



**Working for the Community in Rotherfield, Mark Cross,
ErIDGE Green, Boarshead and surrounding areas**

**MINUTES OF THE MEETING OF THE PLANNING AND BUILDING COMMITTEE OF
ROTHERFIELD PARISH COUNCIL HELD ON TUESDAY 10TH JANUARY 2017 AT 19:30
IN THE PARISH COUNCIL ROOM, ROTHERFIELD VILLAGE HALL**

COUNCILLORS PRESENT

Cllr. N. Wickenden (Chairman).	Cllr. R. Harris	Cllr. D. Thomas
Cllr. D. Hiles (Vice Chairman).	Cllr. J. Kitchenham	Cllr. G. Watson-Smith
Cllr. T. Gilbert	Cllr. A. Martin	Cllr. L. Watts
Cllr. A. Hardy	Cllr. J. Richardson	

COUNCILLORS ABSENT

None.

ALSO PRESENT

Trevor Thorpe, Parish Clerk, and 17 members of the public.

The members of the Committee introduced themselves to those present prior to the start of the meeting.

1. TO RECEIVE THE FOLLOWING: -

- i. Apologies for absence (LGA 1972 s 85).**
None.
- ii. Declarations of personal, prejudicial and disclosable pecuniary interests on items on the agenda, and updates to members' register of interests.**
 - a)** Cllr. D. Thomas, Council Chair, declared a personal interest in item 2c) on the agenda as he shares a boundary with this property and the owners/applicants are neighbours. Cllr. Thomas advised that he would discuss and vote on the application.
 - b)** Cllr. A Martin declared a prejudicial interest in respect of item 2a) as he undertakes paid agricultural contracting work for a neighbour of the property. He also advised that, in his capacity as an agricultural contractor, he had undertaken work for some of the members of the public present at the meeting. Cllr. Martin declared that he would not be withdrawing from the meeting whilst this items was discussed.
 - c)** Cllr. R. Harris declared a prejudicial interest in respect of item 2a) as he undertakes paid agricultural contracting work for a neighbour of the property. Cllr. Harris declared that he would not be withdrawing from the meeting whilst this items was discussed but that he would not vote on the item

The Chair reminded the Councillors that they should declare an interest at any point during the meeting if they become aware of one, and also that the meeting would be recorded.

iii. To resolve that the minutes of the Planning and Building Committee Meeting held on 13th December 2016, be taken as read, confirmed as a correct record and signed by the Chair.

The draft minutes had been circulated to the Councillors prior to this meeting and it was RESOLVED that were a true record at that they be signed by the Chair.

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

The meeting Chair agreed that item c) would be taken as the first item for consideration as the only persons present for this applications were the owners of the property.

- a) **WD/2015/2702/F** The Coach House, Horsegrove House, Mayfield Road, Rotherfield TN6 3LU REPLACEMENT DWELLING Amended block plan showing revised siting of proposed new dwelling slightly further to east and amendment of materials from weatherboard and slate to brick and tile (as per WDC advice). Drawing no. B.015.15.02 Rev. A date stamped 22 December 2016.

The Chair allowed the applicant's Planning Consultant to address the meeting and the following key points were raised: -

- The application was a re-consultation by Wealden District Council resulting from amendments to plans and materials, consultations and discussions held with their planning team, and a meeting with them on December 20th at WDC offices.
- The revised plan was that the new property would be relocation 4m to the East of the original proposed siting this to avoid views from the Coach House. WDC considered that this would not have an effect on Horsegrove Cottages, due to distance.
- The existing building would be retained with the ground floor used for storage only.

The Chair allowed a neighbour of the property to address the meeting and the following key points were raised: -

- Permission was granted in 1989 for a smaller property on the site but this was not built.
- New proposal does not meet the revised building criteria.
- It was appreciated that there were now changes proposed in the materials to be used, although there was no change to the size or design.
- Still objects to the amended proposal as it will result in loss of privacy for Horsegrove Farm and the proposed building is too large.

The Committee **RESOLVED** to recommend to Wealden District Council's Planning Team that this application be **APPROVED**.

REASON: The development proposed is a suitable dwelling for the site.

It was requested that details of the vote be recorded:

FOR: Cllrs. Wickenden, Thomas, Gilbert. Kitchenham and Richardson

AGAINST: Cllr. Hardy, Hiles, Watson-Smith and Watts.

ABSTAINED: Cllrs. Martin and Harris.

- b) **WD/2016/2875/F** Briar House Farm, Dewlands Hill, Rotherfield, TN6 3RU

Proposed demolition of redundant farm buildings and construction of four dwellings with additional landscaping and planting.

Chair and Vice Chair of the Committee confirmed that they had visited the site earlier that day. The Chair allowed the Planning Agent and Architect for the property to address the meeting and the following key points were raised: -

- National Planning Policy Framework 55(3) supports converting redundant rural buildings to residential use.
- The matter had been discussed with Wealden DC Planners and the proposal would replace the over 6000m² of piggery buildings by of four houses with a reduction of over 4000m² in total area.

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- Architects had worked for a year to design properties that would enhance the whole area.
- It was intended that the remaining piggery buildings be demolished and the site landscaped.

