



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 TO BE HELD ON TUESDAY 4th APRIL 2017 AT 19:30 IN THE PARISH COUNCIL ROOM, ROTHERFIELD VILLAGE HALL

Cllr. N. Wickenden (Chairman).
Cllr. T. Gilbert
Cllr. G. Watson-Smith

Cllr. A. Hardy
Cllr. J. Kitchenham
Cllr. A. Martin

Cllr. J. Richardson
Cllr. R. Harris

COUNCILLORS ABSENT

None

ALSO PRESENT

None

Trevor Thorpe, Parish Clerk, was not present at the meeting and the minutes were taken by Cllr. G. Watson-Smith

1. TO RECEIVE THE FOLLOWING: -

i. Apologies for absence (LGA 1972 s 85).

Cllr. D. Hiles (Vice Chairman) has submitted an apology for absence.

ii. Declarations of personal, prejudicial and disclosable pecuniary interests on items on the agenda, and updates to members' register of interests.

None declared. The Chair reminded those present that they should declare an interest if at any point during the meeting they became aware of one relating to a matter being discussed.

iii. To resolve that the minutes of the Planning and Building Committee Meeting held 14th March 2017, be taken as read, confirmed as a correct record and signed by the Chair.

The minutes of the Planning and Building Committee Meeting held 14th March 2017, were taken as read, confirmed as a correct record and signed by the Chair.

NB. Due to the temporary absence of the Vice Chairman of this committee, Cllr. G. Watson-Smith was unanimously voted in as acting Vice Chairman until his return.

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

a) **WD/2017/0325/F** Castle Hill House, Castle Hill, Rotherfield, TN6 3RR

Replacement garage and accommodation building.

The meeting **RESOLVED** to recommend that Wealden District Council **APPROVED** this application for the following reason:

It will improve the facilities and is in keeping with the current architecture, subject to condition 106 being applied so that it is tied into the main house as staff accommodation.

b) **WD/2017/0421/F** Site of the former Memorial Hall, Tunbridge Wells Road, Mark Cross, TN6 3PN New single dwelling.

The meeting **RESOLVED** to recommend that Wealden District Council **APPROVED** this application for the following reason:

Enhances the facilities.

c) **WD/2017/0528/O** Latchets, Clackhams Lane, Jarvis Brook, Crowborough, TN6 3RN Erection of detached dwelling.

The meeting **RESOLVED** to recommend that Wealden District Council **APPROVED** this application for the following reason: Increase the housing stocks. Cllr. A. Martin, abstained from voting.

Clerk: Trevor Thorpe, 82 Fermor Way, Crowborough, East Sussex TN6 3BJ 01892 664245. Email: rotherfieldpc@yahoo.co.uk

Parish Council Website: www.rotherfieldparishcouncil.co.uk Twitter [@rotherfieldpc](https://twitter.com/rotherfieldpc) and on Facebook

4th April 2017 P & B Minutes

- d) **WD/2017/0566/LDE** 1 & 2 Hornshurst Wood Cottages, Eridge Lane, Rotherfield, TN6 3JU
Erection and occupation of 1 & 2 Hornshurst Wood Cottages without planning consent.

The meeting has provided a statement regarding this application as follows:

1 & 2 Hornshurst Wood Cottages were built 54 years ago to house forestry workers (agricultural dwellings) and according to the original site plan they were positioned in slightly the wrong place. English Woodlands the owners at that time held large areas of forests in the district which were maintained by the workers and the timber was processed in a saw mill situated near to the cottages. Only one of the properties is currently occupied by an original forestry worker who is now retired. The other worker that lived next door died a few years ago and this cottage is now in a poor state of repair and the roof is collapsing. In all of the years that these cottages were in use there has always been a strict adherence to the agricultural tie that was applied to them.

- e) **WD/2017/0615/MAO** Land North of Walshes Road, Crowborough, TN6 3RE OUTLINE
Application for up to 100 residential dwellings including demolition of existing redundant agricultural buildings, provision of new internal access roads and footways, open space, sustainable urban drainage systems and associated landscaping.

