



PLANNING COMMITTEE MEETING

Minutes of the Planning Committee Meeting on Monday 2nd February 2026
Held at Robertsbridge Youth Centre, 7.30pm

Present: Cllr Natalie Bishop; Cllr Nick Brown; Cllr Sean O’Hara

Also in Attendance: Gill Colquhoun (Assistant Clerk)

General Public: One **Press:** None **Presiding:** Cllr Sean O’Hara

Public Questions and Comments – The member of public present raised concerns on the impact of changes in the draft NPPF, and sites proposed in Rother’s draft local plan. In terms of changes proposed in the NPPF the majority of sites in our Neighbourhood Plan and also ones up for discussion in our Parish within the draft Rother Local Plan are in the small to medium size which will be subject to negligible scrutiny in terms of biodiversity net gain which he viewed as a retrograde step. In addition, other things in the NPPF reveal a race to give planning permission. So Robertsbridge will be a target for development. Although topography and tendency to flooding means there are relatively few potential sites in the Parish, we benefit from good services which in an objective assessment would mean Robertsbridge should be expanded. Over 300 new dwellings are proposed for the parish in Rother’s draft plan, and there is always pressure from developers to build more. He urged the PC to comment on the NPPF.

- 1. To Receive and Accept Apologies and Reasons for absence** - Councillor Fran Dulley and Councillor Sue Prochak (RDC) had sent their apologies.
- 2. Declaration of interests** – none.
- 3. Applications for Dispensation** – none.
- 4. Minutes of the Planning Committee Meeting held on Monday 1st December 2025** – – the Chairman was authorised to sign the Minutes as a correct record of the meeting.
- 5. Matters Arising from previous Minutes** (*for information only*) - none
- 6. Planning Applications** – there were no applications to be considered at 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** – the Planning Committee discussed what comment should be made the by Parish Council to Rother’s Regulation 18 consultation on their draft local plan at [RDC Draft Local Plan Consultation](#), with proposed sites at [Draft Local Plan Proposed sites](#) by the deadline of 23/3/26. Councillors voiced concern at the numbers of homes proposed by Rother in the parish, particularly in relation to 2 sites: the extension to Grove Farm site and Openfield site. Cllr O’Hara will draft a comment on behalf of the Parish Council. Councillors were invited to send Cllr O’Hara their comments.

12. Updated design guidance for new homes

Councillors were advised of new guidance:

- **National advice:** [MHCLG New Design Guidance Jan 2026](#)
- **High Weald National Landscape Planning Technical Advice Note:** [Soft Landscaping & Planting Plans in Development Proposals](#)

13. Updated NPPF – [Government announcement on overhaul of national planning policy](#).

Cllr O’Hara will draft a comment on behalf of the Parish Council.

14. Any other business (for Information only)

- **Enforcement issues** – to be discussed at the next meeting.
- **Conservation matters** – to be discussed at the next meeting.

The meeting finished at 8.07 pm.