

# ☞Rotherfield Parish Council☞

Working for the Community

in Rotherfield, Town Row, Mark Cross, Eridge Green, Boarshead and surrounding areas

## MINUTES OF A MEETING OF THE PLANNING & BUILDING COMMITTEE HELD AT 19:30 ON TUESDAY 8<sup>th</sup> JUNE 2010 IN ROTHERFIELD VILLAGE HALL

**PRESENT:** Cllr. N. Wickenden (Vice Chairman) Cllr. R. Jaques  
Cllr. Miss N. Bolton Cllr. R. Harris  
Cllr. D. Clark Cllr. J. Padfield  
Cllr. C. Clibbens Cllr. L. Pike  
Cllr. Mrs. P. Halse - Adamson Cllr. Mrs. R. Williams

2 members of the public attended.

**1. APOLOGIES FOR ABSENCE (LGA 1972 s 85).** Apologies were received and accepted for Cllr. D Harman and Cllr. J.Bowerman.

**2. APPOINT CHAIRMAN AND VICE CHAIRMAN FOR THE PLANNING AND BUILDING COMMITTEE AND APPOINT NEW MEMBERS TO THE COMMITTEE.**

It was proposed and RESOLVED that Cllr. D. Harman continue as Chairman of the Committee and, although not present at the meeting, he has indicated his willingness to continue in the post.

It was proposed and RESOLVED that Cllr. N. Wickenden continue as Vice - Chairman of the Committee. There were no other nominations for either post.

**3. DECLARATIONS OF INTEREST.** Cllr. C. Clibbens declared a personal interest in respect of item 5 vii on the agenda as he lives opposite the property.

**4. RECEIVE MINUTES OF MEETING HELD ON TUESDAY 18<sup>th</sup> MAY 2010 & MATTERS ARISING FROM THESE MINUTES.**

It was AGREED that these minutes be adopted and the Chairman signed them. There were no matters arising.

**5. CONSIDER AND MAKE RECOMMENDATIONS ON PLANNING APPLICATIONS AND RELATED MATTERS.**

- i. **WD/2010/0991/F** Sylvan Valley, Station Road, Rotherfield, TN6 3HU  
Replacement of porch, new external cladding and windows, enlarge decking area.  
The Parish Council recommends that this application be APPROVED as it will enhance the property.
- ii. **WD/2010/1011/F** Beecholme, New Road, Rotherfield, TN6 3JR  
Extension to garage to form storage area and wheelie bin storage.  
The Parish Council recommends that this application be APPROVED as it will enhance and tidy up the property.
- iii. **WD/2010/1041/F 2** School House, Station Road, Rotherfield, TN6 3HP  
Retrospective planning permission for erection of new shed.  
The Parish Council recommends that this application be APPROVED.
- iv. **WD/2010/1086/F** Fair Meadow, Catts Hill, Mark Cross, TN6 3NQ  
Erection of single storey, open fronted, two bay, oak framed garage.  
The Parish Council recommends that this application be APPROVED as it will enhance the property.
- v. **WD/2010/1117/F** Horse Shoe Barn, Cobbarne, Eridge Green, Tunbridge Wells, TN3 9LA  
Demolition of existing outbuilding and erection of new detached barn/stores building.  
The Chairman permitted a neighbour of this property to address the meeting and the following points were stated against the application:-
  - The property in question already has several large barn buildings within the vicinity of the house; the need for further storage is questioned.
  - It is feared that this application is "phase I" of eventual construction of a 3 bedroom house which would cause loss of view.
  - The location is on a south facing ridge within the AONB.
  - Access to the property could only be by an illegal route over land owned by him.

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Email: [rotherfieldpc@yahoo.co.uk](mailto:rotherfieldpc@yahoo.co.uk)

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

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The Parish Council recommends that this application be REFUSED on the grounds that the property is an intrusion into the AONB as it is tall and in a prominent position on the ridge. It is also disproportionate in size for the intended use.

Cllr. Padfield recommended that this application be brought to the attention of Cllr. H. Merriman (WDC) as this is in his Ward.

