



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

**MINUTES OF THE PLANNING AND BUILDING COMMITTEE MEETING
HELD ON TUESDAY 12TH DECEMBER 2017 AT 19:30
IN THE PARISH COUNCIL ROOM, ROTHERFIELD VILLAGE HALL TN6 3LX**

COUNCILLORS PRESENT

Cllr. N. Wickenden (Vice Chair).
Cllr. T. Gilbert

Cllr. R. Harris
Cllr. Henrick

Cllr. J. Kitchenham
Cllr. A. Martin

ALSO PRESENT

Trevor Thorpe, Parish Clerk

1. TO RECEIVE THE FOLLOWING: -

a) Apologies for absence (LGA 1972 s85)

These have been submitted by Cllrs. Farmer, Hardy, Hiles, Richardson and Watson-Smith and it was **RESOLVED** that they be accepted.

b) Declaration of personal, prejudicial and disclosable pecuniary interests on items on the agenda, and updates to members' register of interests.

None.

c) To resolve that the Minutes of the meeting of this Committee held on 31st October 2017 be taken as read, confirmed as a correct record and signed by the Chair.

Draft minutes of this meeting have been circulated and it was **RESOLVED** at the 21st November Council meeting (which replaced the Planning and Building meeting scheduled for that date) that they be adopted as a true record. They were signed by the Chair at that meeting.

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

a) WD/2017/1461/F Boars Head Inn, Boars Head Road, Boars Head, TN6 3GR

Demolition and reconstruction of existing dilapidated outbuilding following structural damage caused by car crash incident.

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

REASON: It replaces the existing structure on a "like for like" basis.

b) WD/2017/2389/F Lake Cottage, Town Row Green, Rotherfield, TN6 3QU

Change of use of holiday cottage and B1(a) store/office building to single dwelling with associated ancillary building.

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

REASON: The property should be maintained as holiday accommodation.

c) WD/2017/2541/MAJ Leagues, Burnt Oak Road, Burnt Oak, Crowborough, TN6 3SD

Retrospective application for American barn and manege for personal use together with a revised combined single site access.

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

REASON: It will regularise the planning position at this site.

- d) **WD/2017/2608/MRM** Land at Walsh Manor Farm, Walshes Road, Crowborough TN6 3RB
The outline planning application was subject to an EIA (as confirmed at conditions 17 and 18 of WD/2014/1565/MEA).
The Committee **RESOLVED** to **OBJECT** to this proposal as it does not maintain the hedge on the northern boundary of the site; this will adversely affect the Street Scene in Walshe's Road. It is noted that Crowborough Town Council have raised a similar objection.
- e) **WD/2017/2758/F** Pipers Wood, Catts Hill, Mark Cross, TN6 3NQ
Replacement sunroom.
The Committee **RESOLVED** to recommend to Wealden District Council's Planning Officer that this application be **APPROVED**.
REASON: It will enhance and improve the property.

3. TO RECEIVE THE FOLLOWING FROM WEALDEN DISTRICT COUNCIL.

i. Decision notices.

- a) **WD/2017/2224/FA** The Nursery, Tunbridge Wells Road, Mark Cross TN6 3PP
Minor material amendment to application WD/2016/2507/F (Demolition of barn and erection of two dwellings).
- b) **WD/2017/2250/F** Ashcroft, High Cross, Rotherfield, TN6 3PX
Demolition of 3 existing semi-derelict outbuildings and replace & relocate with 1 two bay garage and rear log store with external staircase and first floor ancillary accommodation.
- c) **WD/2017/2385/RM** The Stables, Clackhams Lane, Jarvis Brook, Crowborough, TN6 3RN
Reserved matters pursuant to outline application **WD/2017/1468/O** (erection of 5 no. detached dwellings together with means of access (amendment to **WD/2016/2213/O**)
- d) **WD/2017/2514/F30** Court Meadow Close, Rotherfield, TN6 3LW
Addition of a 4th bedroom over the existing kitchen.
- e) **WD/2017/2515/F** 2 School Cottages, Tunbridge Wells Road, Mark Cross, TN6 3PL
To erect a replacement orangery to the rear of the property.

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

ii. Planning correspondence.

We have been contacted by a planning agent wishing to hold a meeting in advance of submission of a planning application. Vice Chair of the Committee confirmed that it was not wished to hold a pre-application meeting, **CLERK** to advise the agent accordingly.

iii. Any Enforcement, Conservation or appeal matters.

None.

iv. Tree Notices and applications from Wealden District Council.

- a) **TM-2017-0336-TCA** Tree in Station Road.
- b) **TM-2017-0347-TCA** Lime Trees in the Square.

The details of these applications have been noted by the Committee.

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

The Parish Council meeting scheduled for Thursday 22nd December will feature planning applications for the Council's consideration. The next meeting of the Planning and Building Committee will be on Tuesday January 2nd. WDC are closed from 22nd December with offices reopening on the 3rd January and it is anticipated that it may be unnecessary to hold the 2nd January meeting.

Both meeting will be held in the Parish Council Room, Rotherfield Village Hall, and will start at 19:30.

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

- Cllrs. Martin and Harris have visited the Pre-School to investigate water ingress issues affecting the storage area beneath. They consider that these relate to issues with the original build rather than being one of maintenance. **CLERK** to add item to the agenda of the 21st December Council meeting for agreement of further action.
- **CLERK** to advise Pre-School regarding ice conditions on path and that an old “White Board” had been used as a sled during the recent snow; board is now in the storage area beneath.
- Cllr. Gilbert reported that, due to continuing issues with the Rec. car park barrier being left open, the lock was being changed to a combination version from tomorrow afternoon. **CLERK** to contact all keyholders with the code.
- Clerk reported that the East Sussex Transport had contacted him to advise that, as the resurfacing work on the B2100 was continuing to the foot of Station Road the “shuttle bus” in place during the works would not be able to serve Town Row as there was nowhere for it to turn around. For the remainder of the works it would run from Mark Cross via the B2101 and terminate at the King’s Arms, **CLERK** to add to social media.
- Further grit bins are to be ordered for installation by the drive to the Pre-School and elsewhere in the Parish, expenditure to fall under section 4.1 Financial Regulations, and Cllr. Martin will liaise with Clerk regarding requirements.

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

6. PUBLIC FORUM.

None.

**Confirmed and adopted as a true record at the
23rd January 2018 meeting of this Committee**

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