



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

MINUTES OF AN EXTRAORDINARY MEETING OF THE PARISH COUNCIL HELD ON TUESDAY 22ND APRIL 2025 AT 19:30 IN THE UPPER HALL AT ROTHERFIELD COMMUNITY HUB (MEMORIAL INSTITUTE)

PRESENT

Cllr R Harris (Chair)
Cllr B Johnstone (Vice-Chair)
Cllr D Hiles
Cllr J Richardson

Cllr P Snelling
Cllr P Turner
Cllr D Johnstone
Cllr P Beach

Cllr P Kember
Cllr J Gosney
Cllr E Holmes-Cutting

COUNCILLORS ABSENT

ALSO PRESENT

Cllr Michael Lunn (Wealden District Council), Adam J Hardy (Parish Clerk & RFO)
and 31 members of the public.

1. INTRODUCTION OF COUNCILLORS & OFFICERS.

The Councillors and Officers introduced themselves.

2. TO RECEIVE THE FOLLOWING: -

a) Public forum.

None.

b) Apologies for absence (LGA 1972 s 85).

Apologies for absence were received from Cllr L Buck, Cllr J Fryatt

It was **RESOLVED** that their reasons be accepted.

c) Declarations of personal, prejudicial, and disclosable pecuniary interests on items on the agenda and updates to members' register of interests.

- Cllr Paul Beach declared an interest in item 3i as he is a resident of New Road and owns a property that would be overlooked by the proposed development.
- Cllr Paul Turner declared an interest in item 3i as a resident of Horsegrove Lane an unadopted road off of New Road.

- Cllr P Kember declared an interest in item 3i as he is a resident of New Road and owns a property opposite the proposed development site. Cllr Kember referred Councillors to his standing interest in the members register with regard to the Planning Agents KLW.

d) Minutes of the Parish Council meeting held on Thursday, 27th March 2025, for approval as a true record.

It was **RESOLVED** that these were a true record of the meeting, and they were signed by the Chair.

3. TO CONSIDER INFORMATION AND MAKE RECOMMENDATIONS ON THE FOLLOWING PLANNING APPLICATIONS:

- i. WD/2024/2956/MAJ** - Highfields Farm, New Road, Rotherfield TN6 3JS
Demolition of stable and extension of existing bungalow. Demolition of agricultural buildings and erection of 10 no. Dwellings. Improvements to existing access, parking and landscaping.

Six people addressed the Council speaking against the application.

It was **RESOLVED** to recommend to Wealden District Council that this application be **REFUSED** for the following reasons:

- The development site is located in a prominent position in the High Weald National Landscape and would not conserve or enhance the landscape.
- The proposed development is outside of the local housing plan for the village of Rotherfield.
- The proposed development would dominate the landscape overbearing and overlooking neighbouring properties and amenities.
- Access to New Road, including parking on the junction, double yellow lines and solid white lines, is already a significant traffic issue within the village and the Council believes this would only increase with the addition of the proposed houses. The Council is disappointed that the East Sussex Highways Report has not yet been submitted and reserves the right to comment further on the application when this is received.
- The proposed visibility splay for entrance and access to the site fail to take into account that the hedgerow is owned by the adjacent properties and therefore the proposed site access cannot be considered a valid representation.
- The Council believes there is a lack of supporting information in the application on how Surface Water would be managed. New Road already suffers from flooding and believes the proposed development would exacerbate the problem.
- The Council believe that this development is not in the public interest for the residents of the Parish as it is the wrong type and size of development for this site.

A recorded vote was requested for this motion:

Cllr P Beach – Support the Motion
Cllr P Snelling - Support the Motion
Cllr D Johnstone - Support the Motion
Cllr P Turner - Support the Motion
Cllr J Richardson - Support the Motion
Cllr J Gosney - Support the Motion
Cllr E Holmes-Cutting - Support the Motion

Cllr B Johnstone - Support the Motion
Cllr P Kember - Support the Motion
Cllr D Hiles - Support the Motion
Cllr R Harris - Support the Motion

- ii. **WD/2025/0543/F** - Court Farm, Rotherfield Road, Rotherfield, TN6 3HH
Construction of a building that will house the pumps filters and associated equipment for the existing swimming pool transferring these items from the inadequate pit that they currently occupy.

It was **RESOLVED** to recommend to Wealden District Council that this application be **REFUSED**. The council recommend refusal in line with Wealden Saved Policy EN27 as the size of the development is very large for the intended purpose. No reference to a changing area has been made in the application title but exists on the plan.

- iii. **WD/2025/0707/F** - Tubwell Farm, Tubwell Lane, Crowborough, TN6 3RQ
Proposed 2 storey side extension.

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

- iv. **WD/2025/0820/F** - The Oaks, Argos Hill, Rotherfield, TN6 3QH
Two bay garage with garden store and first floor home office and guest bedroom.

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

- v. **WD/2025/0805/F** - Land North of Catts Hill, Town Row, Rotherfield
Conversion of existing stable block to form residential dwelling.

It was **RESOLVED** to recommend to Wealden District Council that this application be **REFUSED**. The Council felt that the development was inappropriate for the site and would neither enhance or conserve the High Weald National Landscape.

4. TO RECEIVE DATES FOR FORTHCOMING MEETINGS.

Date	Meeting	Venue
24 th April 2025	Parish Council Meeting	Mark Cross Community Centre
13 th May 2025	Planning & Environment Committee	Rotherfield Village Hall
13 th May 2025	Communications & Events Committee 8:15pm	Rotherfield Village Hall
29 th May 2025	Parish Council Meeting	Rotherfield Community Hub (Memorial Institute)

All meetings are at 7:30 pm unless otherwise stated.

5. REPORT DETAILS OF ITEMS AND ISSUES NOTIFIED TO THE CLERK IN ADVANCE OF THE MEETING FOR INVESTIGATION, FURTHER ACTION OR FOR FUTURE AGENDA.

- Cllr J Gosney asked what the Parish Council would want to be done with the Highfields Farm site. Cllr R Harris stated that the decision would be up to the owners of the site and if they had fresh ideas would most likely come to the Parish Council. Cllr J Gosney wondered if the Alms House Society that approached the Council in 2024 would be interested in the site. Cllr P Beach raised that the number of permissions granted but not started in Wealden was very high. Cllr B Johnstone said that the proposed New Wealden Local Plan took this into account but National Government Planning Policy had changed. Cllr R Harris drew the conversation to a close and moved the business on.
- Cllr E Holmes-Cutting asked if the Clerk could chase the streetlamp repairs for the Column 81 in Court Meadow. **Clerk** to chase East Sussex Highways.

Chair declared the meeting closed at: **20:36**

Signed: Chair..... Date