



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 HELD ON TUESDAY 14th MARCH 2017 AT 19:30 IN THE ROTHERFIELD SCOUT AND YOUTH COMMUNITY HALL, ROTHERFIELD RECREATION GROUND.

COUNCILLORS PRESENT

Cllr. N. Wickenden (Chairman).	Cllr. A. Hardy	Cllr. A. Martin
Cllr. D. Hiles (Vice Chairman).	Cllr. T. Gilbert	Cllr. J. Richardson
Cllr. G. Watson-Smith	Cllr. J. Kitchenham	Cllr. D. Thomas

COUNCILLORS ABSENT

None.

ALSO PRESENT

20 Members of the public.

1. TO RECEIVE THE FOLLOWING: -

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

An apology for absence was submitted on behalf of Cllr. Harris who had been delayed at work and later joined the meeting.

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

None. The Chairman 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 Meetings held on 31st January 2017 and 21st February 2017, be taken as read, confirmed as a correct record and signed by the Chair.

It was RESOLVED that the minutes of both these meetings represented a true record and the Chair signed them.

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

a) **WD/2017/0039/LDE** Green Loanings, Eridge Road, Boars Head, Crowborough, TN6 3HE Construction of hydrotherapy pool in detached building to rear of existing house.

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

REASON: It will improve the facilities of the property.

b) **WD/2017/0223/F & 0224/LB** Catts Inn, High Street, Rotherfield, TN6 3LH Formation of new painted hardwood half glazed door to rear elevation; construction of new external stairs to rear garden; new stone paving to rear garden hardstanding; erection of 1 no. canvas canopy; raising of existing brick boundary wall in common with Catts Cottage to approx. 1.8m.

Prior to consideration by the Committee the Chair allowed a Parishioner to speak for three minutes regarding the application. Their key concerns were as follows: -

- Potential for noise and disturbance to privacy late into the night by those using this area.
- Cigarette smoke drifting into their property would be unpleasant and a potential health hazard.
- Issues had been experienced when the premises were managed by a previous landlord. The Police and Licencing Authority had been ineffectual in acting regarding these.
- The application was being instigated by the conglomerate owning the premises and it was

claimed that the current landlord is unenthusiastic regarding the proposal.

Cllr. Hiles advised that, as a near neighbour of the Inn, he had an interest in this item as his property could be affected and thus withdrew from discussing or voting on the matter.

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

REASON: It will improve the facilities of the Inn which is important to the economy of the Village.

19:50 Cllr. Harris arrived at his point in the meeting.

- c) **WD/2017/0303/F** 1 Renby Farm Cottage, Forge Road, Eridge, TN3 9LG Description:
Proposed rear extension
The Committee **RESOLVED** to recommend to Wealden District Council's Planning Team that this application be **APPROVED**.
REASON: It will improve the facilities of this property.
- d) **WD/2017/0326/F** Tubwell Farm, Tubwell Lane, Crowborough, TN6 3RQ
New two storey extension with veranda to first floor.
The Committee **RESOLVED** to recommend to Wealden District Council's Planning Team that this application be **APPROVED**.
REASON: it will enhance the facilities at the property.
- e) **WD/2017/0246/O** Land R/O St. Peter's R.C. Church, St. Peter's Mead, Rotherfield, TN6 3TP
Erection of up to 9 dwellings with associated access and car parking.

Several members of the public were permitted to address the meeting for 3' each in respect of this application. Key points made against the application were as follows: -

- The site is a "greenfield" one within the AONB and the 7km zone surrounding the Ashdown Forest.
- It is outside the Wealden DC planning envelope.
- St Peter's Mead and Court Meadow should be considered as the boundaries for development in the Village.
- If developed, the houses would bring at least 18 additional cars into the community.
- Access into Mayfield Road is hazardous due to vehicles exceeding the 30mph limit; public transport is inadequate and cycling or walking into the Village was hazardous due to the speeding vehicles and poor condition of the pavements.
- The School and Surgery would be unable to cope with and influx of new residents into the Village.
- It was also stated that there had yet to be an approach to St. Peter's Church regarding the strip of their land that would provide the access route to the new development.
- Houses near to the development would experience privacy and loss of light issues.
- The development would block the footpath across the land.
- Agreement to the development could encourage further developments on the surrounding land.

One member of the public, and a lifelong Village resident, made the following key points in favour of the development: -

- They wished to remain living in the Village but feared that there were no affordable homes and that this may not be possible.
- The concerns raised by those opposing the development were appreciated.

