



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

**MINUTES OF THE PLANNING & BUILDING COMMITTEE MEETING
HELD ON TUESDAY 7TH JUNE 2016 AT 19:30
IN THE PARISH COUNCIL ROOM, ROTHERFIELD VILLAGE HALL**

COUNCILLORS PRESENT

Cllr. N. Wickenden (Chairman).	Cllr. T. Gilbert.	Cllr. D. Thomas
Cllr. D. Hiles (Vice Chairman).	Cllr. R. Harris	Cllr. G. Watson-Smith
	Cllr. A. Martin	

COUNCILLORS ABSENT

None

ALSO PRESENT

The Parish Clerk, Trevor Thorpe, and six members of the public.

1. **TO RECEIVE APOLOGIES FOR ABSENCE (LGA 1972 s 85).**
None.
2. **DECLARATIONS OF PERSONAL, PREJUDICIAL AND DISCLOSABLE PECUNIARY INTERESTS ON ITEMS ON THE AGENDA, AND UPDATES TO MEMBERS' REGISTER OF INTERESTS.**
None. The Chairman reminded the Councillors that they should declare an interest at any point during the meeting if they become aware of one.
3. **TO RECEIVE MINUTES OF MEETING HELD ON 17TH MAY 2016 FOR APPROVAL AS A TRUE RECORD AND MATTERS ARISING FROM THESE MINUTES.**
These minutes had been circulated prior to the meeting and it was RESOLVED that they were a true record; The Chairman of the Committee signed the minutes.
4. **TO CONSIDER AND MAKE RECOMMENDATIONS ON THE FOLLOWING APPLICATIONS AND OTHER PLANNING MATTERS.**
 - a) **WD/2016/0918/F** Cottage Hill House, Cottage Hill, Rotherfield, TN6 3JW
Proposed replacement of single garage with new three bay garage with garden room/pool house attached and open air swimming pool.
The Chairman allowed the applicant to speak in support of the proposed work which he stated had been modified from the initial to reduce it in size, also to remove the proposed driveway that had been included. The Chairman also allowed a nearby resident to express their concern that the amended proposal was still large in relation to the nearby other properties.
It was RESOLVED to recommend to the Wealden District Council Planning Officer dealing with this application that it be REFUSED for the following reasons.
 - i. The proposed amended development was still large in scale in relation to the nearby properties.
 - ii. ~~There could be additional noise affecting the neighbour's enjoyment of their properties.~~

Clerk: Trevor Thorpe, 82 Fernor Way, Crowborough, East Sussex TN6 3BJ 01892 664245.

Parish Council Website: www.rotherfieldparishcouncil.co.uk

Email: rotherfieldpc@yahoo.co.uk Twitter [@rotherfieldpc](https://twitter.com/rotherfieldpc) and On Facebook

P & B Minutes 7th June 2016 .doc

2016 P & B Minutes Page 17

- iii. ~~It is also recommended that the application be considered by the Wealden North Planning Committee rather than being dealt with via Officer's delegated powers.~~

Comment [RPC1]: These items deleted from the final minutes as resolved at the 30th June 2016 Parish Council Meeting item 2e)

ACTION: CLERK to communicate the Committee's comments to Wealden District Council Planning Department

- b) **WD/2016/0941/F** The Barn Hamsell Manor, Sham Farm Road, Eridge Green, TN3 9JB
Erection of plant storage room to existing building and internal works to existing games room to provide a cloakroom incorporating a shower and toilet together with a sink.
It was RESOLVED to recommend to the Wealden District Council Planning Officer dealing with this application that it be APPROVED for the following reason:-
It will enhance the facilities of the building.

ACTION: CLERK to communicate the Committee's comments to Wealden District Council Planning Department.

- c) **WD/2016/1035/F** Christmas Cottage, Catts Hill, Town Row, Rotherfield TN6 3NG
Open fronted 2 bay cart lodge style garage. (This items was dealt with as second on the agenda as applicant was present)
It was RESOLVED to recommend to the Wealden District Council Planning Officer dealing with this application that it be APPROVED for the following reason.
It enhances the facilities of the property and is of a sympathetic design.

ACTION: CLERK to communicate the Committee's comments to Wealden District Council Planning Department.

- d) **WD/2016/1083/F** Tretine, High Cross, Rotherfield, TN6 3QD
Single storey side extension and internal alterations.
(The Chairman exercised his casting vote in favour of the application)
It was RESOLVED to recommend to the Wealden District Council Planning Officer dealing with this application that it be APPROVED for the following reason.
It will enhance the facilities of the property.

ACTION: CLERK to communicate the Committee's comments to Wealden District Council Planning Department.

- e) **WD/2016/1089/F** Hoth Cottage, Danegate, Eridge Green, TN3 9HU
To demolish the conservatory and to create a new extension.
It was RESOLVED to recommend to the Wealden District Council Planning Officer dealing with this application that it be REFUSED for the following reasons.
i. It is an overdevelopment of the property.
ii. The window in the new extension will be an invasion of the neighbour's privacy.

ACTION: CLERK to communicate the Committee's comments to Wealden District Council Planning Department.

- f) **WD/2015/1698/F** Pleasant View Cottage, High Cross, Rotherfield TN6 3QB
Kitchen extension
It was RESOLVED to recommend to the Wealden District Council Planning Officer dealing with this application that it be APPROVED for the following reason.
It will enhance the facilities of the property and is in keeping with the existing building.

ACTION: CLERK to communicate the Committee's comments to Wealden District Council Planning Department.

