



PLANNING COMMITTEE MEETING

Minutes of the Planning Committee Meeting on Monday 6th July 2026
Held at Robertsbridge Youth Centre, 7.30pm

Present: Cllr Natalie Bishop; Cllr Gaynor Leeves; Cllr Sean O'Hara; Cllr David Todd

Also in Attendance: Gill Colquhoun (Assistant Clerk); Karen Ripley (Clerk); Cllr Sue Prochak (RDC); Simon Cater (representing Homes England)

General Public 2

Press: None

Presiding: Cllr Sean O'Hara

Public Questions and Comments –

Questions related to the 2 applications relating to Hodson's Mill Site:

Q A resident expressed disappointment that 1. there was an objection to the application from the Environment Agency (EA) regarding flood risk where they had raised several issues including buildings within 8m of river and a problem re a culvert. 2. potential for great crested newts had been picked up by Naturescape. However he was very pleased to see impressive proposals for the 2 key buildings (the mill and oast buildings).

A Simon Cater shared disappointment with EA's objection. He felt it was a generic response after lengthy discussions with the EA; they have not reviewed the modelling within the Flood Risk Assessment (FRA). Response from EA raises minor points on the modelling. Culvert is closed for winter; EA open in Summer but HE wants it shut as surface water run off is from the mill pond. The model looked at it being shut; EA want them to tweak the model to show it open in Summer. Building within 8m is just the oast house, and some gardens. In addition there is request for confirmation that there will be water butts in gardens. HE believes the pond is at a distance which could make it difficult for great crested newts to reside in the pond (an ecologist tested the pond on 21st June, and the results are currently being analysed; if there are any, they could be dealt with under a licence).

Q A resident asked about whether NBG habitat sites have been located

A Simon Cater stated that watercourse habitats are available elsewhere such as in Ifield. Habitat areas will be dealt with under reserved matters.

Q Does 125 dwellings include the oast and Mill building apartments.

A Yes 2 houses in Oast, 10 apartments in Mill and 113 other dwellings.

1. **Apologies and Reasons for absence** - Councillor Mark Hamilton had sent his apologies.
2. **Declaration of interests** – none.
3. **Applications for Dispensation** – none.
4. **Minutes of the Planning Committee Meeting held on Monday 1st June 2026** –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**

<u>Reference</u>	<u>Description</u>	<u>Parish Council Comment</u>
CONSIDERED AT PLANNING COMMITTEE MEETING 6th July 2026		
RR/2026/0600/OUT	Hodsons Mill Northbridge Street, Robertsbridge, TN32 5NY Hybrid planning application comprising: (1) Full planning permission and Listed Building Consent for works including the demolition of the Grade II listed Oast House and the construction of a new building on its site incorporating retained or reused historic fabric to provide residential dwellings; together with the conversion of the existing mill building (a non designated heritage asset) to provide residential dwellings, with the ground floor accommodating either community, commercial, or retail floorspace; and the formation of the primary vehicular and pedestrian access, associated highway works, floodplain compensation, and enabling infrastructure; and (2) Outline planning permission (with all matters reserved except access) for residential dwellings, together with access, landscaping, drainage, and public open space. <i>[Hybrid Planning Application]</i> Support Approval by RCC The Parish Council strongly supports the application for this site, which is the largest development site in Salehurst & Robertsbridge Neighbourhood Development Plan. Development of this brownfield site has the backing of the vast majority of residents. Homes England have consulted at length with our community and taken on board our concerns. To date only one resident has objected on the Rother planning portal, and we feel their concerns, including the location and height of buildings and viewlines to the site, have been addressed. We note the objection of the Environment Agency but believe this is a generic response that does not take into account previous discussions between Homes England and the Environment Agency including the reasoning behind Homes England modelling including closure of a culvert under the mill. The Parish Council would object to any proposals to increase numbers beyond the 125 dwellings in this proposal. In addition, we expect a robust transport management plan to be produced by any developer during construction for	

