



PLANNING COMMITTEE MEETING

Monday 2nd February 2026
Robertsbridge Youth Centre 7.30pm

29/1/26

TO: Members of the Planning Committee of Salehurst & Robertsbridge Parish Council
The Planning Committee will meet on **Monday 2nd February 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 1st December 2025 (January 2026 meeting cancelled)** – to be approved.
- 5. Matters Arising from previous Minutes** (*for information only*)
- 6. Planning Applications** – none for this meeting.

7. Applications considered under delegated powers

<u>Reference</u>	<u>Description</u>	<u>Parish Council Comment</u>
APPLICATIONS CONSIDERED UNDER DELEGATED POWERS		
RR/2025/1874/FULL	<p>Trough Wood, Hurst Green, TN19 7PX</p> <p>The erection of a workshop and agricultural store with ancillary office space to support land management and research activities across the wider landholding, together with associated works for a temporary period of 10 years. (This application is on the edge of the Parish, close to the boundary with Hurst Green Parish).</p> <p>General Comments</p> <p>The PC has no objection to the application as it stands on the grounds that it appears to be a worthwhile application for the land at the rural boundary of our Parish. Although the application is to construct buildings on open land we can see that the applicant proposes to include new planting which will reduce the visual impact of the buildings. It is very important that RDC satisfy itself that the building itself is constructed to be as sympathetic to the surroundings as possible (Salehurst & Robertsbridge Neighbourhood Development Plan Policy EN3 Countryside Protection and the Parish's place within the High Weald Area of Outstanding Natural Beauty 'Development will only be permitted where it conserves or enhances the natural beauty of the Parish and has regard to the High Weald AONB Management Plan.') and that conditions are imposed to ensure it is only used for the purposes described in the application. Any extension to the 10 year duration must be subject to a new planning application. 5/1/26</p>	
RR/2025/1972/RVC	<p>Rother Valley Railway Northbridge Street, Robertsbridge To Junction Road, Bodiam</p> <p>Variation of conditions 3, 5, 6, 9, 10 & 11 imposed on RR/2021/2598/P to amend the pre-commencement restrictions in relation to level crossing works.</p>	<p>Support Approval by RDC</p> <p>The Parish Council has no objection to the application itself but it is critical that any works on the Clappers must be undertaken and completed outside of term time to avoid disruption to bus services used by school pupils. 5/1/26</p>
RR/2025/1950/RVC	<p>Robertsbridge Junction Station, Station Road, Robertsbridge, TN32 5DG</p> <p>Variation of condition 2 imposed on RR/2020/2493/P to amend the dimensions of the engine shed.</p>	<p>Support Approval by RDC</p> <p>The Parish Council has no objection to the application. 5/1/26</p>

8. Notification of Appeals

NOTIFICATIONS OF APPEALS	
RR/2025/1327/P	<p>Appeal Reference 6002292: Hackwoods Bungalow, Willards Hill, Robertsbridge, TN32 5ET</p> <p>RR/ 2025/709/P Outline Application for the erection of up to two wheelchair accessible self/custom build dwellings with all matters reserved except for access</p> <p>Appeal Started 14/1/26</p>

9. Notification of Appeal Decisions

NOTIFICATIONS OF APPEAL DECISIONS	
RR/2025/1327/P	APP/U1430/W/25/3371146: Bantony, Silver Hill, TN32 5PA Erection of Dwelling Appeal Dismissed 12/12/25

10. Decision Notices Received

NOTIFICATIONS OF DECISIONS BY ROTHER DISTRICT COUNCIL	
RR/2025/1327/P	Wycheways, Bugsell Lane, Robertsbridge Alterations and extensions to existing dwelling including single storey rear extension, replacement extension to front projection and partial raised eaves extension at first floor. Erection of 4 bay car port/garage. Support Approval by RDC In the absence of objections from neighbouring properties the Parish Council supports the application. 29/8/25 Approved (Conditional) Decision Notice 9/12/25
RR/2025/1429/P	47 Mill Rise, Robertsbridge Erection of single storey rear extension Retrospective General Comment The Parish Council has no objections to the application, however on principle we disapprove of retrospective applications. 1/12/25 Approved (Conditional) Decision Notice 16/1/26
RR/2025/2040/FN	Honey Plum Farm, Beech House Lane, Salehurst, TN32 5PN Prior Notification Part 6/7 Application to determine if prior approval is required for the erection of an agricultural storage building (Farming application for notification only to Parish Council) FA Details Approved (Conditional) Decision Notice 19/1/26

11. Rother Draft Local Plan 2025–2042 <https://www.rother.gov.uk/planning-and-building-control/planning-policy/emerging-local-plan/local-plan-review/> – Planning Committee to consider comment to be made by Parish Council (Regulation 18 consultation runs to 23/3/26). See proposed sites at <https://rother.oc2.uk/document/184/29952#d29997>

12. Updated design guidance for new homes

- National advice: <https://www.gov.uk/government/news/new-design-guidance-to-raise-the-bar-for-new-build-developments> – MHCLG January 2026
- High Weald National Landscape Planning Technical Advice Note: Soft Landscaping & Planting Plans in Development Proposals Guidance for planners and developers on soft landscaping proposals in the protected landscape <chrome-extension://efaidnbnmnibpcjpcglclefindmkaj/https://www.midsussex.gov.uk/media/wdcpgbck/hwnl-soft-landscaping-in-development-proposals-published-version.pdf>

13. Updated NPPF – Government announcement on overhaul of national planning policy January 2026 <https://www.gov.uk/government/news/housing-sec-pledges-to-go-further-than-ever-before-to-hit-15-million-homes>
14. Any other business (for Information only)
 - Enforcement issues
 - Conservation matters



Karen Ripley (Mrs)
Clerk to the Council