



PLANNING COMMITTEE MEETING

Thursday 9th February 2023 Robertsbridge Youth Centre 7.30pm

2/2/23

TO: Members of the Planning Committee of Salehurst & Robertsbridge Parish Council
The Planning Committee will meet on **Thursday 9th February at 7.30pm** (the 15 minute section for public questions and comments, which will happen directly after a short presentation by the developer for Application RR/2023/27/P to build a new surgery and houses off Station Road, may be extended at the discretion of the Chairman).

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 9th January 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 (5). No Appeal Decisions after planning refusal received. No Appeal Notifications 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 9 FEBRUARY 2023		
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.	Comments to RDC by 31/1/23 Extension granted to Parish Council to submit comments 10/2/23
RR/2023/27/P	<u>Station Road - Land North of, Robertsbridge</u> Erection of doctors surgery and 16 houses with associated access road, parking and turning.	Comments to RDC by 7/2/23 Extension granted to Parish Council to submit comments 10/2/23
RR/2022/2985/P	<u>Highgate House Brightling Road TN32 5EU</u> Installation of Ground Mounted Solar Panels.	Comments to RDC by 21/2/23
RR/2022/3009/P	<u>Old Orchard, Church Lane, Salehurst TN32 5PH</u> Proposed internal alterations including loft conversion and dormer extension.	Comments to RDC by 21/2/23
RR/2023/70/P	<u>Bowmans, Bellhurst Road, Salehurst/Robertsbridge TN32 5DW</u> Demolition of existing garage and erection of two storey side extension and single storey rear extension.	Comments to RDC by 21/2/23

7. Decision Notices received - (for information only)

NOTIFICATIONS OF DECISIONS BY ROTHER DISTRICT COUNCIL	
RR/2022/283/P	<u>Grove Farm - Land at, George Hill, TN32 5BY</u> Reserved matters relating to appearance, landscaping and scale pursuant to outline permission RR/2017/1629/P for the erection of 24no. residential dwellings, car parking, landscaping and associated development. Support REFUSAL by RDC The Parish Council recognises and appreciates that the applicant has made a number of changes to the application as a result of earlier consultation. However, the Parish Council cannot support the application as submitted. A number of aspects of the application do not give the Council confidence. We would like the applicant to undertake a public presentation within the village, supported by more user friendly material such as 3d models, photos of existing houses likely to be replicated on the site, examples of materials so that the feel of the development, use of complementary material, levels of the housing, provision of

	green spaces and evidence that the site takes account of sustainable development as required in the Salehurst & Robertsbridge Neighbourhood Plan can be seen by local residents. With respect to the landscaping the Parish Council welcomes the changes made to our comments on the soft landscaping in the amended plans. On the advice of our tree warden we would like to see non native trees such as Acer cultivars (e.g. the sugar maple <i>Acer saccharum</i>) replacing one or two of the <i>Acer campestres</i>. Using native trees opens up the possibility of disease spreading throughout the same species, and planting a few non natives will help some trees to resist disease. 5/9/22 (Earlier comment also submitted by Parish Council 3/22) Approved Conditional 5/1/23 Decision Notice	
RR/2022/2684/P	<u>15 Hackwood, Cobbers Hollow, TN32 5ER</u> Reconstruction of existing outbuilding to create a workshop. Support Approval by RDC In the absence of any comments from neighbouring properties the Parish Council has no objections to the application, 5/12/22	<u>Approved Conditional</u> 6/1/23 Decision Notice
RR/2022/2345/L	<u>36 High Street</u> Refurbishment and restoration of the integrity and fabric of the Grade 2 Listed Building including internal alterations. Support Approval by RDC In the absence of any objections from neighbours we would support this application. 7/11/22	<u>Approved Conditional</u> 13/1/23 Decision Notice
RR/2022/2636/T	<u>40A High Street</u> Reduce height of leylandii trees by 3m to allow light into garden	<u>Approved Conditional</u> 20/1/23
RR/2022/2133/P & RR/2022/2134/L	<u>30 Fair Lane</u> Erection of rear single storey extension.	<u>Approved Conditional</u> 25/1/23 Decision Notice

8. Any other business (for Information only)

- Enforcement issues
- Conservation matters



Karen Ripley (Mrs)
Clerk to the Council