



# Working for the Community in Rotherfield, Mark Cross, Eridge Green, Boarshead and surrounding areas

## MINUTES OF AN EXTRAORDINARY ROTHERFIELD PARISH COUNCIL MEETING HELD ON TUESDAY, 6<sup>TH</sup> JANUARY 2026 AT ROTHERFIELD SCOUT HUT AT 7:30 PM

### PRESENT

Cllr R Harris (Chair)

Cllr B Johnstone (Vice-Chair)

Cllr P Kember

Cllr P Beach

Cllr J Gosney

Cllr D Hiles

Cllr B Cheeseman

### COUNCILLORS ABSENT

Cllr E Holmes-Cutting & Cllr L Buck

### ALSO PRESENT

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

## 1. INTRODUCTION OF COUNCILLORS & OFFICERS

The Councillors and Officers introduced themselves.

## 2. TO RECEIVE THE FOLLOWING: -

### a) Public Forum:

None.

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

Apologies have been received from Cllr P Turner, Cllr J Richardson and Cllr D Johnstone.

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

*Apologies had also been received from Cllr B Standley (East Sussex County Council)*

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

- Cllr Paul Beach declared an interest in item 3a as he is a resident of New Road and owns a property adjacent to the proposed development site.
- Cllr P Kember declared an interest in item 3a as he is a resident of New Road and owns a property opposite the proposed development site.

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

### a) WD/2025/2722/F - Highfields Farm, New Road, Rotherfield, TN6 3JS

**Demolition of existing agricultural buildings and residential dwelling and erection of 8 no. New dwellings with associated landscaping, amenity, parking and biodiversity enhancements.**

Eleven members of the public addressed the Council speaking against the application.

*Last Edit: Wednesday, 28 January 2026 - 10:42 am*

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

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It was **RESOLVED** to recommend to Wealden District Council that this application be **REFUSED** for the following reasons:

- The development site is located in a prominent position within the High Weald National Landscape and would not conserve or enhance it.
- The proposed development is outside of the local housing plan for the village of Rotherfield.
- The proposed development would dominate the landscape, overbearing and overlooking neighbouring properties and amenities.
- The proposed visibility splay for entrance and access to the site fails to account for the hedgerow being owned by the adjacent properties, and therefore, the proposed site access cannot be considered a valid representation.
- The Council believes there is a lack of supporting information in the application on how surface water would be managed. New Road already suffers from flooding, and believes the proposed development would exacerbate the problem.
- The Council believes there is a lack of supporting information on how the increase of sewage is to be managed to prevent further pressure on the already overtaxed Victorian sewage system. Properties are already affected by sewage washing into gardens further down New Road and the combined sewer overflow near the Station Road end of New Road frequently overflows.
- The application site lies within 7km of the Ashdown Forest Special Protection Area (SPA) and is likely to have a significant impact upon the SPA as a result of recreational impact caused by intensified residential occupation within the zone of influence of the SPA.
- The Council believe that this development is not in the public interest for the residents of the Parish as it is the wrong type and size of development for this site.

The Parish Council reserves its right to make further representations on this application until the application deadline. The **Clerk** to add an item to the 27<sup>th</sup> January Planning & Environment Committee meeting to consider further representations.

- b) WD/2025/2568/F - Hamsell Manor, The Barn, Sham Farm Road, Eridge Green, TN3 9JB**
- (i) Replacement of all windows, patio doors and front door**
  - (ii) Installation of a wood-burning stove with flue and removal of existing chimney stack**
  - (iii) Replacement of guttering and downpipes**
  - (iv) Replacement of a window in an outbuilding with double doors.**

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

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- c) **WD/2025/2569/LB - Hamsell Manor, The Barn, Sham Farm Road, Eridge Green, TN3 9JB**  
(i) Replacement of all windows, patio doors and front door  
(ii) Installation of a wood-burning stove with flue and removal of existing chimney stack  
(iii) Replacement of guttering and downpipes  
(iv) Replacement of a window in an outbuilding with double doors.

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

- d) **WD/2025/2616/F - Adams Cottage, Sweethaws Lane, Crowborough, TN6 3SS**  
**Erection of a single-storey extension at rear of property.**

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

- e) **WD/2025/2362/F - Ardbrack, Mill Lane, Mark Cross, TN6 3PL**  
**Removal of existing rear single storey extension and garage. Construction of new rear single storey and side 2 storey extension.**

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

- f) **WD/2025/2659/F - Enterprise House, North Street, Rotherfield, TN6 3LX**  
**Change of use of ground floor office to a one bedroom residential flat.**

The Clerk reminded Councillors of the Parish Council's interest as the owner of the neighbouring property, Rotherfield Memorial Institute.

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

- g) **WD/2025/2646/FR - Castle Hill House, Castle Hill, Rotherfield, TN6 3RR**  
**Retrospective application for resurfacing of access tracks and works to drainage channels/pipes.**

One member of the public addressed the Council speaking against the application.

