



**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 6th JUNE 2017 AT 19:30
IN THE PARISH COUNCIL ROOM, ROTHERFIELD VILLAGE HALL TN6 3LX**

Cllr. D. Hiles (Chair)	Cllr. R. Harris	Cllr. J. Richardson
Cllr. N. Wickenden (Vice Chair).	Cllr. L. Henrick	Cllr. D. Thomas
Cllr. T. Gilbert	Cllr. J. Kitchenham	Cllr. G. Watson-Smith
Cllr. A. Hardy	Cllr. A. Martin	

COUNCILLORS ABSENT

None

ALSO PRESENT

Mrs. K. Luxton, Planning Agent, to report regarding item 2 a), and a Parishioner.

1. TO RECEIVE THE FOLLOWING: -

- a) **Apologies for absence (LGA 1972 s85)**
None.
- b) **Declaration of personal, prejudicial and disclosable pecuniary interests on items on the agenda, and updates to members' register of interests.**
None. The Chair reminded the Councillors that they should declare an interest if they became aware of one at any point in the meeting.
- c) **To resolve that the Minutes of the meeting of this Committee held on 16th May 2017 be taken as read, confirmed as a correct record and signed by the Chair.**
It was RESOLVED that these be adopted as a true record and they were signed by the Chair.

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

- a) **WD/2017/0941/F** Court Meadow Green, Adjacent Rotherfield Surgery, High Street, Rotherfield, TN6 3QW
New war memorial.
Mrs. Luxton reported that two letters of objection had been sent to WDC and published on their planning website in relation to this application.

The Committee **RESOLVED** not to submit any comments to Wealden District Council regarding this application as it has been submitted by the Parish Council.

RESOLVED that Clerk is to circulate to all Councillors any comments received direct to the Parish Council and that, subject to agreement by the senders, these comments be passed to Wealden's planners.

- b) **WD/2017/0589/F** Pinehurst Farm, Steep Road, Crowborough, TN6 3RX Description: Demolition of existing outbuildings. conversion of existing redundant dairy and construction of rear extension to form annexe, with associated extension to residential

curtilage.

Cllr. Martin declared a personal interest in this item as he undertakes work for the applicants.

The Committee **RESOLVED** to recommend to Wealden District Council that this application be **APPROVED**.

REASON: It will enhance the existing building.

- c) **WD/2017/1087/LBR** Old Newsagents, Church Road, Rotherfield, TN6 3LG:
Retrospective application for the replacement of entrance doors with new hardwood, cottage style doors.
The Committee **RESOLVED** to recommend to Wealden District Council that this application be **APPROVED**.
REASON: It will regularise the position regarding this matter.
- d) **WD/2016/2329/LB** Old Newsagents, Church Road, Rotherfield, TN6 3LG
Replacement of two bay windows at front.
The Committee **RESOLVED** to recommend to Wealden District Council that this application be **APPROVED**.
REASON: It is necessary maintenance to preserve this listed building.
- e) **WD/2017/0913/F** Stone Mill, Dewlands Hill, Rotherfield, TN6 3RU
Re-use of ancillary Class C3 residential annexe for separate Class C3 use.
The Committee **RESOLVED** to recommend to Wealden District Council that this application be **APPROVED**.
REASON: It is in line with this Committee's previous recommendation and will promote local business.
- f) **WD/2017/0879/F** Memorial Hall, Tunbridge Wells Road, Mark Cross, TN6 3PN
Demolition of existing single storey village hall and replacement with new single dwelling.
New documents added.
Information only, documents related to an amendment to the Community Infrastructure Levy payments assessed for this development.
- g) **WD/2017/1100/F** Castle Hill House, Castle Hill, Rotherfield, TN6 3RR
Reconstruction of site entrance including new brickwork & masonry surround and new solid timber gates.
The Committee **RESOLVED** to recommend to Wealden District Council that this application be **REFUSED**.
REASON: This will detract from the character of the building.
- h) **WD/2017/0615/MAO** Land north of Walshes Road, Crowborough, TN6 3RE
Outline application for up to 100 residential dwellings including demolition of existing redundant agricultural buildings, provision of new internal access roads and footways, open space, sustainable urban drainage systems and associated landscaping.
Information only, further objections received on the WDC website for this application which falls just outside the Parish.

