



PLANNING COMMITTEE MEETING

Monday 2nd October 2023
Robertsbridge Youth Centre 7.30pm

28/9/23

TO: Members of the Planning Committee of Salehurst & Robertsbridge Parish Council
The Planning Committee will meet on **Monday 2nd October 2023 at 7.30pm** (up to 15 minutes will be allowed at the start for public questions and comments).

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 Monday 24th July 2023** – 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 (4). Two Appeal Notifications after planning refused. Two applications 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 2nd October 2023		
RR/2023/1699/P	Summertree Stud, Redlands Lane, Salehurst, TN32 5NB Change of use of former cart lodge to form one bedroom annexe.	Comments to RDC by 26/9/23 Parish Council granted an extension to comment on 3 rd October 2023.
RR/2023/1873/FN	Bugsell Park, Bugsell Lane, Robertsbridge TN32 5EN Application to determine if prior approval is required for a proposed agricultural barn.	Comments to RDC by 3/10/23
RR/2023/1930/P	11 Fayre Meadow, Robertsbridge, TN32 5AU Single storey rear extension.	Comments to RDC by 10/10/23
RR/2023/1747/P	The Oast, Park Farm, Redlands Lane, Salehurst Detached garage and art studio with log store and new entrance gate (alternative to RR/2020/2447/P).	Comments to RDC by 17/10/23

7. Applications Considered under Delegated Powers

<u>Reference</u>	<u>Description</u>	<u>Parish Council Comment</u>
APPLICATIONS CONSIDERED UNDER DELEGATED POWERS		
RR/2023/1457/P	Walters Farmhouse, Poppinghole Lane, Salehurst TN32 5BH Proposed extension and alterations to existing outbuilding to form self contained annexe.	Support Approval by RDC The PC has no objections to the application. However if Rother is minded to approve the application we would expect, in line with the application documents, a condition that the self contained annexe remains ancillary to the main building and is not rented out for holiday or longer residential accommodation. 28/7/23
RR/2023/1609/T	6 The Spinney, Robertsbridge TN32 5DF T1 - Sycamore - Remove due to decline in health. T2 - Silver Birch – Reduce canopy by max one third to lessen strain and allow more light into the space. T3 - Sycamore – Reduce canopy by 2-3 metres to maintain space between the tree and the neighbouring house. T4 – Sycamore - A light canopy reduction in keeping with T3	Support Approval by RDC The Parish Council support this application. We have consulted our local Parish Tree Wardens. Sycamore T1 is very close to another tree and has problems indicating some sort of decay so is not in the best condition. If it is cut down the close neighbouring tree would be more likely to thrive as a result. Silver birch T2 is quite close to the house and we take on board the comments from LSR Tree Surgery that reducing it by one third should lessen the stress on the main union as the

		trunk divides, having co-dominant stems. We hope that reducing the size might actually allow it to live longer. We feel that for Sycamores T3 and T4 a 'light canopy reduction', up to 3 metres would be sensible, as long as nothing greater is undertaken. 5/9/23
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8. Appeal Decisions following Planning Refusal

NOTIFICATION OF APPEAL DECISIONS	
APP/U1430/W/22/3310329: The Cottage, Station Road TN32 5DB (Planning application RR/2022/1610/P)	Appeal Decision: Dismissed 11/8/23
APP/U1430/D/22/33090162 Silver Hill Cottages, Silverhill, Hurst Green TN19 7PY (Planning application RR/2022/1062/P)	Appeal Decision: Allowed 11/8/23