The Chair allowed three residents of the area to address the meeting and the following key points were raised: -

- The new houses proposed were on a greenfield site some way from the piggery site, thus they were not replacing the old farm buildings.
- Site is within the High Weald AONB and application goes against National and Local Policy.
- Proposed development is not within a recognised settlement boundary.
- Dewlands Hill is used by walkers and horse riders and is not suitable for the increased traffic that would be created by the proposal. There are steep hills at each end and few passing places.
- The existing access track was unsuitable for increased traffic.
- Planning permission was refused for a development on the site in 2010 and an appeal against the refusal decision was dismissed. Unsuitability of Dewlands Hill for access was one of the reasons cited for refusal.
- The proposed development is not sustainable.

The Committee **RESOLVED** to recommend to Wealden District Council's Planning Team that this application be **REFUSED**

REASONS:

- Overdevelopment of the area.
- Unsuitable access to the development.
- Location of new development should be on the site of the former piggery.

It was requested that details of the vote be recorded:

FOR: Cllrs. Wickenden, Thomas, Gilbert, Kitchenham, Martin, Harris. Hardy, Hiles, Watson-Smith, Watts and Richardson

AGAINST: None.

ABSTAINED: None.

c) WD/2016/3048/F Oakdene, Spout Hill, Town Row, Rotherfield, TN6 3QX

Description: Demolition of existing front extension. demolition of side boiler room. proposed two storey front extension and single storey side extension.

The Chair allowed the owner of the property to address the meeting and he advised that the works proposed were to improve the facilities of the house to benefit the family.

The Council Chairman, the property of whom shares a boundary with "Oakdene", spoke in favour of the proposal. No objections have been received by Wealden DC in respect of the application.

The Committee **RESOLVED** to recommend to Wealden District Council's Planning Team that this application be **APPROVED**

REASON: The work proposed will enhance and improve the facilities of the property.

3. TO RECEIVE THE FOLLOWING FROM WEALDEN DISTRICT COUNCIL.

i. Decision notices.

- a) WD/2016/0590/F** Low Barn, Groombridge Lane, Eridge, TN3 9LA
Patio area to the rear of the property and erection of a shed/garden store.

Commented [TTCTPC1]: At the 21st February 2017 meeting of this Committee It was **RESOLVED** that the minutes of the 10th January 2017 meeting of this Committee be amended to reflect that item 2b) should read that the vote was as follows: - **FOR** refusal of the application: - Cllrs. Gilbert, Kitchenham, Martin, Harris. Hardy, Hiles, Watson-Smith, Watts and Richardson. **AGAINST** refusal of the application: - Cllrs. Wickenden and Thomas. The Vice Chair made a manuscript amendment to the minutes, it was **RESOLVED** that these now represented a true record of the meeting and they were signed by the Chair

- b) **WD/2016/1220/F** Castle Hill Farm, Treblers Road, Crowborough, TN6 3RR DEMOLITION OF Existing 1960s concrete barn behind Dewlands Barn and construction of new barn style two/three-bedroom dwelling.
- c) **WD/2016/2213/O** Land Adjacent to The Stables, Clackhams Lane, Jarvis Brook, Crowborough TN6 3RN
Erection of 4 no. dwellings.
- d) **WD/2016/2700/F** Castle Hill House, Castle Hill Rotherfield, TN6 3RR
Replacement of plastic windows and conservatory with metal examples more in keeping with the building.

All of the above applications had previously been recommended for approval by this Committee, and were approved by Wealden District Council.

ii. Planning correspondence.

None.

iii. Any Enforcement, Conservation or appeal matters.

None.

4. AGREE ACTION ON URGENT ITEMS FOR OTHER COMMITTEES

None.

5. TO RECEIVE NOTICE OF DATE OF NEXT MEETING OF THIS COMMITTEE.

31st January 2017 at 19:30 in the Parish Council Room, Rotherfield Village Hall.

6. TO RECEIVE DETAILS OF ANY URGENT ISSUES FOR NOTING OR INCLUSION ON FUTURE AGENDA.

- i. Cllr. Kitchenham, Henrick and Wickenden will attend tomorrow's Strengthening Local Relationships meeting with East Sussex Highways.
- ii. Council Chair wished an agenda item added for the forthcoming Highways Committee meeting relating to roadside hedges and cutting thereof. CLERK to action.
- iii. Cllr. Martin reported progress in obtaining licences for bollards outside the Memorial Institute and the installation of a dropped kerb by the "Copper Kettle".
- iv. The meeting expressed regret regarding the recent death of former Councillor Keith Curtis and wished that their condolences be sent to his family.
- v. Recent water repair works had led to a pavement gully near the "Courtyard" being infilled with tarmac, concerns expressed that this would lead to water flowing over the pavement and the creation of an ice hazard. Clerk will investigate when next in the Village.
- vi. Cllr. Hardy raised concerns regarding access for parking near Hornshurst Woods and not likely to encourage those wishing to visit. Cllr. Martin has offered to speak with the owners.
- vii. Clerk reported receipt of details of a proposal for a "4G" mast at Boar's Head on the A26. Councils views are sought, details received too late for inclusion on the agenda and will be considered at a future meeting.

The Chair declared the formal business of the meeting closed at 20:50.

7. PUBLIC FORUM.

Confirmed as a true record at the 21st February 2017 meeting of this Committee with amendment as noted.

.....Committee Chair Date.

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