

Planning Committee

- Date and Time - **Thursday 15 December 2022**
9:30am – 1:00pm and 2:00pm until close of business
(At the discretion of the Chairman, the timing of lunch may be varied)
- Venue - **Council Chamber, Town Hall, Bexhill-on-Sea**
-

Councillors appointed to the Committee:

J. Vine-Hall (Chair), S.M. Prochak, MBE (Vice-Chair), Mrs M.L. Barnes, T.J.C. Byrne, G.C. Curtis, B.J. Drayson, S.J. Errington, A.E. Ganly, N. Gordon, P.J. Gray, K.M. Harmer (ex-officio), C.A. Madeley, A.S. Mier, Rev H.J. Norton and G.F. Stevens.

Substitute Members: J. Barnes, Mrs V. Cook, L.M. Langlands.

AGENDA

1. MINUTES

To authorise the Chairman to sign the minutes of the meeting of the Planning Committee held on the 10 November 2022 as a correct record of the proceedings.

2. APOLOGIES FOR ABSENCE AND SUBSTITUTES

3. ADDITIONAL AGENDA ITEMS

To consider such other items as the Chairman decides are urgent and due notice of which has been given to the Head of Paid Service by 12 noon on the day preceding the meeting.

4. WITHDRAWN APPLICATIONS

The Director – Place and Climate Change to advise Members of those planning applications on the agenda which have been withdrawn.

5. DISCLOSURE OF INTEREST

To receive any disclosure by Members of personal and disclosable pecuniary interests in matters on the agenda, the nature of any interest and whether the

NOTE: Representations on any items on the Agenda must be received in writing by 9:00am on the Monday preceding the meeting.

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Tel: 01424 787811
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Member regards the personal interest as prejudicial under the terms of the Code of Conduct. Members are reminded of the need to repeat their declaration immediately prior to the commencement of the item in question.

6. **PLANNING APPLICATIONS - INDEX** (Pages 3 - 4)
7. **RR/2022/2199/P - HORSEBROOKS FARM, LUDPIT LANE, BURWASH**
(Pages 5 - 16)
8. **RR/2022/2201/L - HORSEBROOKS FARM, LUDPIT LANE, BURWASH**
(Pages 17 - 24)
9. **RR/2022/1583/P - FURTHER DOWN, MAIN ROAD, WESTFIELD** (Pages 25 - 34)
10. **RR/2022/2340/P - YONDOVA, TOP CROSS ROAD, BEXHILL** (Pages 35 - 40)
11. **APPEALS** (Pages 41 - 54)
12. **TO NOTE THE DATE AND TIME FOR FUTURE SITE INSPECTIONS**
Tuesday 10 January 2023 at 9:00am departing from the Town Hall, Bexhill.

Malcolm Johnston
Chief Executive

Agenda Despatch Date: 7 December 2022

NOTE: Representations on any items on the Agenda must be received in writing by 9:00am on the Monday preceding the meeting.

Enquiries – please ask for Julie Hollands (Tel: 01424 787811)
For details of the Council, its elected representatives and meetings, visit the Rother District Council website www.rother.gov.uk

Rother District Council

Report to	-	Planning Committee
Date	-	15 December 2022
Report of the	-	Director – Place and Climate Change
Subject	-	Planning Applications – Index

Director: Ben Hook

Planning Committee Procedures

Background Papers

These are planning applications, forms and plans as presented in the agenda, pertinent correspondence between the applicant, agents, consultees and other representatives in respect of the application, previous planning applications and correspondence where relevant, reports to Committee, decision notices and appeal decisions which are specifically referred to in the reports. Planning applications can be viewed on the planning website <http://www.rother.gov.uk/planning>

Planning Committee Reports

If you are viewing the electronic copy of the Planning Applications report to Planning Committee then you can access individual reported applications by clicking on the link ([View application/correspondence](#)) at the end of each report.

Consultations

Relevant statutory and non-statutory consultation replies that have been received after the report has been printed and before the Committee meeting will normally be reported orally in a summary form.

Late Representations

Unless representations relate to an item which is still subject to further consultation (and appears on the agenda as a matter to be delegated subject to the expiry of the consultation period) any further representations in respect of planning applications on the Planning Committee agenda must be received by the Director – Place and Climate Change in writing by 9am on the Monday before the meeting at the latest. Any representation received after this time cannot be considered.

