



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, 28TH OCTOBER 2025 PARISH COUNCIL ROOM AT ROTHERFIELD VILLAGE HALL AT 7:30 PM

PRESENT

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

Cllr P Beach
Cllr J Gosney
Cllr B Johnstone

Cllr R Harris
Cllr E Holmes-Cutting

COUNCILLORS ABSENT

None.

ALSO PRESENT

Cllr Jessika Hulbert (Wealden District Council), Adam J Hardy (Parish Clerk & RFO) and nine 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 B Cheeseman and Cllr J Richardson

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.

Cllr B & D Johnstone declared a personal interest in item 3c as their property borders the proposed development. They confirmed that they would not vote on the application but participate in the debate.

d) To resolve that the Minutes of the meeting of this Committee held on Tuesday 16th September 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 Edit: Monday, 1 December 2025 - 11:20 PM

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/2025/1977/FR - The Old Apple Orchard Farm, Gillridge Lane, Crowborough TN6 1UR**
Retrospective planning application for an agricultural bund constructed to support the planting of an additional orchard to link two existing orchards.

Two members of the public addressed the Committee. One speaking in favour of the application and another against the application.

It was **RESOLVED** to make **NO COMMENT** on the application. The Committee recommends that should the application be approved by Wealden District Council that conditions be put in place to minimise any further harm to the natural landscape as per paragraph 187 of the NPPF. The Parish Council understands the importance of the development of rural enterprises across the Parish.

- b) **WD/2025/2168/FA - OLD TILES, CATTS HILL, MARK CROSS, TN6 3NH**
Variation of condition 4 of WD/2020/2473/F (single storey side and rear extension) to enable revisions to design and siting.

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/2025/1084/O - Hideaway, Tubwell Lane, Crowborough, TN6 3RJ**
Demolition of garage wing, alterations to existing access and development of up to 7 dwellings.

Two members 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 Committee felt that the proposal was overdevelopment not in keeping with the character of the area. Neighbouring properties would be overlooked and overshadowed by the development particularly on the borders of the application site. The Committee also have concerns about surface water drainage and further deterioration of the road surface conditions adjacent to the development site.

4. TO RECEIVE THE FOLLOWING FROM WEALDEN DISTRICT COUNCIL.

i. Decision Notices.

- **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.

Recommended for **REFUSAL** by Rotherfield Parish Council but **WITHDRAWN** by the applicant.

- **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.

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NO COMMENT was made by Rotherfield Parish Council and the application was **APPROVED** by Wealden District Council.

- **WD/2023/0099/O - Hideaway, Tubwell Lane, Crowborough, TN6 3RJ**
Outline planning application (all matters reserved except access) for redevelopment of the site to provide 5 no. Detached dwellings, following the demolition of the existing property hideaway, including alterations to the existing vehicular access and closure of the second access onto Tubwell Lane.

Recommended for **REFUSAL** by Rotherfield Parish Council but **APPROVED** by Wealden District Council.

- **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.

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

- **WD/2025/1865/F - 2 Longcroft Cottage, Church Road, Rotherfield, TN6 3LA**
Single storey rear extension.

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

- **WD/2025/1358/F - Orchard Farm, Tubwell Lane, Crowborough, TN6 3RQ**
Erection of a self-build dwelling and garage.

Recommended for **REFUSAL** by Rotherfield Parish Council but **APPROVED** by Wealden District Council.

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

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

- **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.

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

PLANNING APPLICATIONS AND DECISIONS FOR YEAR TO 31ST MARCH 2026

Total number of applications considered by Parish Council	52
Decisions awaited	15
% 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)	9
Average number of applications considered per meeting	5.8

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ii. Planning correspondence.

None.

iii. Any enforcement, conservation or appeal matters.

Enforcement:

The Clerk reported he had received the following update from Cllr Lunn regarding the Grade II listed building **Old Oak, 2 North Street, Rotherfield, TN6 3LY**

'Planning Enforcement have visited the site and officers are now in contact with the owner and the mother regarding the work that has been undertaken. Officers have issued a cease all further works order and officers are currently arranging a date and time to meet them on site together with Jo Tucker. Some concerns were recently received that further works internally were being carried out despite them being told to cease, but this was actually an electrician visiting the site to make sure all the electrics were capped off and safe. I am also advised by the owner that workmen who were hired to fit the kitchen will also be returning this week to collect their equipment, but not to undertake any work. The matter is being taken seriously but as you appreciate these matters take months to resolve.'

The Clerk reported that he had received correspondence regarding a skip company using the land adjacent to the reservoir in Cottage Hill without the correct permissions or environmental permits. This has been raised before by this Council and we await updates from East Sussex County Council who are investigating the matter.

The Clerk reported that Wealden District Council had notified him of the owners' intention to appeal against an Enforcement Notice at Rotherhurst Bungalow, Cottage Hill.

Conservation:

The Clerk reported that he had circulated the Heritage Officer's recommendations regarding the Kings Arms planning application: WD/2024/1076/LB

Appeals:

Appeal Notifications:

None.

Appeal Decisions:

- **APP/C1435/D/25/3370717 - WD/2025/0820/F - Oaks, Argos Hill, Rotherfield, East Sussex TN6 3QH**
Two bay garage with garden store, and first floor home office and guest bedroom.

Recommended for **APPROVAL** by Rotherfield Parish Council, **REFUSED** by Wealden District Council and the appeal was **DISMISSED** by the Planning Inspectorate.

5. DISCUSS AND CONSIDER MAKING A TREE PROTECTION ORDER.

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It was **AGREED** that this matter would be raised at the 30th June 2025 Parish Council Meeting for further discussion.

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

The Clerk reported that as of Friday, 17th October:

- Online - 106 responses with 20 households indicating a housing need.
- Postal returns - 241, with 26 households indicating a housing need.
- This is a 23% return rate which is within the range we would expect for this type of survey, but slightly on the low side.
- Of those indicating a housing need, there does initially seem to be quite a few households in a position to afford market housing

The Clerk has been informed that further paper returns have been received but have not yet been processed. A further update will be received in November.

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

1)	The Parish Council understands the importance for listed buildings within the parish to be used and adapted for modern living. The Council carefully considers all Listed Building Applications it receives.
2)	It was good to have nine members of the public attend the Planning & Environment Committee meeting. Thank you for addressing the Committee and listening to the debate.
3)	There can sometimes be lively and heated debates at Parish Council meetings. We are pleased that all those present tonight treated each other with civility and respect as per the charter adopted by Rotherfield Parish Council.
4)	The Parish Council is pleased with the response to the Housing Needs Survey. Action in rural Sussex will now process the data and present it back to the Council in January 2026.
5)	The Parish Council is pleased to see that applicants take note of Parish Council recommendations, withdraw applications and consider how they can be resubmitted to address Council's concerns.

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

Tuesday 18th November 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 AGENDAS.

- The Clerk had prepared a Statement regarding the announcement by the Government that Crowborough Army Camp is to be used to house asylum seekers. It was **RESOLVED** that the statement be issued immediately.
- The Clerk reported that a meeting would be set for November to form the Terms of Reference and scope for the Recreation Ground Review.

The Chair declared the formal business of the meeting closed at **8:32**

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

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