



PLANNING COMMITTEE MEETING

Monday 4th November 2024
Robertsbridge Youth Centre 7.30pm

29/10/24

TO: Members of the Planning Committee of Salehurst & Robertsbridge Parish Council
The Planning Committee will meet on **Monday 4th November 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 2nd September 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 (2). One appeal. Six 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 4th November 2024		
RR/2024/1712/P	Dersingham, Langham Road, Robertsbridge Installation of 8no. ground mounted solar panels in two rows in garden on south side of house.	Comments to RDC by 12/11/24
RR/2024/1757/P	Higham House, Rocks Hill, Salehurst Proposed front & rear extensions following demolition of existing front & rear extensions.	Comments to RDC by 12/11/24

7. Applications considered under delegated powers

<u>Reference</u>	<u>Description</u>	<u>Parish Council Comment</u>
APPLICATIONS CONSIDERED UNDER DELEGATED POWERS		
RR/2024/1451/P	Boarsney Farm Cottage, 3 The Stage, Robertsbridge TN32 5SR Proposed two storey extension and alterations.	Support Approval by RDC In the absence of comments from neighbours the Parish Council has no objections to this application. 8/10/24
RR/2024/1452/P	19 Hackwood, Robertsbridge TN32 5ER Proposed infilling of existing porch, lantern light to existing utility room and partial flat roofed side extension to existing garage	Support Approval by RDC In the absence of comments from neighbours the Parish Council has no objections to this application. 8/10/24
RR/2024/1458/P	17 Mill Rise, Robertsbridge TN32 5EF Installation of a External chimney breast for a Wood Burner and the installation of an external Flue	General Comment The Parish Council has no objections to this application provided statutory obligations for wood burner installation are complied with. 8/10/24
RR/2024/1591/TN	George Inn Car Park- Outside corner of, High Street, Robertsbridge TN32 5AW Installation of 1x9m light pole	For notification only. The Parish Council has raised concerns about the pole's height and its highly visible location in the heart of the village's conservation area, in close proximity to the war memorial and next to some of the oldest buildings in the village. An alternative less visible location or a way of disguising the pole would be preferable. 8/10/24

RR/2024/1598/P	11 Bishops Lane, , Robertsbridge TN32 5BA Proposed first floor extension, single storey extension and entrance porch, internal alterations, demolition of previous addition and formation off-road parking aea	General Comment In the absence of comments from neighbours the Parish Council has no objections to this application. However it is an imposing development with high windows facing north east overlooking neighbours. These windows would need to be opaque if permission was granted.8/10/24
RR/2024/1379/P	Amre Pasc, Langham Road, Robertsbridge TN32 5DU Proposed detached ancillary annexe outbuilding.	General Comment If Rother is minded to approve the application it should include a condition that limits use of the property to ancillary non commercial use. Any comments by neighbours should also be considered. 1/10/24

8. Appeals following Refusal of Planning Permission

NOTIFICATIONS OF APPEALS FOLLOWING REFUSAL OF PLANNING PERMISSION

APP/U1430/W/24/3352770: The George Inn, High Street, Robertsbridge (Planning application RR/2024/498/P Retention of outbuilding used for storage purposes and associated works) Appeal s tarted 21/10/24. Representations by 25/11/24

9. Decision Notices Received

NOTIFICATIONS OF DECISIONS BY ROTHER DISTRICT COUNCIL

RR/2024/1170/P	Old Stone Cottage, Church Lane, Robertsbridge TN32 5PH Demolition of existing rear extension. Construction of new single storey extension on existing concrete slab with exiting wood burning stove flue reused in new position. To rear (south) elevation; tile hanging to be replaced with painted feather edge boardingd	General Comment We note there are no objections from neighbours but query why tile hanging is not being used rather than feather edge boarding at the rear of the property. Approved (Conditional) 1/10/24 Decision Notice
RR/2024/1591/TN	George Inn Car Park- Outside corner of, High Street, Robertsbridge TN32 5AW Installation of 1x9m light pole	For notification only. The Parish Council has raised concerns about the pole's height and its highly visible location in the heart of the village's conservation area, in close proximity to the war memorial and next to some of the oldest buildings in the village. An

		alternative less visible location or a way of disguising the pole would be preferable. Approved (Conditional) 2/10/24 Decision Notice
RR/2024/1379/P	Amre Pasc, Langham Road, Robertsbridge TN32 5DU Proposed detached ancillary annexe outbuilding.	General Comment If Rother is minded to approve the application it should include a condition that limits use of the property to ancillary non commercial use. Any comments by neighbours should also be considered. 1/10/24 Approved (Conditional) 7/10/24 Decision Notice
RR/2024/604/P	Anroca, Northbridge Street, Robertsbridge Proposed extension to roof. Proposed single storey side and rear extension. Internal alterations. Existing UPVC windows and proposed windows to be grey aluminium	Support Approval by RDC In the absence of comments from neighbours the Parish Council has no objections to this application. 8/5/24 Approved (Conditional) 15/10/24 Decision Notice
RR/2024/1151/P	3 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)	General Comment In the absence of objections from neighbouring properties the Parish Council supports the application provided Rother is satisfied that the development is in keeping with the the High Weald Landscape including protection of dark skies. We would not support the use of external floodlighting for the exercise circle and turn out pen. 2/9/24 Approved (Conditional) 17/10/24 Decision Notice
RR/2024/1452/P	19 Hackwood, Robertsbridge TN32 5ER Proposed infilling of existing porch, lantern light to existing utility room and partial flat roofed side extension to existing garage	Support Approval by RDC In the absence of comments from neighbours the Parish Council has no objections to this application. 8/10/24 Approved (Conditional) 21/10/24 Decision Notice
RR/2024/1451/P	Boarsney Farm Cottage, 3 The Stage, Robertsbridge TN32 5SR Proposed two storey extension and alterations.	Support Approval by RDC In the absence of comments from neighbours the Parish Council has no objections to this application. 8/10/24 Approved (Conditional) 25/10/24 Decision Notice

10. **Latest Issues in the Planning System - Reform Proposals and Consultation (Update for Local Councils Autumn 2024) ESALC Training Session 25th September 2024**
The Clerk had attended this session and circulated the presentation together with a report.
11. **Report of Public Exhibition for development adjacent to Heathfield Gardens (preferred site in Neighbourhood Plan) held at Robertsbridge Youth Centre on 17th and 18th October 2024**
12. **Regn 16 Public Consultation on Submission of Hurst Green Neighbourhood Plan 2020-2028 [Hurst Green Neighbourhood Plan – Rother District Council](#) (runs until 6th December 2024)**
13. **Any other business (for Information only)**
 - Enforcement issues
 - Conservation matters



Karen Ripley (Mrs)
Clerk to the Council