, South Steet, Rotherfield and the cottage wall on North Street. **Clerk** to request an update from Wealden Enforcement.
- Cllr Kember and the Clerk wished to clarify the arrangements for the Extraordinary Public meeting on Tuesday 9th April to discuss the DRAFT Wealden Local Plan. The following actions were agreed:
 - **Cllr Kember** to write to Wealden District Council Planning, copying in the Clerk, and request the document summary of the Local Plan previously offered to him at another meeting.
 - **Clerk** to contact Cllr Jessika Hulbert and Cllr Michael Lunn (Wealden District Council) to confirm the agenda for the meeting.
 - **Clerk** to circulate agenda to Councillors once complete.
 - **Clerk** to advertise the meeting with a list of those Wealden District Councillors who will be attending.
 - **Clerk** to take an audio recording of the meeting.
 - **Clerk** to purchase a badge for Cllr Gosney.
 - **Clerk** to arrange for a roaming Mic to be available on the night of the meeting.
- Cllr Martin asked if it would now be possible to continue the Court Farm enforcement matter with regard to Court Farm. The barn is now believed to be partially occupied by residential rather than business which is believed to breach their planning permission. It was **AGREED** that the clerk should raise this again with enforcement. **Clerk** to raise with Wealden Enforcement.
- Cllr Harris informed the Committee that he had met with the new Chair of Rotherfield & Mark Cross Bonfire Society.

Chair declared the formal business of the meeting closed at: **20:48**

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

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