Delegated Applications

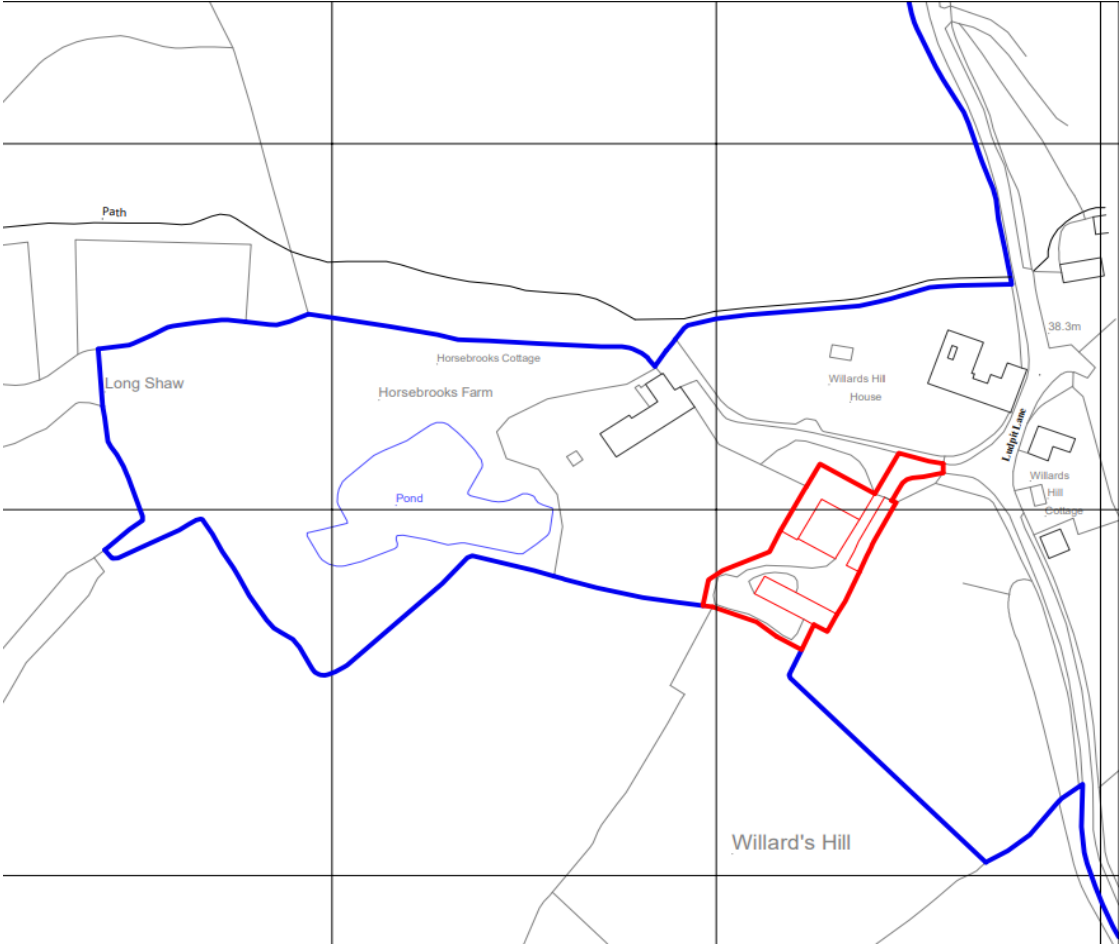
In certain circumstances the Planning Committee will indicate that it is only prepared to grant/refuse planning permission if/unless certain amendments to a proposal are undertaken or the application is subject to the completion of outstanding or further consultations. In these circumstances the Director – Place and Climate Change can be delegated the authority to issue the decision of the Planning Committee once the requirements of the Committee have been satisfactorily complied with. A delegated decision does not mean that planning permission or refusal will automatically be issued. If there are consultation objections, difficulties, or negotiations which cannot be satisfactorily concluded, then the application will be reported back to the Planning Committee. This delegation also allows the Director – Place and Climate Change to negotiate and amend applications, conditions, reasons for refusal and notes commensurate with the instructions of the Committee.

Applications requiring the applicant entering into an obligation under section 106 of the Town & Country Planning Act 1990 (as amended) are also delegated.

Order of Presentation

The report on planning applications is presented in the following order as shown below:

Agenda Item	Reference	Parish	Site Address	Page No.
7	RR/2022/2199/P	BURWASH	Horsebrooks Farm Ludpit Lane Burwash TN19 7DB	5
8	RR/2022/2201/L	BURWASH	Horsebrooks Farm Ludpit Lane Burwash TN19 7DB	17
9	RR/2022/1583/P	WESTFIELD	Further Down Main Road Westfield TN35 4SL	25
10	RR/2022/2340/P	BEXHILL	Yondover Top Cross Road Bexhill TN40 2RT	35

SITE PLAN	BURWASH Horsebrooks Farm Ludpit Lane
	
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Rother District Council

Report to	-	Planning Committee
Date	-	15 December 2022
Report of the	-	Director – Place and Climate Change
Subject	-	Application RR/2022/2199/P
Address	-	Horsebrooks Farm, Ludpit Lane, Burwash TN19 7DB
Proposal	-	Retention and conversion of curtilage Listed Cowshed, retention, rebuilding and repair of curtilage Listed Farmyard Walls, part retention of the Dairy Block, demolition of modern agricultural buildings and erection of a two-storey detached dwelling, with garage, associated hard and soft landscaping and car parking.

