



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, 25TH AUGUST 2026 IN THE PARISH COUNCIL ROOM AT ROTHERFIELD VILLAGE HALL @ 7:30PM

PRESENT

Cllr Peter Kember (Vice-Chair)
Cllr Georgina Frowde

Cllr Paul Beach
Cllr Benj Cheeseman

Cllr Robert Harris
Cllr Beverley Johnstone

COUNCILLORS ABSENT

Cllr Lucy Buck

ALSO PRESENT

Christian Mills	Associate Member
Adam J Hardy	Parish Clerk & Responsible Finance Officer
Members of the Public	None

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 Paul Snelling, Cllr Paul Turner, Cllr Janice Richardson, Cllr Douglas Johnstone and Cllr David 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.

- Cllr Beverley Johnstone declared a personal interest in item 3a as her property is adjacent to the application site.

d) To resolve that the Minutes of the meeting of this Committee held on Tuesday, 2nd June 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.

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

- a) **WD/2026/1485/F - Hideaway, Tubwell Lane, Crowborough, TN6 3RJ**
Demolition of existing garage, alterations to external finishes and erection of car port with associated external works

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

Cllr Beverley Johnstone abstained from voting on this application.

- b) **WD/2026/1484/F - Hurstview, Sheriffs Lane, Rotherfield, TN6 3JE**
Demolition of existing bungalow to be replaced with proposed self build new dwelling.

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

- c) **WD/2026/1478/F - Land Adjacent Grovewood House, Sheriffs Lane, Rotherfield, TN6 3JE**
Demolition Of Stable Building and Outbuilding; Erection of Detached Self-Build Energy Efficient Bungalow with Associated Parking.

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

- d) **WD/2026/1552/P12 - Sham Farm, Sham Farm Road, Eridge Green, TN3 9JA**
Installation of roof-mounted solar photovoltaic panels on business units at sham farm.

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

Cllr Peter Kember abstained from voting on this application.

- e) **WD/2026/1587/LB - Hamsell Manor, The Barn, Sham Farm Road, Eridge Green, TN3 9JB**
Replacement of front door, two sets of patio doors and one window.

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

- f) **WD/2026/1404/F - Sylvan Valley, Station Road, Rotherfield, TN6 3HU**
Proposed replacement of existing barn with a new self-build detached house.

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

4. TO RECEIVE THE FOLLOWING FROM WEALDEN DISTRICT COUNCIL.

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i. Decision Notices.

- **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.

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

- **WD/2024/0679/F - Glenholme, Church Road, Rotherfield, TN6 3LG**
CHANGE OF USE FROM GROUND FLOOR SHOP TO C3 FLAT.

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

- **WD/2026/0604/FR - Medway Farm Barn, Catts Hill, Town Row, Rotherfield, TN6 3NQ**
Change of use from holiday let to annexe accommodation (retrospective).

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

- **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.

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

- **WD/2026/0809/F - Old Tiles, Catts Hill, Mark Cross, TN6 3NH**
Addition of bespoke orangery garden room to rear elevation.

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

- **WD/2026/0755/F - Nightingale Cottage, Walshes Road, Crowborough, TN6 3RB**
Demolish two existing conservatories and construct a single storey rear extension on the same footprint using the existing brick dwarf-walled perimeter.

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

- **WD/2026/1147/LB - Brook House, Burnt Oak Road, Burnt Oak, Crowborough, TN6 3SD**
REPAIRS TO ROUNDELS AT BROOK HOUSE.

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

- **WD/2025/2095/FA & WD/2025/2111/LB - Warren Farm, Warren Farm Lane, Eridge Green, TN3 9JG**
Variation of conditions 6, 12, 16 and 18 of WD/2021/0384/F (full planning application for the demolition of the modern farm buildings and the conversion of the curtilage listed buildings (to include some extension and alterations) to provide 6no. Dwellings with parking provision and soft landscaping.) To allow for amendments to

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fenestration, provision of air source heat pumps, amended bat mitigation, landscaping, refuse/recycling, lighting and fences.

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

- **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.

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

- **WD/2026/0677/F - Oakdene, Steep Road, Crowborough, TN6 3RX**
Self build conversion of redundant stables to residential and associated works.

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

- **WD/2026/0932/FR - The Kings Arms, High Street, Rotherfield, TN6 3LJ**
Retrospective application for the construction of a feature well in the garden area of the public house with no underground excavations.

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

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

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

PLANNING APPLICATIONS AND DECISIONS FOR YEAR TO 31ST MARCH 2027

Total number of applications considered by Parish Council	17
Decisions awaited	4
% of Applications decided where Parish and Wealden DC decisions agree.	84.6%
% of Applications decided where Parish and Wealden DC decisions disagree.	15.4%
Number of Planning meetings in year (or planning business combined with other meetings)	5
Average number of applications considered per meeting	3.4

ii. Planning correspondence.

- None.

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iii. Any enforcement, conservation or appeal matters.

Enforcement:

- The Clerk reported that he had circulated correspondence regarding the Wealden Joinery site.
- The Clerk reported that Wealden Enforcement would visit a site of concern off Bletchinglye Lane.

Conservation:

- None.

Appeals:

Notification of Appeal:

- **WD/2026/0421/LBR - Ivy House, Mark Cross, Rotherfield, TN6 3PJ**
Retrospective approval of UPVC framed windows, installed as an emergency measure due to storm damage to the rear of the house on the upper floor.

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

1)	The Parish Council welcomed the consideration of self-build planning applications at this meeting.
2)	The Council was pleased to consider a planning application for the installation of solar panels on the industrial buildings at Sham Farm.
3)	Currently Rotherfield Parish Council and Wealden District Council are in agreement for 84.6% of planning applications.
4)	The Parish Council was pleased to recommend approval for smaller housing units increasing the stock of one or two bedroom properties in the parish.
5)	If residents are concerned about development within the parish then please contact the Parish Clerk who can raise it with Wealden Enforcement.

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

Tuesday, 15th September 2026 at 7:30 pm in the Parish Council Room at Rotherfield Village Hall.

7. TO RECEIVE DETAILS OF ANY URGENT ISSUES FOR NOTING OR INCLUSION ON FUTURE AGENDAS.

- Cllr Peter Kember asked for an environmental budget to be set for next year's budget to allow the Parish Council to consider some environmental projects in the next municipal council year. **Clerk** to add an item to the 15th September Planning & Environment Committee meeting agenda to consider this.
- Cllr Beverley Johnstone asked if new training was going to be available to Councillors about forthcoming changes in the National Planning Policy Framework (NPPF). The Clerk confirmed that he is looking into this. **Clerk** to arrange a training session for Councillors.

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- Cllr Beverley Johnstone asked whether it was possible to consider planting some trees outside Highgate Flats and around Hornshurst Road as an environmental project for the Council. **Clerk** to add item to the 15th September Planning & Environment Committee meeting agenda to consider this.

The Chair declared the formal business of the meeting closed at **8:28pm**.

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

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