



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, 24TH JUNE 2025 IN THE PARISH COUNCIL ROOM AT ROTHERFIELD VILLAGE HALL AT 7:30 PM

PRESENT

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

Cllr E Holmes-Cutting
Cllr J Gosney

Cllr P Beach
Cllr B Johnstone

COUNCILLORS ABSENT

None.

ALSO PRESENT

Adam Hardy (Parish Clerk & RFO)

1. INTRODUCTION OF COUNCILLORS & OFFICERS

No members of the public were present.

2. TO RECEIVE THE FOLLOWING: -

a) Public Forum:

None.

b) Apologies for absence (LGA 1972 s85):

Apologies have been received from Cllr R Harris and Cllr P Snelling

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

Apologies had also been submitted by Cllr J Hulbert (Wealden District Council)

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

- Cllr Gosney declared a prejudicial interest in item 3b as he is a near neighbour of the application site. Cllr Gosney confirmed he would abstain from voting on this application.

d) To resolve that the Minutes of the meeting of this Committee held on Tuesday 3rd June 2025 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.

Last Update: Tuesday, 15 July 2025 11:03 AM

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

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

a) **WD/2025/1290/F - Whitehouse Oast, Blackdon Hill, Eridge Green, TN3 9HX**

Proposed conversion of garage to garden room.

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/2024/2678/F - Acorns, Yew Tree Lane, Rotherfield, TN6 3QP**

New built annex: pool house with demolition of existing pool house and erection of a pergola, plus associated works including extension to pool terrace.

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

The Committee had no further comments on the application.

c) **WD/2025/1337/F - 2 Brook Cottages, Burnt Oak Road, Burnt Oak, Crowborough, TN6 3SD**

Addition of black composite cladding to the side and rear elevations (part retrospective).

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/2025/1313/LDE - Burwood, Annexe at The Coach House, Bicycle Arms Road, High Cross, Rotherfield, TN6 3QE**

Certificate of lawfulness for existing use as a self-contained independent residential dwelling (Class C3).

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

e) **WD/2025/1358/F - Orchard Farm, Tubwell Lane, Crowborough, TN6 3RQ**

Erection of a dwelling and garage.

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

The development is outside of the agreed development boundary. The development is within the High Weald National Landscape and would not conserve or enhance it.

f) **WD/2025/1362/F - Old Tiles, Catts Hill, Mark Cross, TN6 3NH**

Demolition of existing single garage. New car port and single storey extension attached to existing house.

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/2025/1400/F - The Gate House, Eridge Road, Boars Head, TN6 3HD**

Demolition of existing detached garage and replacement with new timber framed garage with office to first floor.

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

The Committee had no further comments on the application.

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h) **WD/2025/1351/FA - Holly Cottage, The Forstal, Eridge Green, TN3 9JZ**

Variation of condition 2 and 3 of WD/2024/1684/F (proposed single-storey extension, reconfiguration of the internal/external arrangement of the existing house, home office/outbuilding, the demolition of an existing carport, bicycle storage, alterations to existing wall including addition of gate and minor landscaping works). Alternative position of out building and varied wording for condition 3 incorporating arboriculture method statement.

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

i) **WD/2025/1409/PO - Land Rear of St Peters Church, St Peters Mead, Rotherfield, TN6 3TP**

Modification of Section 106 agreement dated 15th October 2024 attached to planning permission WD/2023/0998/F (erection of 9 dwellings (use class c3), with access, parking, informal open space, landscaping and other associated works) to enable modification of the affordable housing contribution.

<https://planning.wealden.gov.uk/Planning/Display/WD/2025/1409/PO>

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

4. TO RECEIVE THE FOLLOWING FROM WEALDEN DISTRICT COUNCIL.

i. **Decision Notices.**

- **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 (phased development).

Recommended for **REFUSAL** by this Council but **APPROVED** by Wealden District Council.

- **WD/2024/0215/LB - Bletchinglye Farm, Bletchinglye Lane, Rotherfield, TN6 3NN**

Conversion of curtilage listed detached garage outbuilding to home office, gym, studio/domestic workshop/store and residential annexe (amended description).