[View application/correspondence](#)

RECOMMENDATION: It be **RESOLVED** to **REFUSE FULL PLANNING PERMISSION**

Director: Ben Hook

Applicant:	Mr C. Canetty-Clarke
Agent:	Dowsett Mayhew Planning Partnership
Case Officer:	Mr M. Simmonds (Email: mark.simmonds@rother.gov.uk)

Parish:	BURWASH
Ward Members:	Councillors J. Barnes and Mrs E.M. Kirby-Green

Reason for Committee consideration: Councillor Call-In Cllrs Barnes and Kirby Green: for positive benefits of scheme and lack of adverse impact on Area of Outstanding Natural Beauty

Statutory 8-week date: 26 October 2022
Extension of time agreed to: 20 December 2022

This application is included in the Committee site inspection list.

1.0 SUMMARY

- 1.1 The revised proposal results in an unacceptable level of impact. In terms of scale, despite the revisions, it remains excessive and is considered to be detrimental to the setting and sense of place within the area of a number of other Grade II Listed Buildings. In terms of the overall bulk it is excessive and will have an overbearing effect on the Grade II Listed Buildings in the vicinity which will detract from the overall character and contribution the listed buildings make to the area.

- 1.2 The erection of a dwelling in a location that is outside of any settlement within the countryside is generally unacceptable. The proposal inadequately justifies the need for a dwelling in this location and cannot be justified as enabling development.
- 1.3 The officer recommendation is to refuse permission.
-

2.0 SITE

- 2.1 Horsebrooks Farm is a 90 acre part hay/part arable farm set in the rolling and heavily-wooded countryside of the High Weald Area of Outstanding Natural Beauty (AONB) between the villages of Burwash, Robertsbridge and Etchingham. To the west of the farmyard is Horsebrooks Farmhouse, a Grade II Listed dwelling historically associated with the farmyard largely screened from view by existing established trees.
- 2.2 There are four main existing buildings within the yard: Cowshed; Hay and Cattle Barn; Stable Building; and Diary Block.
- 2.3 The site is not within a conservation area. Horsebrooks Farmhouse is a Grade II Listed Building, the listing is as follows:
- Listing Date 13 May 1987 List Entry No. 1276847 – Possibly once a farm building of Willard's Hill (House) and now converted into a dwelling. Probably C17. Two storeys. Three windows. Ground floor red brick, above le-hung. Tiled roof. Casement windows.*
- 2.4 Horsebrooks Farm is also, within the wider setting of Willard's Hill, Old House, The Cottage and Willard's Hill Farmhouse (all statutory Listed Buildings). The Cowshed and boundary wall are also curtilage Listed.
- 2.5 The site is within Flood Zone 1 the most preferable in terms of flood risk.
-

3.0 PROPOSAL

- 3.1 The proposal is for the retention and conversion of curtilage Listed Cowshed, retention, rebuilding and repair of curtilage Listed Farmyard Walls, part retention of the dairy block, demolition of modern agricultural buildings and erection of a two-storey detached dwelling, with garage, associated hard and soft landscaping and car parking.
- 3.2 This application follows a refusal of the previous planning and listed building applications with the reference No. RR/2022/724/P. This application was refused under delegated powers as it was considered to adversely affect the setting and special architectural and historic character and interest of the listed buildings, adversely impact upon the character and scenic beauty of the High Weald AONB and to constitute unacceptable development in the open countryside.
- 3.3 This application is a resubmission with some very minor changes which do not notably alter the merits and considerations of the previously determined application. The revisions as detailed in the submission include:

- change of materials;
- change of proposed French doors (new dwelling's south elevation) to windows, reducing the external glass and enhancing the agricultural design of the new dwelling;
- incorporated existing early 19th century brick wall into new dwelling;
- addition of photovoltaic panels to garage south roof and electric car and bike charging system;
- reduction of dwelling roof pitch from 48 degrees to 42 degrees, reduction of roof height by 10% and reduction of roof bulk by 19%;
- reduction of garage footprint by 31% and bulk by 34%; and
- total scheme footprint and bulk lower than existing – 4% and 7.1% respectively (this is difference between that submitted for planning previously and new scheme). Difference between existing and new scheme is less total footprint 27.6 % and bulk 28%.

