



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, 16TH SEPTEMBER 2025 PARISH COUNCIL ROOM AT ROTHERFIELD VILLAGE HALL AT 7:30 PM

PRESENT

Cllr P Kember (Chair)
Cllr D Johnstone

Cllr P Beach
Cllr B Cheeseman

Cllr R Harris
Cllr E Holmes-Cutting

COUNCILLORS ABSENT

None

ALSO PRESENT

Cllr Jessika Hulbert (Wealden District Council), 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.

2. TO RECEIVE THE FOLLOWING: -

a) Public Forum:

None.

b) Apologies for absence (LGA 1972 s85):

Apologies have been received from Cllr J Gosney, Cllr B Johnstone and Cllr D Hiles.

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 26th 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.

a) WD/2025/1825/F - Castle Hill House, Castle Hill, Rotherfield, TN6 3RR Replacement fencing.

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

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

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On a vote of 3/3 with a casting vote given by the Chair as per Standing Orders, it was **RESOLVED** to recommend to Wealden District Council that this application be **REFUSED**. The Committee felt that contrary to the application the fencing is not an improvement in design and quality for the character of the area. It will not conserve or enhance this part of the High Weald National Landscape.

b) WD/2025/1291/F - Whitehouse Oast, Blackdon Hill, Eridge Green, TN3 9HX

1) south-west part of existing agricultural/stables building to be refurbished including internal/external alterations to form a cheese making unit. (2) north-east part of existing agricultural/stables building to be converted including refurbishment and internal/external alterations to form two holiday lets.

Cllr R Harris informed the Committee that he had worked on the application site in the past.

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/2025/1964/F - Kingsbury House, Five Ashes Road, Rotherfield, TN6 3RS

Proposed erection of garage/workshop.

It was **RESOLVED** to recommend to Wealden District Council that this application be **REFUSED**. Councillors felt that the application did not support Wealden reserved policy EN28 regarding size scale and form of development. The proposed application will not conserve or enhance the High Weald National Landscape.

d) WD/2025/2085/F - Rotherhurst Bungalow, Cottage Hill, Rotherfield, TN6 3JJ

Erection of garage.

Cllr E Holmes-Cutting declared an interest in this application as she is known to the applicant and confirmed she would not vote on the application.

It was **RESOLVED** to recommend to Wealden District Council that this application be **REFUSED**. The proposed development is very large and would not conserve or enhance the High Weald National Landscape.

4. TO CONSIDER AND MAKE RECOMMENDATIONS ON NEW PREMISES LICENCE:

APPLICATION NUMBER 34161.

BRIAR HOUSE BARN, BRIAR HOUSE FARM, DEWLANDS HILL, ROTHERFIELD, CROWBOROUGH, TN6 3RU.

ON & OFF SALES OF ALCOHOL, LIVE MUSIC, RECORDED MUSIC AND PERFORMANCES OF DANCE 10:00HRS TO 23:00HRS SUNDAY TO THURSDAY AND 10:00HRS TO 23:30HRS FRIDAY AND SATURDAY.

It was **RESOLVED** to recommend that this Premises Licence be **REFUSED**. Councillors' knowledge of the site is contrary to the conditions set out in the Licensing Act 2003 for the allowance of a premises licence.

Councillors agreed that the Clerk should investigate further as to how the site had received a Wedding Licence. **Clerk** to make enquiries.

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5. TO RECEIVE THE FOLLOWING FROM WEALDEN DISTRICT COUNCIL.

i. Decision Notices.

- **WD/2025/0677/FR - Nightingale Cottage, Walshes Road, Crowborough, TN6 3RB**
Retrospective application to upgrade existing coach house to 2 bed annexe.

Recommended for **APPROVAL (Subject to Legal Agreement)** by Rotherfield Parish Council but **REFUSED** by Wealden District Council.

- **WD/2025/1651/F - Rother House, Station Road, Town Row, Rotherfield, TN6 3HU**
Demolition Of Conservatory. Erection Single Storey Rear Extension.

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

- **WD/2025/1240/F - Eagle Ridge Stud, Sham Farm Road, Eridge Green, TN3 9JB**
Self build rural enterprise dwelling

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

- **TM/2025/0186/TPO – Feldings, Church Road, Rotherfield TN6 3LD**
Tree work as per schedule within tree preservation order (Rotherfield) no 81, 1989

Recommended for **REFUSAL** by Rotherfield Parish Council and **REFUSED** by Wealden District Council.

- **WD/2024/2198/F & WD/2024/2199/LB - Renby Oast, Forge Road, Eridge, TN3 9LG**
Conversion of stable to dwelling, new garden and parking.

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

- **WD/2025/1885/PIP - Land Adjacent To Grovewood House, Sheriffs Lane, Rotherfield, TN6 3JE**
Residential development for 1 no. Dwelling to replace existing stables.

Recommended for **REFUSAL** by Rotherfield Parish Council and **REFUSED** by Wealden District Council.

PLANNING APPLICATIONS AND DECISIONS FOR YEAR TO DATE

Total number of applications considered by Parish Council	48
Decisions awaited	16
% of Applications decided where Parish and Wealden DC decisions agree.	80.6%
% of Applications decided where Parish and Wealden DC decisions disagree.	19.4%
Number of Planning meetings in year (or planning business combined with other meetings)	8
Average number of applications considered per meeting	6.0

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ii. Planning correspondence.

- The Clerk reported that he had circulated to Councillors the latest newsletter from the Rotherfield Protection Group, which focuses on the Wealden District Council's Increased Housing Target.

iii. Any enforcement, conservation or appeal matters.

Enforcement:

None.

Conservation:

None.

Appeals:

Appeal Notifications:

None.

Appeal Decisions:

None.

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

The Clerk reported that the Housing Needs surveys were posted to households on Monday and today. The Rotherfield Protection Group will encourage residents to complete the survey. The Chair of the Council will record a video asking for households across the Parish to complete the survey. **Clerk** to arrange time to film video of Chair.

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

1)	Did you know that Parish Council Standing Orders have the provision for a casting vote to be made by the Chair of the Committee when there is a tie in the number of votes. This evening a casting vote was used to recommend refusal of a planning application.
2)	The Parish Council were pleased to be supported by Wealden District Council in its recommendation of approval for a recent planning application at Eagle Ridge Stud, Sham Farm Road.
3)	The Parish Council is keen to ensure development within the High Weald National Landscape conserves and enhances the environment.
4)	The Parish Council is pleased to report that it's commissioned Housing Needs Survey is now out. Please complete and return the survey to help us with understanding what housing need is required for our Parish.
5)	Rotherfield Parish Council are invited to make comments and recommendations on some types of licencing applications in the Parish. This evening a premises application for alcohol, recorded music and performance of dance was considered.

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

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

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

- Cllr E Holmes-Cutting reported that the Dog Bins on the Millennium Green are overflowing. It was agreed that the Clerk would ask Cllr P Turner, our Rotherfield Millennium Green link, to see if any support could be offered by the Parish Council to assist with the dog bins.
- The Clerk asked if Payment for the streetlight in Court Meadow could now go ahead, as repairs had been made. It was **AGREED** that payment could be released. **Clerk** to set up payment.
- Cllr P Kember asked if we could discuss parking on pavements at the next Highways, Lighting & Transport Committee meeting. **Clerk** to add item to the 14th October Highways, Lighting & Transport
- Cllr P Kember confirmed that reports of overgrown hedges on pavements should still be passed to the Clerk for processing. The Clerk confirmed that this was the process.

The Chair declared the formal business of the meeting closed at **20:34**

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

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