



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 APRIL 2026 PARISH COUNCIL ROOM AT ROTHERFIELD VILLAGE HALL AT 7:30 PM

PRESENT

Cllr Peter Kember (Chair)
Cllr David Hiles (Vice-Chair)
Cllr Paul Snelling

Cllr Paul Beach
Cllr Jerry Gosney

Cllr Robert Harris
Cllr Beverley Johnstone

COUNCILLORS ABSENT

None

ALSO PRESENT

Cllr Jessika Hulbert	Wealden District Council
Adam J Hardy	Parish Clerk & Responsible Finance Officer

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 Emmanuelle Holmes-Cutting and Cllr Douglas Johnstone

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, 10th March 2026 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, 30 April 2026 - 3:06 PM

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

a) **WD/2026/0563/F - 2 Court Meadow, Rotherfield, TN6 3LQ**

Proposed loft conversion with three rear dormers and one rooflight on principal elevation and garage conversion to habitable space with single storey link between.

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

b) **WD/2026/0586/FA - 3 Gables Cottages. Argos Hill, Rotherfield, TN6 3QH**

Variation of condition 2 of WD/2024/2857 (single storey extension.) Proposed amendment depth of extension to be increased by 1.4m (from 3.6m to 5m).

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/2026/0628/F - Roughetts Cottage, Sandhill Lane, Boars Head, TN3 9LP**

Demolition of conservatory and erection of single-storey rear extension and alterations with extended patio, steps and guarding.

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

d) **WD/2026/0604/FR - Medway Farm Barn, Catts Hill, Town Row, Rotherfield, TN6 3NQ**

Change of use from holiday let to annex accommodation (retrospective).

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

e) **WD/2026/0549/F - Medway Farm, Catts Hill, Town Row, Rotherfield, TN6 3NQ**

Garden shed.

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/2026/0547/F - Little Cobbarn Cottage, Groombridge Lane, Eridge, TN3 9LA**

Construction of rear extension, enclosure of existing front porch, replacement of existing garage with outbuilding for use as self-contained annexe and erection of shed.

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

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- g) **WD/2026/0393/F - Rochesters, Church Road, Rotherfield, TN6 3LE**
Two storey side extension, garage conversion, new open porch, Juliet balcony and general re-modelling works.

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

- h) **WD/2026/0677/F - Oakdene, Steep Road, Crowborough, TN6 3RX**
Self Build Conversion Of Redundant Stables To Residential And Associated Works.

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

- i) **WD/2026/0463/F - Renby Stables, Forge Road, Eridge, TN3 9LG**
Erection of building to comprise stable bay, covered area, hay store and tack room.

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

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

- **WD/2025/1291/F - Whitehouse Oast, Blackdon Hill, Eridge Green, TN3 9HX**
(1) The south-west part of the existing agricultural/stables building to be refurbished, including internal/external alterations to form a cheese-making unit. (2) The north-east part of the existing agricultural/stables building to be converted, including refurbishment and internal/external alterations to form one holiday let.

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

- **WD/2026/0256/FA - Rother House, Station Road, Town Row, Rotherfield, TN6 3HU**
Variation of condition 1 of WD/2025/1651/F (demolition of conservatory. Erection single storey rear extension) - change of roof from pitched to flat roof with parapet and lantern roof light. Rother house, Station Road, Town Row, Rotherfield, TN6 3HU

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

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- **TM/2026/0050/TCA - The Hollies, Mayfield Road, Rotherfield, TN6 3LS**
Crown reduction by 20% of one oak tree subject to regulations designated Rotherfield conservation area November 1976 / March 1997/ March 2017

NOT CONSIDERED by Rotherfield Parish Council. **APPROVED** by Wealden District Council.

- **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.

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

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

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

- **WD/2025/2739/F Bullfinches Farm, Forge Road, Eridge, TN3 9LJ**
Conversion of an existing building in lapsed combined B1 & B8 use to a residential dwelling C3 use, including changing the roof covering to original plain tiles, cladding the walls with timber weatherboarding and the erection of raised decking. Erection of an agricultural style double garage adjacent.

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

- **WD/2026/7016/AD - Town Row Green Farm, Cowford Bridge Lane, Town Row, Rotherfield, TN6 3QU**
New agricultural building to serve as grain and potato store.

NOT CONSIDERED by Rotherfield Parish Council and **PRIOR APPROVAL NOT REQUIRED** declared by Wealden District Council.

- **WD/2026/7017/AD - Land Opposite Great Trodgers Farm, Bletchinglye Lane, Mark Cross, Crowborough**
Timber framed and panelled agricultural building.

NOT CONSIDERED by Rotherfield Parish Council and **PLANNING APPROVAL REQUIRED** declared by Wealden District Council.

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PLANNING APPLICATIONS AND DECISIONS FOR YEAR TO 31ST MARCH 2026

Total number of applications considered by Parish Council	86
Decisions awaited	18
% of Applications decided where Parish and Wealden DC decisions agree.	89.3%
% of Applications decided where Parish and Wealden DC decisions disagree.	19.7%
Number of Planning meetings in year (or planning business combined with other meetings)	18
Average number of applications considered per meeting	4.8

ii. Planning correspondence.

- The Clerk reported that he had circulated a copy of a letter sent by Wealden District Council to the Government in response to new planning legislation and its effect on local democracy. It was **RESOLVED** that the Clerk write a letter on behalf of Rotherfield Parish Council in support of Wealden District Council's letter. **Clerk** to draft letter.
- The Clerk reported that he had received an email from Wealden District Council Planning Policy Department asking for the Sustainable Settlement Study location documents for the area to be updated. Documents had been received for the following areas:
 - Rotherfield
 - Eridge
 - Mark Cross
 - Town RowThe documents have been updated and are with the Chair & Vice-Chair of the Council, ready for sign-off before sending.
- The Clerk reported that he added the old Legate Ballet School in Catts Hill to the SHELAA document.

iii. Any enforcement, conservation or appeal matters.

Enforcement:

None.

Conservation:

None.

Appeals:

None

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

The Clerk reported that all preparations were in place for the 19th May public meeting to present the Housing Needs Survey. Posters would go up after the Annual Meeting posters.

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

1)	At the end of the 2025/2026 year the percentage of Applications decided where Parish and Wealden District Council agree were 89.3%.
2)	Please do join us for the Annual Parish Meeting/Get Together on Saturday 9 th May 2026.
3)	There will be a public meeting to hear the results of the Parish Housing Needs Survey on Tuesday 19 th May at 7:30pm at Rotherfield Village Hall.
4)	Rotherfield Parish Council resolved to support a letter from Wealden District Council against the government's plans to reduce the voice of local democracy in the planning application system.
5)	At this Planning & Environment Committee meeting all the applications were recommended for approval.

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

Tuesday, 12th May 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.

- Cllr Beverly Johnstone reported that she had attended a meeting with Wealden Planning Officers in Mark Cross to support a vulnerable resident with their planning application.

The Chair declared the formal business of the meeting closed at **8:23pm**

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

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