



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

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

COUNCILLORS PRESENT

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

COUNCILLORS ABSENT

None.

ALSO PRESENT

Four members of the Public.

Minutes were taken by Cllr.G.Watson-Smith as Trevor Thorpe, Parish Clerk, was not present.

1. TO RECEIVE THE FOLLOWING:-

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

Cllr. J. Kitchenham,

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

- Item 2b: Cllr. R. Harris declared a pecuniary interest, friend and works for a parishioner objecting to this application.
- Item 2b: Cllr A .Martin declared an interest as an employee of a parishioner objecting to this application.

iii. To resolve that the minutes of the previous Planning and Building Committee Meeting held on 28th June 2016, be taken as read, confirmed as a correct record and signed by the Chairman.

It was RESOLVED that the minutes be confirmed as a true record and they were signed by the Chairman.

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

a) WD/2015/2420/MAJ Hole Wood Farm, Gillridge Lane, Crowborough TN6 1UR

Description: New fishing pond in association with an existing business, the carp syndicate. Revised pond and landscape proposals. Deletion of references to additional clients on site at any one time. Dated 1st July 2016.

It was RESOLVED to recommend to the Wealden District Council Planning Officer dealing with this application that it be APPROVED for the following reason.

Improve the facilities of the property and allow time for the new pond to fill up with water over the coming winter.

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

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- b) WD/2015/2702/F** The Coach House, Horsegrove House, Mayfield Road, Rotherfield TN6 3LU
Description: Replacement dwelling.
As the applicants and their agent were present this item was dealt with as first on the Agenda. Cllrs. Harris and A. Martin withdrew from the meeting from 19:35 to 19:45 whilst discussions and voting on the decision took place, this following guidance advice obtained from SALC as requested by the Chairman of the Parish Council.

The applicants attended the meeting with their planning agent who was given the opportunity to speak on their behalf. It was explained that the existing (Coach House) 1989 permission for conversion to a dwelling had been underpinned but was in a very dilapidated state, due to its position next to an agricultural barn permission was being sought to demolish and build a one for one replacement so that the applicants could downsize from their main dwelling (Horse Grove House). The replacement building would be sited away from the barn and be of an eco-friendly and sustainable design, increased to 25% in size, top and bottom levels as an alternative to the current double height building.

An objection to the application was presented by a Parishioner and owner of the adjoining property who explained that the application was difficult as it was felt that the figures did not show the true dimensions of the building, and it would be very large 4/5 bed roomed property with balconies, and stated that her main objection was the large size of the proposed dwelling.

Cllr.D.Thomas proposed that the application be refused, and a vote was taken by the Cllr's present:

It was RESOLVED to recommend to the Wealden District Council Planning Officer dealing with this application that it be REFUSED for the following reason.

Overdevelopment of the site.

Cllr. Thomas requested that details of the vote be recorded and the details were:

FOR the resolution: Cllrs. Thomas, Watson-Smith and Hiles.

ABSTAINED: Cllrs. Wickended and Gilbert.

- c) WD/2016/1134/F** Green Hedges Farm, Danegate, Mark Cross, TN6 3PA
Description: Commercial equestrian stable block providing 10 stables, tack room, office, wash down area, hay/machinery barn, manege and surfaced access track. It was RESOLVED to recommend to the Wealden District Council Planning Officer dealing with this application that it be APPROVED for the following reason.
Improve facilities and aid local employment
- d) WD/2016/1274/F** Mark Cross C Of E School, Tunbridge Wells Road, Mark Cross, TN6 3PJ
Description: Demolition of existing conservatory and covered play area; construction of two single-storey extensions to early years classrooms, alterations to fenestration, associated external works and erection of new polycarbonate glazed canopy.
It was RESOLVED to recommend to the Wealden District Council Planning Officer dealing with this application that it be APPROVED for the following reason.
This will improve facilities of the School as the Parish Council strongly supports education.
- e) WD/2016/1429/F** Fowl Lodge, Tubwell Lane, Crowborough, TN6 3RG
Description: Replacement dwelling.
It was RESOLVED to recommend to the Wealden District Council Planning Officer dealing with this application that it be APPROVED for the following reason.
Improve facilities of the existing dwelling.
Cllr A. Martin requested that it was noted that he voted against this decision.

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WD/2016/1579/F Pennyfarthing Cottage, Tunbridge Wells Road, Mark Cross, TN6 3PA

Description: First floor side 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.

Improve the facilities.