The meeting has provided a statement regarding this application as follows:

This application for 100 residential dwellings would constitute overdevelopment of the area North of Walshes Road, Crowborough and lead to an unacceptable amount of traffic passing through Western Road putting pressure on Rotherfield Village. The infrastructure such as Doctors Surgeries could not be able to cope with the increase in demand for their services. Additional Primary School places in Jarvis Brook, Crowborough and Rotherfield could be as high as 100 additional children when these schools are already oversubscribed. The lack of parking at Crowborough station and the proposed new car park at the end of Western Road has not yet been addressed. Rainwater runoff from the site would increase the probability of flooding in Jarvis Brook around the railway bridge area and add risk to all areas downstream. The air pollution from these additional dwellings which could adversely affect Ashdown Forest is another factor that needs to be considered.

3. TO RECEIVE THE FOLLOWING FROM WEALDEN DISTRICT COUNCIL.

i. Decision notices.

- a) **WD/2016/2458/F** Brandywell, Tunbridge Wells Road, Mark Cross, Crowborough TN6 3PJ
Proposed single-storey extensions to existing children's day nursery comprising day room extension to east (rear) elevation, replacement of existing conservatories on west and north elevations, and kitchen extension to south elevation. minor external alterations including provision of new first floor emergency fire escape to northern elevation.
- b) **WD/2017/0019/F** Bell Mead Cottage, Station Road, Rotherfield, TN6 3HR
Ground floor lounge extension.
- c) **WD/2016/3090/F** Sandhill Cottage, Sand Hill Lane, Eridge Green, Tunbridge Wells, TN3 9LW
Proposed demolition of existing stables. reconstruction of single storey structure in a similar architectural accommodation for private/family use.
- d) **WD/2016/3037/F** Leech Pit Cottage, Eridge Road, Eridge Green, TN3 9LL
The demolition/replacement of the existing dwelling to provide a new 4-bedroom property.
- e) **WD/2017/0160/F** The Gate House, Eridge Road, Boars Head, TN6 3HD
Proposed single storey extension.

- f) **WD/2017/7500/T** Sf on Eridge Road, Junction of Boars Head Road, Crowborough, TN6 3GR
The installation of 1 no. 17.5m Elara pole with 3 no. shrouded antennas and 2 no. equipment cabinets on a wide highways maintained grass verge.

This committee has recommended application b) for refusal and the remainder for approval. Wealden District Council refused application d) and approved the remainder.

- ii. **Planning correspondence.**
None

- iii. **Any Enforcement, Conservation or appeal matters.**
None

4. RECEIVE DETAILS OF THE RECENT WEALDEN LOCAL PLAN DECISION RE: EXTENSION TO CONSERVATION AREAS.

Information circulated to the Councillors prior to the meeting together with the plans of the areas affected. Details of the extended Conservation Area in Rotherfield Village were noted, also those of the newly created Eridge Green and the Forstal Conservation Area, part of which falls within the Parish. Full details of the extended and new areas may be viewed on the Wealden District Council website.

5. RECEIVE INFORMATION REGARDING COMMUNITY INFRASTRUCTURE LEVY SCHEME AND FUNDS POTENTIALLY PAYABLE TO THE PARISH COUNCIL.

Details of funds potentially payable to the Parish Council to fund Community Infrastructure Projects were circulated to the Councillors prior to the meeting.
The sum of £80 was available to be used towards Highways Transport and Lighting projects. The Clerk to look at the current Rotherfield Village plan with a view getting this updated to increase the allocation of funding from 10% to 25%.

6. AGREE ACTION ON URGENT ITEMS FOR OTHER COMMITTEES.
None received.

7. TO RECEIVE NOTICE OF DATE OF NEXT MEETING OF THIS COMMITTEE.
Tuesday April 25th at 19:30 in the Parish Council Room, Rotherfield Village Hall.

8. TO RECEIVE DETAILS OF ANY URGENT ISSUES FOR NOTING OR INCLUSION ON FUTURE AGENDA.
None.

The Chair declared the formal business of the meeting closed at 20:30.

9. PUBLIC FORUM. None.

Confirmed and signed as a true record at the 16th May 2017 meeting of this Committee

.....Chairman Date.