9. Decision Notices Received

NOTIFICATIONS OF DECISIONS BY ROTHER DISTRICT COUNCIL	
RR/2022/1850/P	<u>Land at (North Site), Grove Farm, George Hill, Robertsbridge</u> Proposed residential development to include conversion of existing listed barn and curtilage-listed barn, access, parking, landscaping and associated development: total of 8 dwellings and one ancillary residential outbuilding (Unit N9 associated with Unit N8). <u>Support REFUSAL by RDC</u> The Parish Council, is happy in principle with development on this site within the Salehurst & Robertsbridge Neighbourhood Plan. However the Council is concerned about this particular application, which lacks detail and includes errors. We note the concerns expressed by neighbours...6/9/22 <u>Approved (Conditional) 21/7/23 Decision Notice</u>
RR/2022/1823/L	<u>Land at Grove Farm, George Hill, Robertsbridge</u> Proposed works associated with conversion of listed barn and curtilage listed barn (Units N8 and N9). <u>Support Refusal by RDC</u> See also comments submitted for RR/2022/1850/P...6/9/22 <u>Approved Listed Building Consent (Conditional) 20/7/23 Decision Notice</u>
RR/2023/960/L	<u>George Inn, High Street, Robertsbridge TN32 5AW</u> Erection of scaffolding to access chimney stack. Removal of existing flaunching from roof to chimney stack junction. Repairs to base of chimney stack. Re-flaunching of chimney stack using traditional lime and mortar materials to match age of property. Installation of lead flashing around base of chimney stack to prevent further water ingress. 3/7/23 <u>Support Approval by RDC</u> The Parish Council has no objections to the application. <u>Approved Listed Building Consent (Conditional) 25/7/23 Decision Notice</u>

RR/2023/199/P	<u>Lower Barn Farm, Hawkhurst Road, Salehurst TN32 5UZ</u> Change of use of land for the stationing of Shepherds huts for use as holiday lets and native tree planting. <u>Support REFUSAL by RDC</u> As the Highways Authority advises that access to the site is dangerous due to insufficient visibility the Parish Council cannot support this application. 13/3/23 PERMISSION REFUSED 28/7/23 Decision Notice
RR/2023/1222/P	<u>16 Fair Lane, Robertsbridge TN32 5AS</u> Alternative to previously approved scheme RR/2021/1602/P for a first floor rear extension with second floor dormer to include the addition of front dormer and porch canopy over front door. <u>Support Approval by RDC</u> The Parish Council has no objections to this application provided the Planning Officer is satisfied with the proposals. 3/7/23 Approved (Conditional) 11/8/23 Decision Notice
RR/2023/1457/P	<u>Walters Farmhouse, Poppinghole Lane, Salehurst TN32 5BH</u> Proposed extension and alterations to existing outbuilding to form self contained annexe. <u>Support Approval by RDC</u> The PC has no objections to the application. However if Rother is minded to approve the application we would expect, in line with the application documents, a condition that the self contained annexe remains ancillary to the main building and is not rented out for holiday or longer residential accommodation. 28/7/23 Approved (Conditional) 4/9/23 Decision Notice
RR/2023/1450/O	<u>Badgers, Langham Road, Robertsbridge TN32 5DT</u> Certificate of lawfulness for the proposed conversion of garage with a single storey rear extension and alterations. Parish Comment not required as O application. CERTIFICATE REFUSED 18/9/23 Decision Notice
Rr/2023/1609/T	<u>6 The Spinney, Robertsbridge TN32 5DF</u> T1 - Sycamore - Remove due to decline in health. T2 - Silver Birch - Reduce canopy by max one third to lessen strain and allow more light into the space. T3 – Sycamore - Reduce canopy by 2-3 metres to maintain space between the tree and the neighbouring house. T4 - Sycamore - A light canopy reduction in keeping with T3. <u>Parish Comment in table above</u> Approved (Conditional) 21/9/23 Decision Notice

10. Rother District Council Call for Sites for Gypsy and Traveller Sites www.rother.gov.uk/gypsy-traveller-call-for-sites. The Call for Sites will run from 7th August to 6th October 2023, although site submissions may still be accepted after this date. Councillors notified at Full Council on 18th September 2023.

11. **High Weald AONB Management Plan (5 year draft plan 2024-2029) Public Consultation.**
<https://highweald.org/aonb-management-plan/management-plan-public-consultation-2023/> The Consultation runs until 5th November. Councillors invited to comment.
12. **Consultation on Permitted Development Rights, in respect to AONB (closed 25th September** <https://www.gov.uk/government/consultations/permitted-development-rights>
13. **Parish meeting with RDC Planning Officers to discuss stalled development sites in the Local Neighbourhood Plan** – Cllrs Brown and O’Hara to report back
14. **Any other business (for Information only)**
 - Enforcement issues
 - Conservation matters



Karen Ripley (Mrs)
Clerk to the Council