



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, 26TH AUGUST 2025 PARISH COUNCIL ROOM AT ROTHERFIELD VILLAGE HALL AT 7:30 PM

PRESENT

Cllr P Kember (Chair)
Cllr D Hiles (Vice-Chair)
Cllr P Beach

Cllr B Johnstone
Cllr J Gosney

Cllr R Harris
Cllr P Turner

COUNCILLORS ABSENT

None.

ALSO PRESENT

Fiona Wilson (Admin Assistant to the Clerk), Adam Hardy (Parish Clerk & RFO),
and three members of the public.

1. INTRODUCTION OF COUNCILLORS & OFFICERS

The Councillors and Officers introduced themselves to the members of the public. The Chair reminded the members of the public present that Rotherfield Parish Council is a Statutory Consultee on planning applications and not the decision making authority.

2. TO RECEIVE THE FOLLOWING: -

a) Public Forum:

None.

b) Apologies for absence (LGA 1972 s85):

Apologies have been received from Cllr E Holmes-Cutting.

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

Apologies had also been received from Cllr Jessika Hulbert (Wealden District Council) and Cllr Michale Lunn (Wealden District Council).

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 5th August 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.

Last Edit: Tuesday, 16 September 2025 - 9:12 AM

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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a) WD/2025/1482/LDE - Castle Hill House, Castle Hill, Rotherfield, TN6 3RR

Rear access track coloured brown and drainage channels coloured light blue on attached location plan.

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**. Parish Councillors have personal experience of walking and working around the application site which rebuts the claims that the works have been in place for over 4 years and are in fact a more recent development.

b) WD/2025/1885/PIP - Land Adjacent to Grovewood House, Sheriffs Lane, Rotherfield, TN6 3JE

Residential development for 1 no. Dwelling to replace existing stables.

It was **RESOLVED** to recommend to Wealden District Council that this application be **REFUSED**. The proposed development is in the High Weald National Landscape and will not conserve or enhance the area. The development is outside of the development boundary marked in the Wealden Local Plan.

c) WD/2025/1721/MFA - Limekiln Estate, Eridge Road, Boars Head, Crowborough TN6 3HD

Variation of condition 12A and 12B of WD/2023/2779/FA (variation of condition 23 of WD/2018/2320/MAJ (demolition of driving range and associated infrastructure; erection of new building for use as events space (class d2 use) with managers flat (in lieu of that permitted as part of WD/2010/0306/FE); landscaping and access together with the retention of the golf course and retained clubhouse building on a private hire basis only by those hiring the proposed conference and events centre) to amend site layout and landscape plan) to permanently allow live non-amplified music (such as strings/woodwind/singing) to be played outdoors between 12:00 and 18:00 Monday to Sunday (including public and bank holidays) in the areas indicated in figure 2 of the noise assessment technical report, and to permanently extend the hours of use to allow live music in the building between 08:00-midnight Monday to Saturday (including public and bank holidays) and 12:00-midnight on Sundays.

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 variation of condition would be detrimental to the amenity of neighbouring properties. The site is located in the High Weald National Landscape and will not conserve or enhance the area.

d) WD/2025/1797/FA - BURWOOD, THE COACH HOUSE, BICYCLE ARMS ROAD, HIGH CROSS, ROTHERFIELD, TN6 3QE

Variation of condition 2 of WD/2017/1620/F (to construct a 20m x 40m equestrian arena and a 20m x 30m turn out arena and associated hard standing works) to link the use of the sand school to the occupants of the annexe rather than the coach house.

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

e) WD/2025/1865/F - 2 Longcroft Cottage, Church Road, Rotherfield, TN6 3LA

Single storey rear extension.

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

f) WD/2024/1141/F - The Kings Arms, High Street, Rotherfield

Removal of external fan housing including partial replacement kitchen window. Partial installation of new internal kitchen extract duct now to terminate via new opening in existing balcony deck with duct, extract fan, silencer and ventilation cowl mounted on existing balcony. Installation of snow guards to all exposed eaves. Replacement guttering, hoppers and downpipes in cast iron. Replacement ground floor window to north-west elevation.

