



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, 2ND JUNE 2026 IN THE UPPER HALL AT ROTHERFIELD COMMUNITY HUB (RMI) @ 7:30PM

PRESENT

Cllr David Hiles (Chair)

Cllr Peter Kember (Vice-Chair)

Cllr Paul Snelling

Cllr Paul Beach

Cllr Benj Cheeseman

Cllr Robert Harris

Cllr Beverley Johnstone

COUNCILLORS ABSENT

None

ALSO PRESENT

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 Douglas Johnstone and Cllr Janice Richardson.

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

Apologies had also been received from Cllr Jessika 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, 28th April 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: Monday, 24 August 2026 - 12:21 pm

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/2026/0921/PO - Warren Farm, Warren Farm Lane, Eridge, Royal Tunbridge Wells, TN3 9JG**
Modification of Section 106 agreement dated 2 May 2023 attached to planning permission WD/2021/0384/F, WD/2021/0385/LB and WD/2021/0391/F to remove all reference to "enabling development surplus payment" and "heritage assets management scheme", along with the removal of all their associated obligations.

It was **RESOLVED** to make **NO COMMENT** on this application.

- b) **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 Committee had no further comments on the application.

- c) **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.

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/2026/0448/F - Lavender Cottage, Yew Tree Lane, Rotherfield, TN6 3QP**
Two storey rear extension.

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

- **WD/2025/1409/PO - Land Rear Of St Peters Church, St Peters Mead, Rotherfield, TN6 3TP**
Modification of section 106 agreement dated 15th October 2024 attached to planning permission WD/2023/0998/F (erection of 9 dwellings (use class C3), with access, parking, informal open space, landscaping and other associated works) to enable modification of the affordable housing contribution.

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

- **WD/2026/0269/FR - Ashwood Farm, Eridge Road, Crowborough, TN6 2DZ**
RETROSPECTIVE APPLICATION FOR USE OF SITE FOR CLASS E(g) AND STORAGE.

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

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- **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).

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

- **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.

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

- **WD/2026/0549/F - Medway Farm, Catts Hill, Town Row, Rotherfield, TN6 3NQ**
Garden shed.

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

- **WD/2026/0563/F - 2 Court Meadow, Rotherfield, TN6 3LQ**
Proposed loft conversion with two rear dormers and one rooflight on principal elevation and one rooflight on rear elevation and garage conversion to habitable space with single storey link between.

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

- **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.

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

- **WD/2025/1084/O - Hideaway, Tubwell Lane, Crowborough, TN6 3RJ**
Outline application for the demolition of garage wing, alterations to existing access and development of up to 5 dwellings (all matters reserved except access).

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

- **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.

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

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PLANNING APPLICATIONS AND DECISIONS FOR YEAR TO 31ST MARCH 2027

Total number of applications considered by Parish Council	9
Decisions awaited	4
% of Applications decided where Parish and Wealden DC decisions agree.	100%
% of Applications decided where Parish and Wealden DC decisions disagree.	0%
Number of Planning meetings in year (or planning business combined with other meetings)	1
Average number of applications considered per meeting	9

ii. Planning correspondence.

- The Clerk reported on correspondence received regarding Town Row Green. After discussion, it was agreed that the Council would seek fresh legal advice regarding ownership and the potential for registered title ownership. The current position is that Rotherfield Parish Council is the registered owner on the Commons Register. The Council does have powers to act under Section 45 of the Commons Act 2006.

It was **RESOLVED** as a first action to write a friendly letter to the property in proximity to the Green requesting the removal of tractors, trailers, machinery, bales of silage, and low rope fence, which are outside of their 22nd August 1967 rights for grazing and cutting of the Green. **Clerk** to draft letter.

iii. Any enforcement, conservation or appeal matters.

Enforcement:

- The Clerk reported that he had raised Councillors' concerns regarding landscaping at Wealden Joinery with Wealden Enforcement. This included photographs taken from the adjacent footpath, which show the effects on the stream.

Conservation:

- The Clerk reported that the Council had been copied into multiple correspondence regarding the installation of PVC windows and roof repairs on the Grade II listed building Ivy Cottage in Mark Cross.

Appeals:

None.

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

The Clerk suggested this item was placed on the agenda of the 25th June Parish Council Meeting. It was **AGREED** to add this item to the agenda for the full Parish Council to consider the next steps of the Housing Needs Assessment Survey results.

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

1)	Are you aware that the Parish Council has a responsibility to maintain public areas in the parish for the enjoyment of all parishioners.
2)	The Parish Council is keen to ensure that the watercourses of the parish are kept clear from the dumping of waste. The Council has recently made representation to Wealden Enforcement regarding the stream off of Sherrif's Lane, Rotherfield.
3)	Occasionally the Council will receive consultation requests for planning applications, particularly policy changes, that it is not qualified to answer. On these occasions the Council will make no comment on the applications.
4)	The Parish Council thanks Louise Halpren of Action in rural Sussex for the presentation of the results of the Housing Needs Survey. The Council will now consider how to use the information revealed by the survey.
5)	The Parish Council continues to feel frustrated by the misalignment of Heritage Policy and practicality for the protection of heritage buildings in the parish.

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

Tuesday, 23rd June 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 Paul Snelling asked if the matter regarding the gate off the Milk Lodge layby to Bluebell Farm had been regularised. The Clerk confirmed that the gate now has permission and cannot be pursued further with Wealden Enforcement.
- The Clerk reported that he would soon be circulating the document: "Planning Committees and the National Scheme of Delegation of Planning Functions: Draft guidance for local planning authorities in England".
- Cllr Robert Harris asked if East Sussex Highways had provided a time frame for the repair of the Walshes Road surface. **Clerk** to enquire of East Sussex Highways.

The Chair declared the formal business of the meeting closed at **8:33pm**

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

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