3. TO RECEIVE THE FOLLOWING FROM WEALDEN DISTRICT COUNCIL.

i. Decision notices.

- a) **WD/2014/2563/FR** Crowborough Rugby Football Club, Steel Cross, Green Lane, Crowborough TN6 2XB
Replace nine floodlight pylons currently in situ on a pitch bordering Boars Head Golf Club with new pylons, cabling and lights.
Approved by WDC, recommended for approval by this Committee
- b) **WD/2017/0566/LDE** 1 & 2 Hornshurst Wood Cottages, Eridge Lane, Rotherfield, TN6 3JU
Erection and occupation of 1 & 2 Hornshurst Wood Cottages without planning consent.
Certificate of Lawful Development, existing use, issued by WDC. Parish Council had provided information regarding planning history of the properties.
- c) **WD/2017/0647/F** Catts Farm Yard, Tunbridge Wells Road, Mark Cross, TN6 3PN
Erection of a single dwelling to replace existing redundant rural outbuildings (revised scheme to approval WD/2015/1045/F)
Approved by WDC, recommended for approval by this Committee
- d) **WD/2017/0717/F** The Granary, Yew Tree Lane, Rotherfield, TN6 3QP
Proposed replacement of existing windows and doors.
Approved by WDC, recommended for approval by this Committee

ii. Planning correspondence.

None

iii. Any Enforcement, Conservation or appeal matters.

ESCC advise that they have undertaken a site visit in respect of a rubbish skip reported to them and report that the property owner concerned advises that this will be removed at the end of July.

4. AGREE ACTION ON URGENT ITEMS FOR OTHER COMMITTEES.

Recreation and Burial Committee.

- i. **Consider request for Pre-School to use wooded area below lower football pitch for forest school/ outdoor learning activity and to be able to build a temporary den with wood/sticks.**

Completed documents including indemnity and risk assessment have been provided and it was **RESOLVED** that permission be granted to the Pre – School for this use. **CLERK** to inform them.

Main Council.

- ii. **Consider extension to the period for applications for the councillor vacancy due to technical difficulties with the Parish Council website having had the potential to frustrate applicants.**

Clerk advised that notice of vacancy and application form had been added to the website with an expiry date relating to the original notice posted in February. Website had now been updated so that application form and the 2017 edition of the "Good Councillor's Guide" were now available for all to view. **RESOLVED** that application deadline remain at Monday 26th June with applicants being considered at the 29th June Parish Council Meeting, **CLERK** to publish details again on Facebook. Clerk reported that one application had been received so far with three forms sent out to Parishioners who had expressed an interest. Mark Cross Community Association are also raising the profile of the vacancy.

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

- 27th June 2017 in the Parish Council Room, Rotherfield Village Hall, starting at 19:30.

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

- Cllr. Henrick advised that the Council will be represented at the 1st July Rotherfield School fete and 15th July Bonfire Society fete. Clerk is to be advised of stall costs for these so that cheques can be issued at the June Council meeting.
- Cllr. Hardy reported that Rotherfield School had achieved a "Good" rating from their recent report, **CLERK** to send letter of congratulation on the Council's behalf.
- Chair is to speak with Andy Miller regarding the Hall "Raise the Roof" project and the need for a structural report.
- Cllr. Kitchenham advised that he had recently collided with a deer in Catt's Hill. **CLERK** to add item to agenda of forthcoming SLR meeting with Highways to discuss provision of a warning sign.

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

7. PUBLIC FORUM.

A Parishioner addressed the meeting in respect of planning application WD/2016/2875 Briar House Farm which was before the 10th January 2017 meeting of this Committee. Concerns were raised by him that the minutes of that meeting, also those of the 31st January 2017 meeting of the Committee, were not recorded correctly and that both meetings were procedurally incorrect.

Consequently, he believes that the 10th January minutes should be amended to reflect that the Committee resolved the application be recommended for approval by Wealden District Council, rather than for refusal as recorded in the minutes and subsequently advised to Wealden.

CLERK is to seek external advice on this matter and report.

Adopted and signed as a true record at the 27th June 2017 meeting of the Committee

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