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

The Council felt there was insufficient information on the drainage channels and pipes to justify their requirement. The proposed access tracks have damaged the Ancient Woodland and do not conserve or enhance the High Weald National Landscape. The Council is aware of other Ancient Woodlands in the Parish that are managed without the need for this scale of harmful resurfacing and believes this woodland could be managed in the same way. The Council are aware of the increased and inappropriate traffic movements in the area of Castle Hill House and believe this to be in contrary to Wealden Local Plan Policy TR3 which aims to prevent unacceptable traffic conditions.

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- h) **WD/2025/2767/FR - Hamsell, The Forstal, Eridge Green, TN3 9JY**  
Retention and use as domestic annexe of a building erected for occupation during building works (retrospective application).

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

- i) **WD/2025/2739/F - Bullfinches Farm, Forge Road, Eridge, TN3 9LJ**  
Conversion of existing building in lapsed combined b1 & b8 use (now defaulted to agricultural) to a residential dwelling c3 use, including changing the roof covering to original plain tiles and cladding the walls with timber weatherboarding. Erection of an agricultural style double garage adjacent.

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

- j) **WD/2025/2444/F - The Sheriffs, Sheriffs Lane, Rotherfield, TN6 3JE**  
Conversion of outbuildings to a new dwelling. Demolish stables. Replacement garage building.

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

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

##### i. Decision Notices.

- **WD/2025/2296/FR - Southern Heights, Burnt Oak Road, Stone Cross, Crowborough, TN6 3SJ**  
Retrospective change of use from annexe/storage buildings to mixed use as annexe/storage buildings and business use for dog walking and home boarding, together with use of associated garden land for dog exercise in connection with the business  
  
Recommended for **APPROVAL** by Rotherfield Parish Council and **APPROVED** by Wealden District Council.
- **WD/2025/2457/F - Steep Hill Farmhouse, Steep Road, Crowborough, TN6 3RX**  
Single storey extension, first floor extension, new entrance porch, detached triple garage with guest suite over.  
  
Recommended for **APPROVAL** by Rotherfield Parish Council and **APPROVED** by Wealden District Council.
- **WD/2025/2452/LDE - Stonehouse Farm, Eridge Road, Crowborough, TN6 2UQ**  
Implementation of planning permission WD/2024/0922/F.  
  
**NO COMMENT** was made by Rotherfield Council and Wealden District Council resolved to **ISSUE A CERTIFICATE** of Lawful Development.

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- **WD/2025/2479/F - Alexanders Meadow, Argos Hill, Rotherfield, TN6 3QH**  
First floor extension to change bungalow to a house.

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

- **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.

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

- **WD/2025/2157/F - The Pharmacy Flat, 24 High Street, Rotherfield, TN6 3LJ**  
8 replacement upper floor windows.

Recommended for **APPROVAL** by Rotherfield Parish Council but the application was **WITHDRAWN**.

### PLANNING APPLICATIONS AND DECISIONS FOR YEAR TO 31ST MARCH 2026

Total number of applications considered by Parish Council	66
Decisions awaited	16
% of Applications decided where Parish and Wealden DC decisions agree.	85.4%
% of Applications decided where Parish and Wealden DC decisions disagree.	14.6%
Number of Planning meetings in year (or planning business combined with other meetings)	13
Average number of applications considered per meeting	5.1

#### ii. Planning correspondence.

The Clerk informed the Council of the following applications not requiring Parish Council consultation:

- **WD/2025/7050/AD** - Eagle Ridge Stud, Sham Farm Road, Eridge Green, TN3 9JB  
Erection of new agricultural building.
- **TM/2025/0336/TPC** - Land To Rear Of St Peter's Church, St Peter's Mead, Rotherfield, TN6 3TP  
English oak (t4,t5,t6) pruning- crown clean, reduce height and spread.

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

##### Enforcement:

- Correspondence had been received from a resident regarding the installation of New Signage at the Garden Centre in Mark Cross. This has been passed to East Sussex Highways as the signage is on Highways' land.

##### Conservation:

None.

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### Appeals:

#### Appeal Notifications:

None.

#### Appeal Decisions:

- **APP/C1435/D/25/3367857** - Tubwell Farm, Tubwell Lane, Crowborough, East Sussex TN6 3RQ  
The development proposed is for a two storey side extension.

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

The appeal was **ALLOWED**, and Planning Permission is granted subject to conditions.

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

The Clerk reported that the Chair, Vice-Chair and he had not yet met to review the DRAFT. **Clerk** to arrange a meeting to review the DRAFT report.

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

1)	The Parish Council considered a new planning application for the Highfields Farm Site. The Council recommended refusal to Wealden District Council with particular concerns about surface water and sewage.
2)	The Parish Council was pleased to support applications for smaller housing units at this meeting, particularly those making use of redundant equestrian and agricultural buildings.
3)	The Council always welcomes members of the public to address the Council. A good number turned out for this meeting.
4)	The Parish Council is increasingly concerned about the number of vehicles parked within the visibility splays of junctions across the Parish. We would urge residents not to park on road markings and help keep junctions clear.
5)	The Parish Council were pleased to hear the Planning Inspectorate agreeing with their recommendations on a recent planning application.

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

Tuesday 27<sup>th</sup> January 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 AGENDAS.

None.

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The Chair declared the formal business of the meeting closed at **21:59**

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

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