



# 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, 5<sup>TH</sup> AUGUST 2025 PARISH COUNCIL ROOM AT ROTHERFIELD VILLAGE HALL AT 7:30 PM

### PRESENT

Cllr D Hiles (Vice-Chair)  
Cllr P Beach

Cllr B Johnstone  
Cllr J Gosney

Cllr R Harris  
Cllr J Richardson

### COUNCILLORS ABSENT

None.

### ALSO PRESENT

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

## 1. INTRODUCTION OF COUNCILLORS & OFFICERS

The Councillors and Officers introduced themselves to the members of the public.

## 2. TO RECEIVE THE FOLLOWING: -

### a) Public Forum:

None.

### b) Apologies for absence (LGA 1972 s85):

Apologies have been received from Cllr P Kember and Cllr E Holmes-Cutting

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.

None.

### d) To resolve that the Minutes of the meeting of this Committee held on Tuesday 15<sup>th</sup> July 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.

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

### a) WD/2025/0980/FR - Green Hedges Farm, Danegate, Mark Cross, Crowborough, TN6 3PA

Retrospective application for gallops for training professional race horses and vehicle hardstanding area for one vehicle.

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**.

*Last Edit: Tuesday, 26 August 2025 - 8:46 AM*

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

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The development is inside the High Weald National Landscape and does not improve or enhance the landscape. In fact, as this is a retrospective application, the damage has already taken place and is in conflict with NPPF paragraphs 189-190.

The proximity of the development results in harm to the setting of the Grade II listed hall house.

The surfacing of the gallops, shredded waste carpet, is an illegal surface which introduces persistent pollutants and microplastics into the environment.

The development blocks an access field gate to a neighbouring property and byway.

**b) TM/2025/0186/TPO - Feldings, Church Road, Rotherfield TN6 3LD**

Tree work as per schedule within tree preservation order (Rotherfield) no 81, 1989

The Clerk explained that he had brought this matter to the Council's attention as one of the trees concerned borders the Old Parish Cemetery owned and managed by Rotherfield Parish Council.

It was **RESOLVED** to make a comment to Wealden District Council insisting that Tree 1 not be felled but rather the canopy lifted to allow light and air into the surrounding area. To remove the tree completely would have an adverse impact on the landscape of the Parish Cemetery. The Council does not object to the proposed works on Tree 2.

**c) WD/2025/1651/F - Rother House, Station Road, Town Row, Rotherfield, TN6 3HU**

Demolition of conservatory. Erection single storey 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.

**d) WD/2024/0679/F - Glenholme, Church Road, Rotherfield, TN6 3LG**

Change of use from ground floor shop to C3 flat.

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

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

**i. Decision Notices.**

- WD/2025/0880/FR - Southern Heights, Stone Cross, Crowborough, TN6 3SJ**

Retrospective application for change of use from annexe/storage buildings to mixed use as annexe/storage buildings and business use for dog day care.

Recommended for **APPROVAL** by Rotherfield Parish Council but **REFUSED** by Wealden District Council.

- 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).

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**NO COMMENT** was made by Rotherfield Parish Council and a Certificate of Lawfulness was **ISSUED** by Wealden District Council.

- **WD/2024/0711/F - Glenholme, Coach House ,Church Road, Rotherfield, TN6 3LG**  
The change of use from a flat on the upper floors to two-self-contained flats and 2no. Conservation style rooflights.

Recommended for **APPROVAL** by Rotherfield Parish Council and **APPROVED** by Wealden District Council.

- **WD/2025/1290/F - Whitehouse Oast, Blackdon Hill, Eridge Green, TN3 9HX**  
Proposed conversion of garage to garden room.

Recommended for **APPROVAL** by Rotherfield Parish Council and **APPROVED** by Wealden District Council.

- **WD/2025/1337/FR - 2 BROOK COTTAGES, BURNT OAK ROAD, BURNT OAK, CROWBOROUGH, TN6 3SD**  
Addition of black timber cladding to the side and rear elevations (part retrospective).

Recommended for **APPROVAL** by Rotherfield Parish Council and **APPROVED** by Wealden District Council.

- **WD/2025/1351/FA - Holly Cottage, The Forstal, Eridge Green, TN3 9JZ**  
Variation of conditions 2, 3 and 4 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 home office/outbuilding (amended description)

Recommended for **APPROVAL** by Rotherfield Parish Council and **APPROVED** by Wealden District Council.

PLANNING APPLICATIONS AND DECISIONS FOR YEAR TO 31ST MARCH 2026	
Total number of applications considered by Parish Council	37
Decisions awaited	14
% of Applications decided where Parish and Wealden DC decisions agree.	78.3%
% of Applications decided where Parish and Wealden DC decisions disagree.	21.7%
Number of Planning meetings in year (or planning business combined with other meetings)	6
Average number of applications considered per meeting	6.2

### ii. Planning correspondence.

None.

### iii. Any enforcement, conservation or appeal matters.

#### Enforcement:

- The Clerk reported that he had received an Enforcement Notice from Wealden District Council regarding Land at Rotherhurst Bungalow, Cottage Hill, Rotherfield.

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### Conservation:

None.

### Appeals:

Appeal Notifications:

None.

Appeal Decisions:

**WD/2024/1548/PIP - Land North Of Catts Hill, Town Row, Rotherfield, TN6 3FH**  
Proposed residential development of up to 2 dwellings and associated development.

A comment was raised by Rotherfield Parish Council but the application was **REFUSED** by Wealden District Council. The appeal was **DISMISSED** by the Planning Inspectorate.

**WD/2024/1826/F - Bluebell Farm, Church Road, Rotherfield TN6 3LA**  
Replacement dwelling.

**NO COMMENT** was made by Rotherfield Parish Council and the application was **REFUSED** by Wealden District Council. The appeal was **DISMISSED** by the Planning Inspectorate.

### 5. RECEIVE AN UPDATE ON THE HOUSING NEEDS ASSESSMENT SURVEY.

The Clerk reported that Action in rural Sussex (AirS) has received our comments on the survey and made changes. The Clerk will soon circulate the final survey for approval. The project is still on track for the survey to go out in early September. The Clerk will shortly be working on the communications plan.

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

1)	The Parish Council is pleased to see an increase in planning applications that have followed the correct process.
2)	The Parish Council considered an application for tree works against a tree preservation order. On this occasion, the Council objected to the felling of a tree with a preservation order attached.
3)	Members of the public are encouraged to attend Planning & Environment Committee meetings and address Councillors regarding planning applications.
4)	Since April 2025, the Parish Council have been consulted on 37 applications. 78.3% of those resulted in agreement between the Council and Wealden District Council.
5)	The Parish Council was pleased to see the change of use application to allow the development of a small studio flat in the centre of Rotherfield Village.

### 7. TO RECEIVE NOTICE OF THE DATE OF THE NEXT MEETING OF THIS COMMITTEE.

Tuesday 26<sup>th</sup> August 2025 at 7:30 pm in the Parish Council Room at Rotherfield Village Hall.

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

None.

The Chair declared the formal business of the meeting closed at **8:11pm**

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

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