



Working for the Community in Rotherfield, Mark Cross, Eridge Green, Boarshead and surrounding areas

MINUTES OF A MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD ON TUESDAY, 28TH JANUARY 2025 IN THE PARISH COUNCIL ROOM AT ROTHERFIELD VILLAGE HALL AT 7:30 PM

PRESENT

Cllr D Hiles (Chair)
Cllr P Kember (Vice-Chair)
Cllr J Gosney

Cllr E Holmes-Cutting
Cllr B Johnstone

Cllr R Harris
Cllr P Beach

COUNCILLORS ABSENT

None.

ALSO PRESENT

One member of the public and Adam Hardy (Parish Clerk & RFO)

1. TO RECEIVE THE FOLLOWING: -

a) Public Forum:

- One member of the public addressed the Council raising concerns about an agricultural property that was now hosting Weddings. The member of the public understands that no change of use has been applied for. **Clerk** will investigate and update Councillors.

b) Apologies for absence (LGA 1972 s85):

Apologies had been received from Cllr P Snelling

It was **RESOLVED** to accept the reasons for apologies.

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 near neighbour of the property.

d) To resolve that the Minutes of the meeting of this Committee held on Tuesday 3rd December 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/2024/2794/F - Castle Hill Farm, Treblers Road, Rotherfield TN6 3RR

Conversion of 4 farm buildings to form a dwelling, 4 holiday letting units, and an ancillary. Communal building.

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

It was **RESOLVED** to recommend to Wealden District Council that this application be **REFUSED**. The Committee felt that an insufficient argument had been made in relating to Wealden Saved Policy

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DC7 which argues that conversion of rural buildings must first be considered for further agriculture or commercial use before residential development. The Committee also raised objections on the grounds of site access with surrounding roads not being suitable for the increase in traffic.

- b) **WD/2024/2755/LDE** - 2 Brook Cottages, Burnt Oak Road, Burnt Oak, Crowborough, TN6 3SD
Regularise timber frame extension, timber shed and raised patio

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

- c) **WD/2024/2788/FA** - 24 Court Meadow Close, Rotherfield TN6 3LW
Variation of conditions 8 & 10 of WD/2023/2388/F (construction of two new dwellings) to enable raising of building by 400mm, addition of single-storey front porch extension to both plots, internal alterations, alterations to fenestration and change from pitched roof to flat roof rear dormer.

It was **RESOLVED** to recommend to Wealden District Council that this application be **REFUSED**. The Committee felt that the planning application as approved was correct for the site. The variations would not be in keeping with the surrounding properties.

- d) **WD/2024/2947/FA** - Sylvan Valley, Station Road, Rotherfield TN6 3HU
Variation of condition 2 of WD/2024/0438/F (demolish existing barn (with planning permission for residential use) and replace with a new build detached house). To refer to a new set of application drawing numbers. The new drawings detail minor material amendments to the approved development.

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/2025/0046/F** - Ashleigh, Tunbridge Wells Road, Mark Cross, TN6 3PJ
Demolition of the existing single storey extension and erection of new single storey extension.

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

Cllr B Johnstone abstained from voting on this application.

- f) **WD/2024/2869/FA** - Leggsfield, Leggs Field Barn, Eridge Road, Boars Head, Crowborough TN6 3HE
Variation of condition 2 of WD/2024/1505/F (demolishment of the existing house and replacing it with a sustainable and eco-conscious self build family dwelling) to enable relocation and redesign of garage; amendments to window positions/sizes and facade materials; addition of rooflights to main house; removal of link between main house and studio and addition of new windows to studio; and internal alterations.

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

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3. TO RECEIVE THE FOLLOWING FROM WEALDEN DISTRICT COUNCIL.

i. Decision Notices.

- **WD/2024/2600/LDE** – Green Hedges Stud And Racing, Danegate, Mark Cross, TN6 3PA
The residential storage building was converted into a separate self-contained residential accommodation, known as a stud cottage, in January 2018 and has been used continuously as a residential dwelling since the 9th of August 2018, 4 years up to 25 April 2024 and continuously to the date of this application.

NO COMMENT was made by this Committee, and a Lawful Development Certificate was **ISSUED** by Wealden District Council.

- **WD/2023/2799/FR** - The Reading Room, Boars Head Road, Boars Head, Crowborough, TN6 3GR
Change of use from agricultural store to storage of classic cars.

Comment from Wealden District Council:

*“This application has now been found to be **INCOMPLETE** as it requires the applicant/agent to provide further details. As a result, you will not be able to view this application on our website until these details have been received, at which time a further letter will be sent to you advising of the revised timescale to submit comments.”*

ii. Planning correspondence.

The Clerk reported that he had received the Surface Water Management Policy document from Southern Water and was circulated to Councillors.

The Committee **NOTED** the policy document.

iii. Any enforcement, conservation or appeal matters.

Enforcement:

The Clerk reported that he had received correspondence regarding The Old Apple Orchard. The Case Officer is satisfied that the applicant is working towards making a fresh application. The Committee await the new application.

Conservation:

None.

Appeals:

- The Clerk reported that he had received notification of an appeal for:
Bluebell Farm, Church Road, Rotherfield, TN6 3LA.
Erection of a Replacement Dwelling.

The Committee **AGREED** no further representation was required from the Parish Council.

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- The Clerk reported that he had received notification of an appeal for:
Yew Tree House, Yew Tree Lane, Rotherfield, TN6 3QP
Partial demolition, conversion and extension of existing barn to form 3 bed dwelling with associated external alterations, access, parking and landscaping.

The Committee **AGREED** no further representation was required from the Parish Council.

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

Tuesday 18th February 2025 at 7:30 pm in the Parish Council Room at Rotherfield Village Hall.

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

- Cllr Holmes-Cutting reported that one of the new Surgery lights was shining all day. Cllr Harris said that we planned to have a meeting with the contractor to review light positioning and make necessary programming changes.

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

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

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