



PLANNING COMMITTEE MEETING

Minutes of the Planning Committee Meeting on Wednesday 8th April 2026
Held at Robertsbridge Youth Centre, 7.30pm

Present: Cllr Natalie Bishop; Cllr Fran Dulley; Cllr Sean O’Hara

Also in Attendance: Gill Colquhoun (Assistant Clerk)

General Public: 6 **Press:** None

Presiding: Cllr Sean O’Hara

Public Questions and Comments – Residents were all present for Bishops Lane appeal; they were asked to focus on new issues relating to the validity of the appeal. The Chair stated that the Parish has contested the application on various occasions and succeeded, in September 2025, to persuade RDC planning committee to go against their own planning officers’ recommendations. He explained that the Inspector will only accept written representations, and asked those present, if they had anything new to add to submit it. The Inspector will see what has already been submitted. The Parish Council have already strongly protested that the Inspector should come to the village and visit the site and take into account the view lines, and to see Bishops Lane himself. It has been confirmed that they will visit.

Questions were raised as follows:

Q How long does it take, will we know?

A No commitment, after representation deadline on 23rd April. The PC will inform residents when it hears.

Q Why are the developers not submitting a plan to develop other sites?

A They do not own other sites. Rother Local Plan does not include this site in their new draft local plan. The PC would hope that the Inspector would pay particular weight to visual impact on the village, with backup of Rother Local Plan. There is progress on Mill Site.

Q What about access to the site, should we send another email?

A The Inspector will have all representations so there is no point in submitting the same points. You could say that you stand firmly behind your earlier comments at x date and hope that they will take note that Rother has itself said it is not a suitable site.

What has changed is that Rother has refused it and the new RLP does not include it. Inspector also has to take account that the High Weald National Landscape is against it.

Q Can they come back?

A No, but they could do a judicial review on process.

Q What about impact on High Street?

A You could raise this issue.

Q Has the issue of flooding been raised?

A Yes, any development will result in an increased risk of flooding. There is an issue with the drains across the land which Southern Water has been working on.

1. **To Receive and Accept Apologies and Reasons for absence** - Councillor Nick Brown had sent his apologies. Cllr Sue Prochak (RDC) was also absent.
2. **Declaration of interests** – none.
3. **Applications for Dispensation** – none.
4. **Minutes of the Planning Committee Meeting held on Monday 2nd February 2026 (the March meeting was cancelled)** – –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**

Reference	Description	Parish Council Comment
APPLICATIONS CONSIDERED UNDER DELEGATED POWERS		
RR/2026/0157/TPO	7 Oakland Drive, Robertsbridge, TN32 5EX Works to Trees T1, T2 & T3 - Hornbeam – Pollard General Comments The Parish Council wishes to protect all trees with TPOs in Robertsbridge, particularly those which have long standing TPOS which is the case for these 3 trees. We support pollarding of these trees to ensure their longevity provided the Rother Planning Officer is happy with the application. We would not support coppicing or removal of the trees.27/3/26	
RR/2026/0107/LBC	Church Farmhouse, Church Lane, Salehurst, TN32 5PJ Repair of study and drawing room floor joists.	Support Approval by RDC The Parish Council has no objections to this application provided the Rother Planning Officer is happy to approve the application. 26/3/26
RR/2026/0189/LBC	Church Farmhouse, Church Lane, Salehurst, TN32 5PJ Replacement of patio doors in rear extension.	Support Approval by RDC The Parish Council has no objections to this application provided the Rother Planning Officer is happy to approve the application. 26/3/26
RR/2026/0026/LBC	And omitted from agenda: Robertsbridge United Reformed Church, High Street, Robertsbridge, TN32 5AQ Conversion of a Grade II Listed Chapel to Residential Use Support approval by RDC The Parish Council has no objection to this application provided the Planning Officer is satisfied with the proposals, respecting the listed status of the building at the centre of the conservation area of the village. (Salehurst & Robertsbridge Neighbourhood Development Plan Policy EN7: Locally important historic buildings and other structures). 3/3/26	

8. Notification of Appeals

NOTIFICATIONS OF APPEALS	
RR/2025/1327/P	<p>Appeal Reference 6005903: Land Near Bishop's Lane, Robertsbridge, TN32 6BX RR/2022/1379/P Development of the site to create 41 new dwellings including 39% affordable housing, with associated landscaping, amenity space, parking and provision of public open space</p> <p>Appeal Started 25/3/26</p>

See public questions. The Chairman reiterated that the Parish Council (PC) had received confirmation of the decision of the Planning Inspectorate for the Inspector to inspect the site.

The Parish Council is against development of this site which is not suitable and which the overwhelming majority of residents are against. The rural aspect of the lane is important. The PC also wants the inspector to familiarise themselves with the layout and history of the village looking at the scale of the Homes England plans for the Mill Site, and plans for other sites in Salehurst & Robertsbridge Neighbourhood Plan and Rother Draft Local Plan. There are reasons why other sites have not been developed to date, AND Homes England will soon submit an application for the Mill Site. The PC will draft a comment (see Appendix for comment submitted online on 21 April 2026).

9. Decision Notices Received

NOTIFICATIONS OF DECISIONS BY ROTHER DISTRICT COUNCIL	
RR/2025/1069/P	<p>Station Road - Land North of, Salehurst/Robertsbridge Variation of Condition 2 imposed on RR/2023/27/P for amendments to the housing development, amendments to the doctors surgery and the phasing of the development.</p> <p>Support Approval by RDC The Parish Council has no objections to the application. We fully support this amended application. The developer has confirmed to us that if the step lift at the surgery were to break down there is alternative access to the building for those who require assistance entering the building. 19/8/25</p> <p>Approved (Conditional) Decision Notice 6/2/26</p>
RR/2025/1814/HOU	<p>Oak Farm Oast, Beech House Lane, Salehurst , TN32 5PN Proposed rebuilding of stables/link from house to outbuilding previously granted consent to convert under RR/2020/1000/P with extended covered area to improve living accommodation.</p> <p>General Comment The Parish Councils asks RDC officers to look at whether the scale of the proposal is appropriate. If Rother is minded to approve the application we trust that permission would be granted on condition that the building would be used exclusively for private use, and not for ancillary overnight / holiday / residential accommodation, or for commercial use. 24/12/25</p> <p>Approved (Conditional) Decision Notice 19/2/26</p>

RR/2025/1950/RVC	Robertsbridge Junction Station Station Road, Robertsbridge, TN32 5DG Variation of condition 2 imposed on RR/2020/2493/P to amend the dimensions of the engine shed Approved (Conditional) Decision Notice 2/3/26
RR/2026/0104/TCA	Phoenix House, 5 Pelham Walk, Robertsbridge TN32 5BP Proposed works to the following trees: T1: Willow - pollard to a point below two large limbs. T2: Golden Cupressus - remove tree and replant with evergreen viburnum. PC Comment not required/no consultation required for these works Approved (Conditional) Decision Notice 2/3/26

10. Any other business (for Information only)

- **Enforcement issues** – *Plots on Beech House Lane* – enforcement proceeding as high priority.
- **Conservation matters** – none.

The meeting finished at 8.11pm.