



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

**MINUTES OF THE MEETING OF THE PLANNING AND BUILDING COMMITTEE
HELD ON TUESDAY 2ND OCTOBER 2018 AT 19:30
IN THE PARISH COUNCIL ROOM, ROTHERFIELD VILLAGE HALL TN6 3LX**

PRESENT

Cllr. D. Hiles (Chair)	Cllr. T. Gilbert	Cllr. A. Martin.
Cllr. N. Wickenden (Vice Chair).	Cllr. R. Harris	Cllr. L. Henrick
Cllr. G. Farmer		Cllr. J. Kitchenham

COUNCILLORS ABSENT

Cllr. J. Richardson

ALSO PRESENT

The Parish Clerk, Trevor Thorpe, and three members of the Public.

1. TO RECEIVE THE FOLLOWING: -

- a) **Apologies for absence (LGA 1972 s85)**
An apology was submitted by Cllr. G. Watson-Smith and it was **RESOLVED** that this be accepted.
- b) **Declaration of personal, prejudicial and disclosable pecuniary interests on items on the agenda, and updates to members' register of interests.**
Cllr. Martin declared a personal interest in item 2a) as he is a friend of the applicant.
- c) **To resolve that the Minutes of the meeting of this Committee held on 10th July 2018 be taken as read, confirmed as a correct record and signed by the Chair.**
Copies have been circulated to Councillors prior to the meeting. It was **RESOLVED** that they be confirmed as a true record and adopted, and they were signed by the Chair.

Chair suspended Standing Orders to allow two of the Parishioners present to address the meeting.

- Wished to clarify details of their recent planning application which had been recommended for refusal by this Committee.

Key points were as follows:-

- Acknowledged that, due to misunderstanding, they had not attended the Council Meeting at which their application had been considered.
- Advised that neighbours had written eight letters of support to the Planning Authority, Wealden District Council (WDC), no objections had been sent
- Wished to clarify the situation regarding the detail of their application so that the Council would be aware for future similar applications.
- The application had been submitted in the light of paragraph 79e of the National Planning Framework and they highlighted the "...design is of exceptional quality...." ".....and - would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area..." elements of this.
- Site is designated as a redevelopment site by WDC.
- Cessation of the business currently using the site would reduce traffic and "handing back" traffic rights to WDC could be of benefit to other residential developments locally.
- Pleased that the Council's refusal recommendation only focused on the house design and not on the plan for the site.

Chair thanked them for providing this information and reinstated Standing Orders.

Clerk: Trevor Thorpe, 82 Fermor Way, Crowborough, East Sussex TN6 3BJ

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

- a) **WD/2018/1767/FA** Boars Head Farm, Boars Head Road, Boars Head, Crowborough, TN6 3GR
Minor material amendment to **WD/2011/2683/F** (Conversion of former granary and farm buildings to a single dwelling)
It was **RESOLVED** to recommend to Wealden Planners that this application be **APPROVED** for the following reasons:-
It is a minor amendment to the original plan which will improve the facilities of the property.
- b) **WD/2018/1783/F** Motts Farm, Forge Road, Eridge, TN3 9LJ
Proposed stable block, 30m x 40m sand school and upgrade of existing access.
It was **RESOLVED** to recommend to Wealden Planners that this application be **APPROVED** for the following reason:-
It will enhance the facilities of the property.

3. TO RECEIVE THE FOLLOWING FROM WEALDEN DISTRICT COUNCIL.

i. Decision notices.

WD/2018/0419/F Kingsbury Lodge, Five Ashes Road, Rotherfield, TN6 3RS
Demolition of stables. erection of single storey annexe with attic space.
Refused by Wealden District Council, recommended for approval by this Committee.

ii. Planning correspondence.

None.

iii. Any Enforcement, Conservation or appeal matters.

- a) Acknowledgment received regarding enforcement issue on outskirts of Village reported to Wealden by the Parish Council.
- b) **Appeal notification letter.**
The Pines, Eridge Road, Boars Head, TN6 3HD
Erection of 2 no detached dwellings with associated parking & landscaping. Planning Inspectorate Ref: APP/C1435/W/18/3207996
Original application WD/2018/0427/F recommended for approval by this Committee at their 29th March 2018 meeting, refused by Wealden DC.
- c) **Appeal decision letter.**
Appeal Ref: APP/C1435/W/17/3173679 Gill Wing Farm, Groombridge Lane, Eridge, TN3 9LA.
Appeal refused by the Planning Inspectorate. Original application recommended for approval by the Parish Council in September 2016.

iv. Tree Notices and applications from Wealden District Council.

None.

4. To consider transfer of responsibility for Town Row Green matters from the Recreation and Burial Committee to this Committee.

Green is on the

Cllr. Harris explained that he had raised this matter for discussion as he considered that it should fall under the remit of this Committee rather than Recreation and Burial. Clerk summarised the position regarding the Green for the benefit of the Councillors:

- The site is recorded on the Register of Common Land.
- The matter was last considered in autumn 2012 when the Council renewed their enquiry as to whether registering the land in its name would offer the Green additional protection.

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- At that time the Council’s Solicitor advised that registration in the name of the Parish Council, or anyone else, would not be feasible as its status as Common Land precluded any claim of “possessory title” that would be required to enable registration.
- The 2006 Commons Act would enable protection by the Parish Council should this ever be required.

RESOLVED that responsibility for Town Row Green matters be transferred to this Committee.

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

23rd October 2018 at 19:30 in the Parish Council Room, Rotherfield Village Hall. Cllr. Hiles gave an advance apology for absence for this meeting.

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

- Cllr. Kitchenham reported that a number of commercial advertising posters had appeared in various locations at Mark Cross and that none related to any local business. It was recommended that they be removed and retained for safe keeping should the owners require them.

Clerk reported the following:-

- He had received a reminder phone call from the gentleman who has been granted permission for rabbit catching in the field below the Parish Cemetery. A letter will be sent to him renewing this and outlining the Council’s terms and conditions.
- There is to be a meeting at Uckfield Civic Centre on Friday regarding development of a Community Warden Scheme for use by Parishes. He will attend on behalf of the Council.
- Having trouble in getting an additional functioning key cut for the Rec. flagpole, Cllr. Martin has offered to assist.

Chair declared the formal business of the meeting closed at 19:30.

6. PUBLIC FORUM.

None.

**Adopted as a true record and signed the Chair of this Committee
at its 23rd October 2018 Meeting**

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

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