	residents in Northbridge Street, which in turn impacts traffic flow in the whole village. We also question the need to enhance bus stop provision by the construction of additional bus stops; the existing 'Rutley Close' bus stops are important for serving our residents across the A21 in Salehurst as well as those in Northbridge Street. On the North side we believe the bus company would not be happy to have an additional stop so close to the existing one which we do not wish to lose. On the South side there is already a Parish Council owned bus stop shelter and there is no need to move this valuable asset and no space to do so nearer the Mill Site. [Parish Council to write to the Environment Agency asking them to consider reviewing their objection.].
RR/2026/0610/LBC	Hodsons Mill Northbridge Street, Robertsbridge, TN32 5NY Listed Building Consent for works including the demolition of the Grade II listed Oast House and the construction of a new building on its site incorporating retained or reused historic fabric to provide residential dwellings; together with the conversion of the existing mill building (a non designated heritage asset) to provide residential dwellings, with the ground floor accommodating either community, commercial, or retail floorspace. (In association with the hybrid planning application RR/2026/0600/OUT). <i>[Listed Building Consent]</i> Support Approval by RDC The Parish Council strongly supports this application. Retention and conversion of both the Mill Building and Oast House are very important to our community. The proposed conversion is attractive and complies with Salehurst & Robertsbridge Neighbourhood Plan policies EN5 Historic Environment, EN6 Listed Buildings and Ancient Monuments and EN7 Locally important historic buildings and other structures.
RR/2026/0663/RVC	Grove Farm George Hill, Robertsbridge, East Sussex, TN32 5AZ Variation of condition 3 imposed on RR/2022/1850/P to exclude the commencement of works below ground. Support Approval by RDC The PC supports this application; it believes these works are vital to investigate and establish appropriate drainage / water works.
RR/2026/0682/FULL	Browns Farmhouse, Johns Cross Road, Robertsbridge, East Sussex, TN32 5JG Change of use from holiday let to annex. No works required. Support REFUSAL by RDC The Parish Council objects to this application until it is determined why use of the annexe, which was granted as a special concession due to personal medical needs, has evolved into a holiday let. The Parish Council was not aware that the annexe was being used as a holiday let, and there appear to be other buildings on the same site used as holiday lets. [PC to report enforcement issue].

7. Decision Notices Received

NOTIFICATIONS OF DECISIONS BY ROTHER DISTRICT COUNCIL	
RR/2026/0580/TN	Freeman Foreman, 55 High Street, Robertsbridge, TN32 5AN Installation of 120m external and internal cabling[Telecoms Notice] Approved (Conditional) Consent 29/5/26
RR/2026/0025/FULL & RR/2026/0026/LBC	Robertsbridge United Reformed Church, High Street, Robertsbridge Conversion of a Grade II Listed Chapel to Residential Use Approved (Conditional) Decision Notice 12/6/26 Listed Building Consent 12/6/26

8. Any other business (for Information only)

Enforcement issues –

- *Herb Barn, Ludpit Lane.* Dwelling constructed without permission being investigated (this is Burwash Parish / on boundary with Salehurst Parish. *Plot 1 Beech House Lane (in Eleven Acre Shaw* wholly agricultural land and not part of the Robertsbridge development plan. Digger/activity being investigated. *Pipe Cottage, Salehurst* has been reported to enforcement as being used as a permanent dwelling even though it has permission only as a holiday let. *George Inn* - Parish Council to query where Rother is with enforcement of the building housing the refrigeration unit.
- SP reported that Rother scrutiny had discussed a new enforcement strategy which Councillors had seen; it is on agenda for RALC meeting on 7th July. Rother plans to set up a consultation with Parishes to obtain their comments before finalising, as enforcement is an issue in rural areas.
- **Conservation matters** – High Street pavers - Cllr Todd had sourced some pavers and is waiting to meet again with surveyor to see if they are satisfactory for use on the High Street pavement.

The meeting finished at 8.11 pm.