



PLANNING COMMITTEE MEETING

Monday 3rd July 2023 Robertsbridge Youth Centre 7.30pm

27/6/23

TO: Members of the Planning Committee of Salehurst & Robertsbridge Parish Council
The Planning Committee will meet on **Monday 3rd July 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 Elect a Chairman of the Planning Committee**
- 2. To Receive and Accept Apologies and Reasons for absence**
- 3. Declaration of interests** – to receive Members' declarations of interests in accordance with the 2012 Code of Conduct.
- 4. 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.
- 5. Minutes of the Planning Committee Meeting held on Wednesday 3rd May 2023** – to approve and authorise the Chairman to sign as a correct record. (The meeting scheduled for 5 June 2023 was cancelled).
- 6. Matters Arising from previous Minutes** (*for information only*)
- 7. Planning Applications** – see the following tables for applications to be considered at this meeting (3). No Appeal Notification after enforcement received. 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 3rd JULY 2023		
RR/2023/947/P	<u>George Inn, High Street, Robertsbridge TN32 5AW</u> Erection of scaffolding to access chimney stack. Removal of existing render to chimney stack. Repairs to base of chimney stack. Re-rendering 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.	Comments to RDC by 27/6/23
RR/2023/888/P	<u>15 Hackwood, Cobbers Hollow, Robertsbridge, TN32 5ER</u> Demolition and reconstruction of existing garden building to create additional guest accommodation. Demolition and reconstruction of existing shed. Construction of greenhouse.	Comments to RDC by 4/7/23
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.	Comments to RDC by 18/7/23

8. Applications considered under Delegated Powers

<u>Reference</u>	<u>Description</u>	<u>Parish Council Comment</u>
APPLICATIONS CONSIDERED UNDER DELEGATED POWERS		
RR/2023/960/L	<u>Peans Farmhouse, Brightling Road, TN32 5EH</u> Demolition of existing detached outbuilding and construction of replacement RR/2023/947/P outbuilding to provide gym, home office and tool shed.	Support Approval by RDC The Parish Council has no objections to the application, however it would like to see a condition that the outbuilding remains ancillary to the main building. 5/6/23

9. Decision Notices Received

NOTIFICATIONS OF DECISIONS BY ROTHER DISTRICT COUNCIL		
RR/2023/563/P	<u>Brownes Cottage, Bishops Lane, TN32 5BB</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). General Comment The Parish Council (PC) has no objection to the proposed design of this new application. However, the PC very strongly objects to the process by which we have ended up in this situation, where we are being asked to comment six months after building work commenced because of lack of due diligence. The PC does not look favourably on retrospective applications. In this particular case if Rother is minded to approve this application we ask that Rother ensures that the finished building, is thoroughly inspected to ensure it complies with the submitted plans. 3/4/23 Approved (Conditional) 28/4/23 Decision Notice	
RR/2023/397/P	<u>Bugsell Park, Bugsell Lane, 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 Approved (Conditional) 25/5/23 Decision Notice	
RR/2023/571/P	<u>5 Langham Road, TN32</u> Replacement of the existing rear conservatory with a slightly larger single storey rear extension. Replacement of the existing rear conservatory with a slightly larger single storey rear extension. Support Approval by RDC In the absence of any comments from neighbouring properties the Parish Council has no objections to the application. 3/5/23	Approved (Conditional) 25/5/23 Decision Notice

RR/2023/559/P	Rumah Locheng, Bellhurst Road, TN32 5DS Erection of porch to the front of dwelling. Front and side of dwelling to be rendered. Support Approval by RDC The Parish Council has no objections to the application.3/5/23	Approved (Conditional) 6/6/23 Decision Notice
RR/2023/693/P	Laurel House, Bellhurst Road, Robertsbridge ,TN32 Alterations and additions including two storey side extension and raising of eaves level to improve bedroom Support REFUSAL by RDC The Parish Council objects strongly to the proposal to increase the size of the property for the same reasons as we gave to previous applications at this property (RR/2021/2648/P and RR/2021/55/P). Planning permission to build the house was originally only granted in respect of being a 3 bedroom house and the house was built as one a pair with rigid design limitations to ensure that it fitted the plot appropriately. The proposed alterations are inappropriate.3/5/23	Approved (Conditional) 13/6/23 Decision Notice

10. Planning Update from Rother District Council

11. Any other business (for Information only)

- Enforcement issues
- Conservation matters



Karen Ripley (Mrs)
Clerk to the Council