- vi. **WD/2010/1162/F** Little Oast House, Eridge Lane, Rotherfield, TN6 3JU  
Rear extension to sitting room and replacement conservatory.  
The Parish Council recommends that this application be REFUSED as the development is disproportionate to the size of the property and will detract from the origins of the building as an Oast House.
- vii. **WD/2010/1216/F** Eskdale, Douglas Road, Town Row, Rotherfield, TN6 3QT  
New porch and roof light and conversion of existing integral garage into lounge. Proposed new single garage off existing drive.  
The Chairman permitted a neighbour of this property to address the meeting and the following points were stated against the application:-
- Concerned that his mature high hedges overlook this property's garage and if the conversion is agreed he may be forced to reduce these in height or remove them.
  - Concerned that the mature trees on the site of the application would be at risk of removal as they would shade the proposed porch.
- The Parish Council recommends that this application be APPROVED subject to no windows being installed in the East side of the property.
- viii. **Receive information and consider further action regarding the buildings at Jameah, Catt's Hill.**  
Cllr. Padfield advised that Wealden have enforced the closure of the school operating from the site due to the inadequacy of the electric supply in this Grade II listed building. However Wealden consider that the property is watertight and consequently do not propose further action. Concerns were expressed at this by a Councillor who had accompanied the former Parish Council Chairman at a site meeting there in 2007. Although the property is thought to be unoccupied it is believed that some families or individuals may have recently moved back in. It was RESOLVED that the Parish Council is to take no further action as Wealden are satisfied with the current situation.
- ix. **Receive information and consider further action regarding ownership of the field adjacent to Highgate Flats, Eridge Lane.**  
Cllr Merriman (WDC) offered to assist investigations into the current ownership of the site at the recent Annual Parish Meeting, RESOLVED, CLERK to contact him to enquire progress with this and if he requires further information.
- x. **Receive information and consider further action regarding the proposed "camp out" weekend on the Recreation Ground.**  
Clerk has spoken to School Bursar, risk assessment and drinks licence is to be provided. Insurance cover is in place through both the PTA and school, a live band is no longer a feature of the event. Toilet facilities are to be those in the Scout Hut. It was RESOLVED that the Council Chairman be devolved responsibility to consider the information provided by the school in connection with this prior to agreement as no Council meetings are scheduled prior to the event. Other issues raised for consideration are that there should be no open fires on the site, no dogs and that care should be taken when erecting the marquee not to damage the land drains, it is understood that the drains are at a depth of around 450mm and that drainage lines should still be visible. CLERK to liaise with school and Chairman regarding information requested.
6. **NOTICES OF DECISION RECEIVED FROM DISTRICT COUNCIL.**

## APPROVED

- **WD/2010/0081/LB** Haywards Farmhouse, Steep Road, Jarvis Brook, Crowborough, TN6 3RX.  
Alteration and refurbishment.
- **WD/2010/0299/FR** Busy Barn farm, Hadlow Down Road, Crowborough, TN6 3RG  
Erection of a polytunnel.
- **WD/2010/0460/F** Rotherhurst, Rotherhurst Lane, Rotherfield, TN6 3JG  
Part demolition, reconstruction of north elevation and roof elevations.
- **WD/2009/2462/LB** Corner Flat, Rotherfield Stores, Church Road, Rotherfield, TN3 3LG  
Refurbishing the building to a habitable condition.
  - **WD/2009/2565/FR** Land at South Lodge, Castle Hill, Rotherfield, TN6 3RR  
Installation of access – part retrospective. (Recommended for refusal by Parish Council).

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**REFUSED** None.

## 7. ENFORCEMENT MATTERS.

- WDC request further information regarding satellite dish installed on property in Church Road. There are no recollections as to when it was installed, CLERK to advise WDC.
- Clerk has enquired as to planning rules relating to fences. WDC advise that fences up to 2m in height may be installed on a property without the need for planning consent. However, if the fence borders a road then the maximum height is reduced to 1m before consent is needed; these rules apply equally to areas in or out of the AONB. CLERK to investigate a fence in Station Road in the light of this information.

## 8. PLANNING CORRESPONDENCE.

Notice that WD/2010/0644/LB regarding replacement roof to existing Oast roundel at Great Dewlands Farm was withdrawn on 17<sup>th</sup> May 2010.

## 9. URGENT ISSUES FOR NOTING OR INCLUSION ON FUTURE AGENDA.

- North Street kerbstones have finally been repaired; CLERK to thank Cllr. Tidy (ESCC) for his help with this issue.
- St Denys' Burial Ground has now been cut.
- Coppards are understood to have sprayed weed killer in both of the burial grounds, this in addition to that already sprayed by Council's contractor.
- Suggested that bracket street lamp near bottom of Station Road be removed to allow installation of 30mph roundels to be installed. This to be raised at SLR and added to agenda of June meeting.
- Further correspondence received from Parishioner who is keen to assist in fund raising for installing new play equipment in the play area. Clerk has spoken to WDC re grant options and is to pass contact details on the Parishioner, also invite to speak at July meeting on the matter and add to agenda.
- Clerk has discussed with Southampton City Council details of a speed warning notice in the City. Details obtained and to be mentioned at SLR.
- Clerk requested information regarding cover on ground at bottom right of Cemetery. This will obstruct any future graves, to be added to agenda of next Recreation and Burial meeting for discussion.
- Highways have viewed the hedge in Church Road that was reported as overgrowing the road, they are happy with the level of overgrowth and will monitor during routine inspections.

## 10. DATES FOR NEXT MEETINGS.

Planning and Building Committee meeting Tuesday June 29<sup>th</sup> at Rotherfield Village Hall.

The Chairman declared the meeting closed at 20:55

## 11. PUBLIC FORUM.

A member of the public stated their wish that Wealden should be more proactive in resolving the situation with the buildings at Jameah and also hoped that the appropriate Council taxes were being collected in respect of the site.

.....Signed.....Date.

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