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

- **WD/2024/0214/F - Bletchinglye Farm, Bletchinglye Lane, Rotherfield, TN6 3NN**

Conversion of curtilage listed detached garage outbuilding to home office, gym, studio/domestic workshop/store and residential annexe (amended description).

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

- **WD/2025/1067/F - Parklands, Yew Tree Lane, Rotherfield, TN6 3QP**

Single storey rear extension.

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

- **WD/2025/1043/F - The Old Pump House, Spout Hill, Town Row, Rotherfield, TN6 3QS**

Telescopic pool cover removed and replaced with new pool building.

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

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- **WD/2025/1047/F - Bird View, Steep Road, Crowborough, TN6 3RX**
Single storey extension.

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

- **WD/2025/1028/F - Heathfield Cottage, Town Row Green, Rotherfield, TN6 3QZ**
Single storey extension

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

- **WD/2025/0339/O - Land to The South of Boars Head Inn, Boars Head Road, Crowborough, TN6 3GR**
Outline application for erection of a single storey 2/3 bedroom dwelling cut into the site slope.

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

- **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.

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

- **WD/2025/1086/F - Bluebell Farm, Church Road, Rotherfield, TN6 3LA**
Change of use of land from paddock to residential.

Recommended for **APPROVAL** by this Council with conditions, but **REFUSED** by Wealden District Council.

ii. Planning correspondence.

- The Clerk reported that he had received an email from Wealden Planning regarding their recent constitutional changes to planning committees. Parish Clerks were invited to submit questions regarding the new Planning Minors and Planning Majors committee and how applications are delegated to them. The Clerk confirmed that he had submitted a question previously raised by this Committee – Are there any circumstances where an application site of less than ten housing units might go to the Planning Majors committee, particularly in relation to the conservation of High Weald National Landscape?

iii. Any enforcement, conservation or appeal matters.

Enforcement:

- The Clerk reported that he had received an email relating to continuing works at The Old Apple Orchard, Gillridge Lane. He has asked for an update from Wealden Enforcement.

Conservation:

None.

Appeals:

None.

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5. TO AGREE ON FIVE POINTS FOR THE COMMITTEE MEETING SUMMARY DOCUMENT.

1)	The delicate balance of buildings recognised as non-designated heritage assets and development. The Council supports the sympathetic development of the existing housing stock to make buildings appropriate for living in the 21 st century and will continue to lobby and support these types of applications.
2)	The Council are delighted to see support for Parish Council's recommendations around appropriate development for the High Weald National Landscape which must conserve or enhance the landscape otherwise should not be approved.
3)	The Council were pleased to see applicants taking note of consultee reports and making appropriate changes to applications. Holly Cottage made adaptations following receipt of their Arboriculture Report.
4)	<p>The Council often talks of CIL and SANGS and acronyms can be confusing for councillors, officers and parishioners alike. Here are some brief definitions:</p> <p>CIL (Community Infrastructure Levy) - The Community Infrastructure Levy (CIL) is a charge on new development which local authorities can introduce to help fund the infrastructure needed to support development.</p> <p>SANGS (Suitable Alternative Natural Green Space) - SANGS are designated green spaces designed to mitigate recreational pressure on protected areas by providing attractive alternative sites for visitors, particularly dog walkers.</p>
5)	Wealden District Council's success in obtaining a Grampian Condition on an application relating to sewage. A Grampian condition is a planning condition that prohibits development until a specific action, often related to off-site works or land not controlled by the applicant, has been undertaken. It essentially suspends the permission until the specified action is completed.

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

Tuesday 15th July 2025 at 7:30 pm in the Parish Council Room at Rotherfield Village Hall.

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

- Cllr Gosney asked if there was a way to revisit the placement of poor parking notices on illegally or inconsiderately parked vehicles. The Clerk confirmed he was already looking into this, and an item would appear on the next Highways, Lighting & Transport Committee agenda.

The Chair declared the formal business of the meeting closed at **20:51**

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

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