It was **RESOLVED** that after considering the Noise Impact Assessment and further objection representations, the Parish Council find no reason to change their original recommendation of **APPROVAL** with no further comments.

g) WD/2024/1076/LB - THE KINGS ARMS, HIGH STREET, ROTHERFIELD, TN6 3LJ

Removal of external fan housing including partial replacement kitchen window. Partial installation of new internal kitchen extract duct now to terminate via new opening in existing balcony deck with duct, extract fan, silencer and ventilation cowl mounted on existing balcony. Installation of snow guards to all exposed eaves. Replacement guttering, hoppers and downpipes in cast iron. Replacement ground floor window to north-west elevation.

One member of the public addressed the Council speaking in favour of the application.

It was **RESOLVED** to recommend to Wealden District Council that this application be **APPROVED**. The Committee decision is supported by the NPPF (2024) Section 16 Paragraph 202: *"Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations."*

The Committee would also suggest that Wealden Reserved Policy BS7 - Retention of existing businesses within villages would apply in this planning application.

4. TO RECEIVE THE FOLLOWING FROM WEALDEN DISTRICT COUNCIL.

i. Decision Notices.

- **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.

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

- **WD/2025/1468/LDE - Land At Castle Hill House, Castle Hill, Rotherfield, TN6 3RR**

Timber boardwalks, raised platforms and stairs coloured in green on the attached location plan.

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

- **WD/2025/1498/F - STATION COTTAGE, SPOUT HILL, TOWN ROW, ROTHERFIELD, TN6 3QX**

Part retrospective walls and built in seating around a sunken patio area to the side of the property, and a demountable sail shade behind the garage to the front of the property.

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

- **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.

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	41
Decisions awaited	15
% of Applications decided where Parish and Wealden DC decisions agree.	76.9%
% of Applications decided where Parish and Wealden DC decisions disagree.	23.1%
Number of Planning meetings in year (or planning business combined with other meetings)	7
Average number of applications considered per meeting	5.9

ii. Planning correspondence.

None.

iii. Any enforcement, conservation or appeal matters.

Enforcement:

None.

Conservation:

None.

Appeals:

Appeal Notifications:

- **APP/C1435/D/25/3370717 - 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 Rotherfield Parish Council but **REFUSED** by Wealden District Council/

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Appeal Decisions:

None.

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

The Clerk reported that the Housing Needs Assessment was still due to be published in early September. A Communications Plan has been drawn up to encourage maximum response to the Housing Needs Assessment Survey.

The Councillors reviewed the survey and still have concerns about Question 5:

Q5 – Would you like to see housing delivered via a local community organisation? (A community led organisation to develop and manage housing for long term community benefit) – For examples of community led housing please see: www.sussexcommunityhousinghub.org

Councillors agreed that the answer to this question would need to be treated carefully, as the Council is not in a position to lead a Community Organisation housing program.

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

1)	The Council is expecting that the Housing Needs Survey will be sent to households in early September. All Parishioners are encouraged to respond.
2)	The Parish Council are of the view that listed buildings in the Parish should be maintained and adapted for use by future generations. This is in accordance with the National Planning Policy Framework (NPPF) 2025 Section 16 Paragraph 202.
3)	The Parish Council this year has so far considered 41 Planning Applications and Wealden District Council agreed with the Parish Council 76.9% of the time.
4)	The Parish Council is consulted on LDE planning applications. An LDE Planning Application is for the consideration of whether to grant a Lawful Development Certificate that officially confirms the lawfulness of a property's use or a development. It can be used to prove that existing development is legal and immune from enforcement action because the time limits for action have passed, or to confirm that a proposed development does not require planning permission.
5)	The Parish Council encourages members of the public to keep an eye on their local community to ensure that all development takes place following the proper process through a planning application or permitted development.

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

Tuesday 16th September 2025 at 7:30 pm in the Parish Council Room at Rotherfield Village Hall.

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

- The Clerk reminded Councillors that Thursday's Parish Council Meeting is being held at Eridge Village Hall where it is not possible to project documents so please bring papers or devices with you.
- Cllr Turner asked if it was possible to get an update on any enforcement action regarding Court Farm. The Clerk will ask Wealden Enforcement for an update. **Clerk** to contact Wealden District Council.

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The Chair declared the formal business of the meeting closed at **8:56pm**

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

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