The Councillors discussed the application and the following key points were made: -

- The Ashdown Forest 7km zone of influence will negate any developments in the Village.
- There is no allocation for new buildings within the village.
- Problems with traffic will persist irrespective of whether this additional housing is built.
- Pressures on the surgery would decrease if there were more younger families in the Village.
- The Village School currently takes some children from outside the Parish.
- The number of vehicles in the village will increase as the children of the village grow older and acquire their own vehicles.
- If the proposed development took place there could be scope for it to expand.
- It was a challenge to balance environmental needs with that of the desire for affordable homes, this was a matter for Planning Officers to decide.
- It was disappointing that the whole of the proposal did not consist of affordable housing. It is a good location for this although it is appreciated that larger houses may need inclusion in the development to make it profitable.
- A larger proportionate of the complaint letters were generic and merely had different addresses and signatures thereon.
- Clerk reported that there was no official footpath across the site on the ESCC definitive Rights of Way map.

A recorded vote was requested: -

Voting for the proposal: - Cllrs. Martin, Thomas, Gilbert, Watson-Smith, Harris, Hiles and Wickenden.

Voting against the proposal: - Cllrs. Hardy, Richardson and Kitchenham.

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

REASON: Any development here should be entirely of affordable housing.

3. APPOINT COMMITTEE MEMBERS TO DRAFT "SCRIPTS" FOR PLANNING PROCESSES.

Cllr. Hardy, Hiles and Wickenden volunteered to draft these for consideration at the March Council Meeting.

4. TO RECEIVE THE FOLLOWING FROM WEALDEN DISTRICT COUNCIL.

i. Decision notices.

a) **WD/2016/2042/FR** Gill Wing Farm, Groombridge Lane, Eridge Green, TN3 9LA
Retrospective planning application to construct an agricultural building.

b) **WD/2017/0218/F** Old Leylands, Tubwell Lane, Crowborough, TN6 3RH
Replacement of flue for existing conventional boiler with flue and plume management pipe for new condensing boiler.

This Committee had recommended to Wealden District Council that both applications be approved. Wealden have refused permission for application a) and approved application b).

ii. Planning correspondence.

None.

iii. Any Enforcement, Conservation or appeal matters.

None.

5. AGREE ACTION ON URGENT ITEMS FOR OTHER COMMITTEES

i. Recreation and Burial Committee – Easter Egg Hunt permission.

Bonfire Society wish to hold this annual event in the Recreation Ground on Good Friday 14th April.

RESOLVED that this be approved subject to Council being provided with a risk assessment regarding the event and evidence that it is covered by £10m of Public Liability Insurance.
ACTION for CLERK to advise the Society.

ii. Repairs to boundary wall to Old Burial Ground to rear of St Denys' Church.

- a) It was reported by the Chair of the Recreation and Burial Committee that a fence and gateway in the boundary of this site had been damaged in recent storms and that the Council were responsible for repairs. It was considered that these would fall within the £500 delegated spending limit for Committee's as per Financial Regulation 3.1 and the work is to proceed.
- b) A boundary wall, once again the Council's responsibility, had been reported as requiring repair by the owner of the adjacent property. **CLERK** is to seek a quote for this repair work for consideration at a future meeting.

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

Tuesday April 4th at 19:30 in the Parish Council Room, Rotherfield Village Hall.

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

- Cllr. Martin reported that the bollards had now been installed in front of the Institute. This would now enable the damaged porch to be reinstated. **CLERK** to draft letter to RSM requesting that vehicles should not be parked in front of the Institute unless they were "Blue Badge" holders. A contribution had been received from the Institute toward the cost of the bollards.
- Cllrs. Gilbert and Harris reported that a site meeting had been held with a representative of our gravedigging contractors. An item has been added to the agenda of the forthcoming Recreation and Burial Committee meeting to receive full details and agree actions arising. **CLERK** to please ensure that any interments requiring new plots are to be allocated to the "Village" side of the centre path.
- Cllr. Hardy advised that the Church wished to hold a Palm Sunday event on Court Meadow Green featuring refreshments. He is to provide the Council with document relating to risk assessment and Public Liability, **CLERK** to add item to forthcoming Monthly Meeting agenda to discuss.

The Chairman declared the formal business of the meeting closed at 21:50

8. PUBLIC FORUM.

Approved and signed as a true record at the 4th April 2017 meeting of this Committee

.....Committee Chairman Date.