3. TO RECEIVE THE FOLLOWING FROM WEALDEN DISTRICT COUNCIL.

i. Decision notices

- a) **WD/2015/1698/F** Pleasant View Cottage, High Cross, Rotherfield TN6 3QB
Kitchen extension
- b) **WD/2016/0634/F** Holly Grove Farm, Castle Hill, Rotherfield, East Sussex TN6 3RR
Amendments to previously approved WD/2011/1380/F and WD/2011/0035/F
- c) **WD/2016/0751/F** Land adj. to The Glade, Clackhams Lane, Jarvis Brook TN6 3RN
Provision to provide a four-bedroom dwelling east of the existing property at the site
Application
- d) **WD/2016/0836/FA** Stone Mill, Dewlands Hill, Rotherfield TN6 3RU
Construction of front porch, alterations to shower room, rear dormer windows and provision of bathroom, shower and utility rooms within garage block.
- e) **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
- f) **WD/2016/0951/F** Foxgloves, Yew Tree Lane, Rotherfield, TN6 3JB
2 storey rear extension with single storey element, dormer to principle elevation, demolition of existing flat roof porch, replacement pitched roof porch, internal alterations and provision of new roof on garage
- g) **WD/2016/1035/F** Christmas Cottage, Catts Hill, Town Row, Rotherfield TN6 3NG
Open fronted 2 bay cart lodge style garage.
- h) **WD/2016/1068/F & WD/2016/1069/LB** The Minstrels Gallery, Church Road, Rotherfield, TN6 3LG
Install replacement windows to property - pvcu frames with double glazing.
- i) **WD/2016/1083/F** Tretine, High Cross, Rotherfield, TN6 3QD
Single storey side extension and internal alterations.
- j) **WD/2016/1089/F** Hoth Cottage, Danegate, Eridge Green, TN3 9HU
To demolish the conservatory and to create a new extension.
- k) **WD/2016/1260/F** Southern Heights, Burnt Oak Road, Stone Cross, Crowborough, TN6 3SJ
Construction of an open fronted, three bay, oak framed garage. Including partial demolition of a brick wall and raised flower bed. Demolition of a plastic roofed wood storage area.
- l) **Application No. WD/2016/1294/LBR** Poets Cottage, Castle Hill, Rotherfield TN6 3RR
Two-storey rear extension

- Application d) above was recommended for approval by this Committee and refused by Wealden District Council's Planning Department.
- Application h) above was recommended for approval by this Committee and refused by Wealden District Council's Planning Department.
- Application j) above was recommended for refusal by this Committee and approved by Wealden District Council's Planning Department.
- All other applications were recommended for approval by this Committee and approved By Wealden District Council's Planning Department.

i. Planning correspondence

None.

ii. Any Enforcement, Conservation or appeal matters.

None.

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4. TO MAKE DECISIONS ON MATTERS RELATING TO OTHER COMMITTEES

None.

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

9th August 2016 in the Parish Council Room at Rotherfield Village Hall starting at 19:30

Clerk will be on holiday for this meeting and arrangements for publishing the agenda will be agreed at the July Council meeting.

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

Highways Lighting and Transport Matters

- i. Cllr A. Martin has obtained a quantity of “Type 1” for the repair of the unmade section of Chant Lane up to the Allotments. A working party of Cllrs. will undertake this work soon, this for discussion at the next meeting of the Highways Lighting and Transport Committee. ACTION for CLERK to add to the 13th September meeting of this Committee.
- ii. Cllr.D.Thomas reported that the Street Sweeper was seen litter picking on the A267, boundaries had been set up and there were concerns that areas considered as dangerous were still being cleared. The Clerk will be asked to provide a comprehensive list of excluded areas and a clear (where and when) so that there could be no doubt about this in future.
- iii. Cllr. A. Martin, Mark Cross slip road completion was being held up by the change from Kier to C2H and that there were a large number of jobs unfinished. ESCC will be running a Safety Audit in September and will be looking at the bollards, one way option and painted lines. Parking on the triangle had been reported and if Cllrs. see this they should take photographs as evidence. The small area of grass left, and additional bollards may not be in the original contract and Cllr. Martin will look at the plans which he holds to check this. He will liaise with the local benefactor regarding final payment of their contribution to this project.
- iv. **Recreation and Burial Committee matters:** Our Contractors had recently cut the grass banks in the recreation grounds and despite putting the picnic bench back it had been moved onto the playing surface by children? To be considered at the next meeting of this Committee that slabs be put under the feet of the bench and that it be fixed down. ACTION for CLERK to add to the 2nd August meeting of this Committee.

The Chairman declared the formal business of the meeting closed at 20:40

7. PUBLIC FORUM.

None.

.....ChairmanDate.

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