



PLANNING COMMITTEE MEETING

Monday 3rd April 2023 Robertsbridge Youth Centre 7.30pm

30/3/23

TO: Members of the Planning Committee of Salehurst & Robertsbridge Parish Council
The Planning Committee will meet on **Monday 3rd April 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 Thursday 9th February 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 (2). One Appeal Notification after planning refusal received. No Appeal Notification after enforcement received. Five 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 3rd APRIL 2023		
RR/2023/529/L	<u>The Oast Park Farm, Redlands Lane, Salehurst/Robertsbridge TN32 5NG</u> Replacement of existing modern timber framed double glazed windows (including French windows and the back door) with new wooden framed triple glazed units.	Comments to RDC by 11/4/23
RR/2023/563/P	<u>Brownes Cottage</u> Replacement of single storey flat roofed northern extension with larger extension, partly forming a gable roof with a room in the roof arrangement and dormers to the eastern side, and partly with a flat roof to the western side; a new dormer to the southern side; and the removal of a 1970s extension to the eastern side. (Retrospective)	Comments to RDC by 18/4/23

7. Applications Considered Under Delegated Powers – (for information only)

<u>Reference</u>	<u>Description</u>	<u>Parish Council Comment</u>
APPLICATIONS CONSIDERED UNDER DELEGATED POWERS		
RR/2023/211/P & RR/2023/212/L	<u>Bushbarn Cottage, Silver Hill, TN32 5PA</u> Proposed demolition of 2x existing outbuildings within the curtilage of a grade 2 listed building to be replaced with a summer house/ ancillary storage.	Support Approval by RDC The Parish Council has no objections to this application. 13/3/23
RR/2023/185/L	<u>Goodgrooms, Church Lane, Salehurst TN32 5PJ</u> Alterations to include a new oak ceiling in kitchen, new panelling in hallway, the installation of a wood burner in fireplace socket, mechanical ventilation for bathrooms and replacement of roof material with insulation in keeping with the heritage asset (part retrospective). Support Approval by RDC The Parish Council supports this application in respect to the fact it remedies previous unpermitted works at the property. We rely on Rother to make sure it complies with planning law and would wish the Conservation Officer to be satisfied with the plans. We note however that as a matter of principle we normally object to retrospective applications. 13/3/23	

RR/2023/199/P	<u>Lower Barn Farm, 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.	Support REFUSAL by RDC 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
RR/2023/334/P	<u>Hackwood Farm, Willards Hill, Robertsbridge TN32 5ET</u> Alterations to the high voltage (HV) overhead lines by installing an additional pole in the line.	Support Approval by RDC The PC supports the application, however it would have been helpful if an explanation had been provided by UKPN as to why the pole it is now needed. 13/3/23
RR/2023/397/P	<u>Bugsell Park, Bugsell Lane, Robertsbridge TN32 5EN</u> Conversion of existing barn into a private dwelling with external balcony and alterations to fenestration with nominal increase in ridge and eaves height to allow for sufficient headroom on first floor level. Support REFUSAL by RDC The Parish Council strongly opposes this application. The applicant has not provided sufficient information to explain what will happen to the agricultural equipment for which this barn was built in 2004/5, which was 'full to capacity' when a second barn was deemed necessary in 2012. If the equipment necessary for the management of 75 acres of land, including 34 of ancient woodland required two barns, why are they no longer required? The argument for changing use of the barn to residential use to provide a home in an 'area which is under pressure to provide new housing' is not convincing. The proposals do not include a garden or parking spaces which seems unrealistic when building a self-contained residential property. 13/3/23	

8. Decision Notices Received

NOTIFICATIONS OF DECISIONS BY ROTHER DISTRICT COUNCIL		
RR/2022/2487/P	<u>11 Darwell Close, Robertsbridge TN32 5NN</u> Erection of single storey rear and side extension. General Comment In principle the Parish Council does not object to this application. However the quality of drawings provided for this application does raise a concern as to the quality of works to be undertaken. We rely on Rother ensuring the works are properly inspected, and that applications include legible documents. 7/11/22	Approved Conditional 3/2/23 Decision Notice

