



PLANNING COMMITTEE MEETING

**Monday 1st July 2024
Robertsbridge Youth Centre 7.30pm**

25/6/24

TO: Members of the Planning Committee of Salehurst & Robertsbridge Parish Council
The Planning Committee will meet on **Monday 1st July 2024 at 7.30pm**
(up to 30 minutes will be allowed at the start for public questions and comments, including an opportunity to raise questions and comment on Rother District Council Draft Local Plan 2020-2040).

Venue: Robertsbridge Youth Centre.

You are summoned to attend (Local Government Act 1972, Sch 12, para.10(2)(b)).

All applications can be viewed on the Rother District Council website – click [here](#)

AGENDA

- 1. To Receive and Accept Apologies and Reasons for absence**
- 2. Declaration of interests** – to receive Members' declarations of interests in accordance with the 2012 Code of Conduct.
- 3. Applications for Dispensation** – to consider **written** requests from Members for dispensation and to consider the length of time the dispensation should be granted for i.e. as a one-off relating to a matter on this agenda, or ongoing for a set period and relating to any agenda within that period.
- 4. Minutes of the Planning Committee Meeting held on Wednesday 3rd June 2024** – to approve and authorise the Chairman to sign as a correct record.
- 5. Matters Arising from previous Minutes** (*for information only*)
- 6. Planning Applications** – see the following tables for applications to be considered at this meeting (1). No appeals. One application considered under delegated powers (Clerk in consultation with Chairman or Vice Chairman of the Planning Committee).

<u>Reference</u>	<u>Description</u>	<u>Parish Council Comment</u>
TO BE CONSIDERED AT PLANNING COMMITTEE MEETING 1st July 2024		
RR/2024/865/P	Wicks Platt, Bishops Lane, Robertsbridge TN32 5BB Demolition of existing single-storey dwelling and erection of replacement dwelling.	Comments to RDC by 2/7/24

7. Applications considered under Delegated Powers

<u>Reference</u>	<u>Description</u>	<u>Parish Council Comment</u>
APPLICATIONS CONSIDERED UNDER DELEGATED POWERS		
RR/2024/286/P	Heydon House, Langham Road, Robertsbridge TN32 5EP Replacement of existing wooden fence (approx 1m high) bordering the highway (Brightling Road) with a new 1.8 meters fence.	Support REFUSAL by RDC The Parish Council objects to the application on the basis that the fence is too high and goes against local policy. It is also out of keeping in its rural location where hedges are commonplace next to the Highway. 27/6/24

8. Decision Notices Received

NOTIFICATIONS OF DECISIONS BY ROTHER DISTRICT COUNCIL	
RR/2023/2341/P	Park Cottage, Redlands Lane, Salehurst, Robertsbridge Change of use to residential land within curtilage of park cottage with the erection of an annexe (retrospective). Support REFUSAL by RDC The Parish Council objects in principle to retrospective applications. We therefore object to this retrospective request to change of use to residential land and erection of an annexe. There is also the outstanding matter of unauthorised use of separate holiday let buildings at the same property. However, if Rother is minded to approve the application we would expect a condition that the self-contained annexe remains ancillary to the main building, as outlined in the application, and is not rented out for holiday or longer residential accommodation. 3/6/24 Approved (Conditional) 19/6/24 Decision Notice
RR/3496/CC (East Sussex County Council Application)	NOTE this is Rother's decision on a County Council application. The application has been withdrawn 26/6/24 before the final decision was made by ESCC. Robertsbridge Community College, Knelle Road, Robertsbridge, TN32 5EA The proposal includes the installation of a Yurt and a composting "Thunderbox" WC on the land adjacent to Robertsbridge Community College. Objection - Support REFUSAL

	The Parish Council believes a number of issues need to be resolved before the application can be approved: 1. Clarification is required regarding the current legal status of the land in light of the existence of a covenant regarding what use can be made of land and rights of way for certain neighbours living at 2 adjoining properties. We have queried with ESCC if the land can be used for education and what happens about the right of way across the land and are awaiting a full reply. 2. We note the strong objections of several neighbours with gardens bordering the site, not all of whom have been equally consulted. We feel that the College needs to explain in more detail how it proposes to use the site. For example, no detail has been provided regarding the frequency of use in and out of term time; the number of children using the site at any one time; and whether the site will only be used during the day or if the yurt will be occupied overnight. 3. The neighbours have concerns regarding the potential for noise pollution due to proposed location of the yurt itself on the site and its proximity to their properties together with the possibility that the thunderbox composing toilet may attract rats. 4. The neighbours are also concerned about the suspected presence of blue asbestos arising from the demolition by a contractor for the school of the previous asbestos roofed stable. They and the Parish Council think it vitally important to ensure that any remnants of the asbestos should be removed prior to the land's use by children and college staff, including under bark chippings and in piles left up against the neighbours' fences. RDC should obtain confirmation that the contractor was suitably licensed to handle and dispose of asbestos waste and that the site is clear of contamination. The ecological report included with the application is wrongly addressed to Robertsbridge Community Centre. RDC Rother reference: RR/2024/883/C: No Objection 19/6/24
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9. Rother Local Plan Reg 18 Consultation from 30th April to 23 July 2024
<https://www.rother.gov.uk/planning-and-building-control/planning-policy/emerging-local-plan/local-plan-review/>

To decide Parish response.

To note Public Exhibition of the Draft Plan on Friday 12th July 3-7pm at Robertsbridge Village Hall.

10. Any other business (for Information only)

- Enforcement issues
- Conservation matters



Karen Ripley (Mrs)
Clerk to the Council