



PLANNING COMMITTEE MEETING

Monday 2nd September 2024
Robertsbridge Youth Centre 7.30pm

27/8/24

TO: Members of the Planning Committee of Salehurst & Robertsbridge Parish Council
The Planning Committee will meet on **Monday 2nd September 2024 at 7.30pm**
(up to 30 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 5th August 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 (3). No appeals. No 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 September 2024		
RR/2024/1145/P	Boarsney, The Stage, Salehurst Change of use from agricultural to domestic for ancillary use as office and gym with associated operational development.	Comments to RDC by 3/9/24
RR/2024/998/P	Salehurst Vicarage Land at Fair Lane, Robertsbridge Demolition of existing mission hall and vicarage and the erection of 11 no. new build dwellings (4 no. 2-Bedroom, 4no. 3-Bedroom, 3no. 4- bedroom houses) with the creation of a new vehicle access from Fair Lane and associated parking and landscaping.	Comments to RDC by 10/9/24
RR/2024/1151/P	Scalands Farm, Brightling Road, Robertsbridge/Brightling Erection of agricultural and equestrian building, exercise circle and turn out pen. (Alternative to previously approved application RR/2016/2050/P) (Retrospective)	Comments to RDC by 17/9/24

7. Decision Notices Received

NOTIFICATIONS OF DECISIONS BY ROTHER DISTRICT COUNCIL	
RR/2023/27/P	Station Road, Robertsbridge – Land north of Erection of Doctors Surgery and 21 houses with associated access road, parking and turning Comment submitted for revised application 3/7/23: Support Approval by RDC The Parish Council has no objection to this application. We strongly support the new housing mix in this revised application. We recognise that, subject to Rother's viability test, the provision of affordable housing is not sustainable. The urgent need for a new surgery for our village and surrounding areas must take precedence over affordable housing in this instance. We welcome the revised landscaping which is an improvement on the original plans, with native hedging and trees around the surgery. A statement ornamental tree in the nature conservation area would be welcomed (an Acer -October Glory or Crimson King, a purple beech, walnut, or a group of closely planted white barked birch - Betula Utilis variety). 24/7/23 Comment submitted for original application 23/12/23:

Support Approval by RDC

Surgery

The Parish Council (PC) has no objections to the proposed surgery. A larger new 'super' surgery would be highly beneficial to the local community; the Council is therefore very supportive of this part of the application (see below for landscaping comments on a green living roof and solar panels).

Housing

The Parish Council supports in principle the housing part of this application but has these concerns which it would like to see addressed:

1.Affordability

The Salehurst & Robertsbridge Neighbourhood Development Plan (SRNCP) recognises the need for local affordable housing. Policy H02 Site allocations 3.4.6 'the site allocations follow the recommendations of the Independent Examiner, who regarded them as suitable sites in planning terms and, with the addition of Grove Farm, would also support the supply of affordable housing in Robertsbridge'.

The PC is reliant on Rother's independent expert to establish viability of the site and in an ideal world would like to see affordable housing included, with a condition for clawback once the site is built if development costs are different to those outlined in the viability assessment.

The PC would like to see the results of any financial analysis with regards to whether the site could include affordable housing and to what extent. The inclusion of affordable housing is more important to the PC than receipt of CIL money (it recognises that CIL money is not payable on affordable housing).

2.Housing mix

Overall the PC supports in principle the proposal for a new surgery with a new adoptable road and a mix of housing, but would like a different mix of housing subject to Rother's independent assessment, to reflect the Council's preference for smaller 2 and 3 bed dwellings. SRNDP Policy H04 Housing Mix states: 'housing developments within the Development boundary of Robertsbridge will be permitted where they include a range of house types, and normally including a high proportion of one, two and three bedroom dwellings. Housing developments will also be expected to include an element of single level dwellings and, where practical, sheltered accommodation to meet the needs of the elderly and people with disabilities, and thereby to enable them remain independent and within the community for as long as is possible.' SRNDP objective is 'to plan and deliver a range of housing mix, sizes and types that is Integrated in the community which reflects both current and future housing needs of the village'.

Landscaping

The PC has sought the advice of the Parish tree wardens and wishes to make the following comments with regards to the proposed soft landscaping:

	• There is a proposed native mixed species tree group planting noted to western boundary (adjacent to railway), but it does not seem to be marked on the masterplan. • Ornamental trees are noted (Amelanchier, Magnolia, Arbutus). It would be good to include at least one statement ornamental tree (maybe near the public space/pond) that is a larger species, suitable for the conditions. A non- native might be a good idea. Suggested species could be from the following: Acer 'October Glory' or Acer platanoides 'Crimson King', Betula 'Snow Queen' (white birch, or a closely-planted group of 3 or 5 of these), Fagus sylvatica purpurea (purple beech, if the soil is right), Walnut, American oak for autumn colour, Pyrus chanticleer for long lasting leaves and autumn colour. • There are no trees within gardens. It would be good to see some - or at least within the larger gardens. Maybe a fruit tree or large shrub tree such as the native Euonymus europaeus. Or consider hawthorn, including Crataegus prunifolia, one of the smaller flowering cherries such as Prunus 'Okame' or 'Pandora' or crab apple in each garden. Also consider Betula jacquemontii (white birch), also Amalanchier 'Robin Hill' or A. Ballerina', also Cotoneaster cornubia. They should encourage people to think about biodiversity and to provide food/habitats for wildlife. • As well as the wooden fences shown in the sketch views, it would be a good idea to have mixed species native hedges to act as a wildlife corridor. • Planting around the surgery includes Buxus sempervirens topiary cones plus a low hedge. The cones will be a high value item as they will have been trained and clipped. Buxus is now highly prone to disease and pests and is likely to be affected within the next few years. Suggest these should be replaced with an alternative - yew cones and hedging if the soil is right for them (but bear in mind that yew is poisonous). There are other Buxus alternatives. • The surgery building could have a green, living roof. The curved shape would lend itself to this, and it would make a biodiverse statement that is unique to Robertsbridge. It would also help it to blend into the surrounding landscape. Alternatively, solar panels, or both. 9/2/23 sitemap edit this page Approved (Conditional) 31/7/24 Decision Notice
RR/2024/1025/P	4 George Close, Robertsbridge Proposed loft conversion with installation of Velux roof lights and gable windows. Support Approval The Parish Council has no objections to the application. 23/7/24 Approved (Conditional) 9/8/24 Decision Notice
RR/2024/865/P	Wicks Platt. Bishops Lane, Robertsbridge Demolition of existing single-storey dwelling and erection of replacement dwelling. Support Approval by RDC The Parish Council has no objection to the application; it supports the environmental credentials of the proposed dwelling which fits with the environmental policies of the Local Neighbourhood Plan. We note that there are no objections from neighbours. 1/7/24 Approved (Conditional) 9/8/24 Decision Notice

RR/2024/722/L	53 High Street, Senlac Veterinary Centre, Robertsbridge TN32 5AN Replace cast iron guttering that has fallen Support Approval The Parish Council has no objections to the application. 30/7/24 Approved (Conditional) 9/8/24 Decision Notice
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8. **Proposed reforms to the National Planning Policy Framework** – decide on response to proposed changes in consultation
<https://www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system> which ends 24th September 2024, noting ESALC response.
9. **Rother Clerk enforcement questionnaire – decide on response due by 6th September 2024** <https://www.surveymonkey.com/r/7VFBXZT>
10. **Any other business (for Information only)**
 - Enforcement issues
 - Conservation matters



Karen Ripley (Mrs)
Clerk to the Council