RR/2022/2717/P	<u>The Cottage, Station Road, Robertsbridge TN32 5DB</u> Alterations to two storey outbuilding to create residential extension to existing dwelling. General Comment The Parish Council is broadly happy with this new application for The Cottage but has the following concerns: First, if Rother are minded to approve this application, we would expect a condition that the renovated barn / workshop remains part of the main building in perpetuity. Secondly, we would welcome a solution which provides a reasonable amount of natural light and ventilation to enter the building whilst addressing the privacy concerns raised by neighbours. We feel that clear opening windows on the East Side are probably not necessary to provide adequate light and ventilation; fixed translucent windows with vents or no windows would be preferable if the building is able to admit sufficient light and ventilation from the other openings. We hope that the Planning department is in a position to calculate what is required to ensure that the new structure provides a pleasant living environment. 9/1/23	Approved Conditional 6/2/23 <u>Decision Notice</u>
RR/2022/2942/L	<u>Yew Lodge, George Hill, Robertsbridge TN32 5AX</u> Proposed loft room and internal alterations. Support Approval by RDC The Parish Council has no objections to the application, given the fact that the proposal includes minimal amendments to the historic aspects of the building. 9/1/23	Approved Conditional 9/2/23 <u>Decision Notice</u>
RR/2022/2924/P	<u>Homehurst, Knelle Road TN32 5DY</u> Demolition of existing rear extension and erection of front extension; External alterations including new roof construction to accommodate 3x bedrooms and bathroom on the first floor of the property. Support Approval by RDC In the absence of any objections of neighbours we would support this application. 9/2/23	Approved Conditional 23/2/23 <u>Decision Notice</u>
RR/2022/3009/P	<u>Old Orchard, Church Lane, Salehurst TN32 5PH</u> Proposed internal alterations including loft conversion and dormer extension. Support Approval by RDC In the absence of any objections of neighbours we would	Approved Conditional 9/3/23 <u>Decision Notice</u>

	support this application. 9/2/23	
RR/2022/2985/P	<u>Highgate House, Brightling Road TN32 5EU</u> Installation of Ground Mounted Solar Panels. Support Approval by RDC In the absence of any objections of neighbours we would support this application.9/2/23	<u>Approved</u> <u>Conditional</u> 10/3/23 <u>Decision Notice</u>
RR/2023/70/P	<u>Bowmans, Bellhurst Road, Robertsbridge TN32 5DW</u> Demolition of existing garage and erection of two storey side Extension and single storey rear extension. Support Approval by RDC In the absence of any objections of neighbours we would support this application.9/2/23	<u>Approved</u> <u>Conditional</u> 13/3/23 <u>Decision Notice</u>
RR/2022/2292/P	<u>Parsonage Farm Church Lane, Salehurst/ TN32 5PJ</u> Demolition of modern granary building and conversion of Oasthouses to form two semi-detached residential dwellings. General Comment The Parish Council supports conversion of the Oasthouses to create two new dwellings from a listed building which has sadly fallen into disrepair, using as much of the original building materials as possible, subject to the agreement of the Rother Conservation Officer. 6/10/22	<u>Approved</u> <u>Conditional</u> 16/3/23 <u>Decision Notice</u>
RR/2023/52/P & RR/2023/53/L	<u>20 High Street, Robertsbridge TN32 5AQ</u> Rear extension and internal alterations to first floor. General Comment In light of the listed building status and conservation guidelines we query the use of UPVC in this application within the Conservation area. Policy H06 (Conservation Areas of the Salehurst & Robertsbridge Neighbourhood Plan states: 'development proposals and extensions and alterations to existing buildings will be expected to be suitably designed for the context within which they are set', and...'use traditional and vernacular building materials). The use of UPVC was objected to in another property in the High Street (RR/2019/648/L). 5/5/22	<u>REFUSED</u> 20/3/23 <u>Decision Notice</u>
RR/2022/2293/L	<u>Parsonage Farm</u> See decision for RR/2022/2292/P above.	<u>Listed Building</u> <u>Consent</u> 22/3/23 <u>Decision Notice</u>

RR/2023/211/P	<u>Bushbarn Cottage</u> See application considered under delegated powers above.	<u>Approved</u> <u>Conditional</u> 23/3/23 <u>Decision Notice</u>
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9. Appeals following Refusal of Planning Permission

NOTIFICATIONS OF APPEALS FOLLOWING REFUSAL OF PLANNING PERMISSION		
APP2915 APP/U1430/W/22/ 3310329/2915 Relating to RR/2022/1610/P	The Cottage, Station Road, Robertsbridge Proposed alterations to a two storey outbuilding/garage to create a one bedroom house	Appeal Start Date 13/3/23

10. Any other business (for Information only)

- Enforcement issues
- Conservation matters



Karen Ripley (Mrs)
Clerk to the Council