



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, 10TH MARCH 2026 PARISH COUNCIL ROOM AT ROTHERFIELD VILLAGE HALL AT 7:30 PM

PRESENT

Cllr David Hiles (Vice-Chair)
Cllr Paul Snelling
Cllr Douglas Johnstone

Cllr Paul Beach
Cllr Jerry Gosney

Cllr Robert Harris
Cllr Beverley Johnstone

COUNCILLORS ABSENT

None

ALSO PRESENT

Adam J Hardy (Parish Clerk & RFO)

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 Peter Kember and Cllr Emmanuelle Holmes-Cutting

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

Apologies had also been received from Cllr J Hulbert (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 2nd December 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: Thursday, 12 March 2026 - 11:00 am

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

Tel: 01892 358240. **Email:** clerk@rotherfieldparishcouncil.gov.uk

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

- a) **WD/2026/0269/FR - Ashwood Farm, Eridge Road, Crowborough, TN6 2DZ**
Retrospective application for use of site for Class E (g) and storage.

It was **RESOLVED** to recommend to Wealden District Council that this application be **APPROVED**. The committee supports the development of local businesses in the parish.

- b) **WD/2026/0213/F - The Stables, Clackhams Lane, Jarvis Brook, TN6 3RN**
Replacement of outbuilding with annex for ancillary accommodation.

It was **RESOLVED** to recommend to Wealden District Council that this application be **REFUSED**. The committee believes this application is not in agreement with Wealden Reserved Policy DC19 that, "in the case of annexe, the proposed development should normally be physical attached to the dwelling and not lend itself to future subdivision to form a new dwelling." No evidence has been provided by the application to confirm this development would not form a new dwelling.

- c) **WD/2026/0216/F - 6 Deilsfoot Cottages, Tunbridge Wells Road, Mark Cross, TN6 3PH**
Demolition of existing conservatory and single garage. New single-storey pitched-roof extension to rear and new pitched-roof single garage on footprint of existing. First floor extension to replace existing catslide roof. *Amended description.*

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/2025/1964/F - Kingsbury House, Five Ashes Road, Rotherfield, TN6 3RS**
Proposed erection of garage/workshop.

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

- **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.

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

- **WD/2025/2396/F - Bower Cottage, New Road, Rotherfield, TN6 3JR**
Proposed two storey rear/side and single storey rear extension.

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

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- **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.

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

- **WD/2025/2568/F & WD/2025/2569/LB -Hamsell Manor, The Barn, Sham Farm Road, Eridge Green, TN3 9JB**
(i) installation of a wood-burning stove with flue and removal of existing chimney stack (ii) replacement of a window in an outbuilding with double doors.

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

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

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

- **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).

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

- **WD/2025/2580/FR - Nightingale Cottage, Walshes Road, Crowborough TN6 3RB**
Extension of existing external landing with fencing and soft planting.

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

PLANNING APPLICATIONS AND DECISIONS FOR YEAR TO 31ST MARCH 2026

Total number of applications considered by Parish Council	80
Decisions awaited	21
% of Applications decided where Parish and Wealden DC decisions agree.	82.5%
% of Applications decided where Parish and Wealden DC decisions disagree.	17.5%
Number of Planning meetings in year (or planning business combined with other meetings)	16
Average number of applications considered per meeting	5.0

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ii. Planning correspondence.

None.

iii. Any enforcement, conservation or appeal matters.

Enforcement:

- The Clerk confirmed that he had asked for an update on enforcement in relation to a caravan in the field at the bottom of Station Road, Rotherfield.

Conservation:

None.

Appeals:

Appeal Notifications:

APP/C1435/X/25/3376080 - WD/2025/1482/LDE - Land at Castle Hill House, Castle Hill, Rotherfield

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

Appeal Decisions:

APP/C1435/D/25/3375852 - Rotherhurst Bungalow, Cottage Hill, Rotherfield, East Sussex TN6 3JJ

Erection of garage.

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

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

The Committee **RESOLVED** to hold a Public Meeting to present the results of the survey to the parish. **Clerk** to contact Action in rural Sussex to fix a date for the public meeting. This would be an evening meeting and be advertised to the community.

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

1)	Did you know Wealden District Council has a number of Reserved Policies, that can be used to support or object planning applications. DC19 – Extension of Dwellings, refers to annexes that should be attached to the main dwelling.
2)	The committee were pleased to welcome back Cllr Paul Snelling to the Planning & Environment Committee.
3)	The Parish Council agreed to hold a Public Meeting to allow Action in rural Sussex to present the results of the recent Housing Needs Assessment Survey.
4)	As we approach the 31 st March the Parish Council and Wealden District Council are in agreement on 82.5% of planning applications considered in 2025/2026.

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5)	The Parish Council agreed the DRAFT of its response to the Wealden Local Plan Focused Regulation 18 Consultation.
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7. TO RECEIVE NOTICE OF THE DATE OF THE NEXT MEETING OF THIS COMMITTEE.

Tuesday 31st March 2026 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.

- The Clerk reported that new training was soon to be available to Parish Councillors in preparation for the new NPPF becoming legislation.
- The Clerk reported that he had continued to receive a large amount of correspondence regarding the road closure and diversions of the A267. The Clerk, Cllr Robert Harris and Cllr Paul Beach would take these to the SGN Stakeholder meeting on Wednesday, 11th March 2026.
- Cllr Beverley Johnstone reported that work had started on the site at the Garden Centre in Mark Cross.
- Councillors asked for the Clerk to raise the issue of light pollution from the Court Farm, Rotherfield. **Clerk** to raise with Wealden District Council Enforcement.
- Cllr Jerry Gosney asked if the DRAFT Regulation 18 Focused Consultation response would be circulated to Councillors before sending submission. The Clerk confirmed this would be the case.

The Chair declared the formal business of the meeting closed at **20:31**

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

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