5. DECISIONS RECEIVED FROM DISTRICT COUNCIL, AND OTHER PLANNING CORRESPONDENCE.

- i. **WD/2016/0324/F** Lews Farm, Sheriffs Lane, Rotherfield TN6 3JE
Demolition of existing storage building and erection of replacement storage/industrial building.
- ii. **WD/2016/0595/F** Woodland Park Farm, Sheriffs Lane, Rotherfield, TN6 3JE
Proposed replacement boat house holiday let unit.
- iii. **WD/2016/0643/FT** Boars Head Golf Club, Boars Head, Crowborough, TN6 3HD
Temporary clubhouse for pay and play golf centre (renewal of temporary planning permission WD/2008/2343)
- iv. **WD/2016/0816/F** Crumps, 14 The Forstal, Eridge Green, TN3 9JX
The erection of a two storey side extension and the formation of an off road car parking space

All these applications had previously been recommended for approval by this Committee, and have been approved by Wealden District Council planning officers.

6. TO RECEIVE INFORMATION REGARDING ANY ENFORCEMENT, CONSERVATION OR APPEAL MATTERS.

- i. **Appeal Ref: APP/C1435/D/16/3145423**
Shannon House, Eridge Road, Boars Head, East Sussex TN6 3HD

Application originally recommended for approval by this Committee but refused by WDC. Appeal by applicant against the refusal has been upheld.

7. TO MAKE DECISIONS ON MATTERS RELATING TO OTHER COMMITTEES

- i. Check and sign Annual Return document in advance of Internal Auditor visit.
The Clerk explained the content and purpose of the Annual Return. It was RESOLVED that the criteria in the Annual Governance Statement Section 1, items 1 – 8, had been met and the Council Chairman signed the documents with his signature witnessed by the Clerk/RFO.
The Clerk/RFO signed the document to confirm that the figures shown in Section 2 - Accounting Statements 2015/16 of the Annual Return present fairly the financial position of the Council. It was RESOLVED that the document be signed by the Council Chairman. The Chairman wished it noted that he was reliant that the Clerk/RFO had verified the accuracy of the figures presented to the meeting.

Recreation Ground event on 11th June to celebrate the Queen's 90th Birthday

- ii. **Update regarding use of drone to record details of the Beacon lighting and decision on any action required.**

The drone operator has now present evidence that Public Liability is held that is in excess of the £10m required by the Parish Council and it was RESOLVED that the consent form be signed.

ACTION for Clerk to deliver document to operator, also add item to agenda of forthcoming Recreation and Burial Committee meeting to consider modifying current drone policy to allow use of drones to record organised events on Parish Land subject to suitable level of Public Liability cover being held and prior permission granted by the Parish Council.

Parish Council Website: www.rotherfieldparishcouncil.co.uk

Email: rotherfieldpc@yahoo.co.uk Twitter [@rotherfieldpc](https://twitter.com/rotherfieldpc) and on Facebook

Clerk: Trevor Thorpe, 82 Fermor Way, Crowborough, East Sussex TN6 3BJ 01892 664245.

P & B Minutes 7th June 2016 .doc

2016 P & B Minutes Page 19

- iii. **Firework Display. Confirmation that all documentation required is in place.**
 Although this information was still outstanding at the beginning of the meeting email details of the cover held by the Company conducting the display were received from the Bonfire Society during its course. This showed that only £5m Public Liability cover was held by them rather than the £10m required by Parish Council to cover events of this nature on Parish Land.
 The following was RESOLVED:-
- a) CLERK to contact Chair of Society after the meeting to express concern that the level of cover was inadequate and that evidence that the level of cover had been increased to the requisite £10m no later than noon on Thursday 9th June so that consideration could be given on granting permission for the event.
 - b) CLERK to check with the Council's insurers, AON, regarding their policy and conditions for Firework displays on Council land.
 - c) Cllr. Harris to review risk assessment/health and safety method adopted by firework company; also endeavour to contact the company direct to discuss level of cover held.
 - d) CLERK, together with Cllrs. Harris and Thomas, to discuss review information and outcomes of above discussions prior to decision on permission for display.

8. **TO RECEIVE NOTICE OF DATE OF NEXT PLANNING COMMITTEE MEETING.**

- 28th June 2016 at 19:30 in the Parish Council Room, Rotherfield Village Hall.

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

- a) Clerk shared information regarding proposed road sign amendments at "Mayfield turn" junction on outskirts of the Village, this in conjunction with proposed reduction in speed limit on the B2101 Bicycle Arms Road to 40mph throughout its length.
- b) Planning Application by Council to install CCTV on the King's Arms. Wealden planning team have requested additional information in conjunction with this and Cllrs. Martin and Harris will investigate and provide this.
- c) ACTION for CLERK
 - i. Add agenda item for the impending SLR meeting with ESCC Highways regarding changing of priorities at the "Mayfield turn".
 - ii. Add agenda item for the forthcoming Highways Committee meeting to consider further surface improvements to Chant Lane.
 - iii. Issue raised regarding damaged stile at end of Douglas Road. Clerk requested that further details be provided of precise location, and a photo of the damage, so that a report may be submitted to ESCC.
 - iv. Investigate and report to ESCC concerns raised re: collapsed verges in Trebler's Road, Castle Hill end. Raise report to ESCC Highways.
 - v. Reported that street nameplate in Chant Lane at junction with Station Road had been damaged. Raise report to ESCC Highways.

The Chairman declared the formal business of the meeting closed at 21:45

10. **PUBLIC FORUM.**

None.

Signed 26th July 2016 as resolved at the 30th June 2016 Meeting of the Parish Council agenda item 2e)

.....ChairmanDate.