4.0 HISTORY

- | | | |
|-----|---------------|--|
| 4.1 | RR/2005/491/P | Erection of wooden field shelter for animals and wooden shed for the storage of animal feed and equipment.
APPROVED CONDITIONAL |
| 4.2 | RR/2022/724/P | Retention and conversion of curtilage Listed Cowshed, retention, rebuilding and repair of curtilage Listed Farmyard Walls, part retention of the Dairy Block, demolition of modern agricultural buildings and erection of a two- storey detached dwelling, with garage, associated hard and soft landscaping and car parking.
REFUSED |
| 4.3 | RR/2022/726/L | Retention and conversion of curtilage Listed Cowshed, retention, rebuilding and repair of curtilage Listed Farmyard Walls, part retention of the Dairy Block, demolition of modern agricultural buildings and erection of a two-storey detached dwelling, with garage, associated hard and soft landscaping and car parking.
REFUSED |
-

5.0 POLICIES

- 5.1 The following policies of the [Rother Local Plan Core Strategy 2014](#) are relevant to the proposal:
- OSS4: General Development Considerations
 - RA2: General Strategy for the Countryside
 - RA3: Development in the Countryside
 - EN1: Landscape Stewardship
 - EN2: Stewardship of the Historic Environment
 - EN3: Design Quality
- 5.2 The following policies of the [Development and Site Allocations Local Plan \(DaSA\)](#) are relevant to the proposal:
- DIM2: Development Boundaries

- DEN1: Maintaining Landscape Character
 - DEN2: The High Weald AONB
- 5.3 High Weald AONB Management Plan 2019-2024:
- Objective S2: To protect the historic pattern and character of settlement.
 - Objective S3: To enhance the architectural quality of the High Weald and ensure development reflects the character of the High Weald in its scale, layout and design.
- 5.4 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers a statutory duty to local planning authorities when considering whether to grant planning permission, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 5.5 The following policies of the Burwash Neighbourhood Plan 2020-2028 are relevant to the proposal:
- GP01: Protection of the AONB Landscape
 - GP02: Heritage
 - GP03: Development Boundaries
 - GP06: Sustainable Development
- 5.6 The National Planning Policy Framework and Planning Policy Guidance are also material considerations.

6.0 CONSULTATIONS

6.1 Planning Notice

6.1.1 A number of letters of support have been received from the public voicing general support for the proposal.

6.1.2 All comments can be viewed in full on the Council's website.

6.2 Parish Council – **SUPPORT**

6.2.1 The Planning Committee of Burwash Parish Council met on 17-10-22 and resolved to support this application with the following comments:

- The Applicants have worked hard to produce a design to match the High Weald Design Guide.
- The Applicants are requested to support and adhere to the Burwash Neighbourhood Plan Policy ENO4, the protection of dark skies, by providing coverings at night for the glass on the planned buildings. This has been agreed by the Applicant.
- Amended plans show a reduction of the original footprint of the building and will restore and regenerate the current building which the Committee felt was more in keeping with its position in the AONB.
- The Committee felt that the site is well positioned and cannot be seen from the surrounding footpaths and road.
- Site is situated on brownfield classified land.
- Positive inclusion of electric charging points and electric bikes to promote sustainability for the new dwelling

7.0 LOCAL FINANCE CONSIDERATIONS

- 7.1 The proposal is for a type of development that is Community Infrastructure Levy (CIL) liable however, in this case there would be a net balance from the demolitions of minus 109m² and as such the proposal would be exempt from CIL.
-

8.0 APPRAISAL

- 8.1 The main issues are considered to be:

- Principle
- Impact upon AONB and the impact upon Heritage assets
- Residential Amenity

8.2 **Principle**

The site sits outside of the development boundary for the settlement of Burwash as shown in the Burwash Neighbourhood Plan (Inset Map A) set between the villages of Burwash, Etchingham and Robertsbridge. The site is also within the High Weald AONB which has the highest status of protection in relation to landscape and scenic beauty.

- 8.3 Policy OSS4 of the Rother Local Plan Core Strategy requires all development to (iii) respect and not detract from the character and appearance of the locality. Policy GP03 of the Burwash Neighbourhood Plan states that development proposals outside the development boundaries of Burwash Village, Burwash Weald and Burwash Common will be assessed against the approach set out in Policy DIM2 of the DaSA.

- 8.4 Policy DIM2: Development Boundaries states that outside of defined settlement development boundaries, development shall be normally limited to that which accords with specific Local Plan policies or that for which a countryside location is demonstrated to be necessary.

- 8.5 The application is supported by a Planning Statement and detailed Heritage Impact Assessment (HIA). The HIA includes the following conclusions:

When considered as a whole and on balance, the proposed development is considered to have significant positive net benefits to the special interest of the designated heritage assets, their curtilage listed buildings and their wider setting.

The conversion of the Cowshed and dairy block, as well as their incorporation into the proposed development, will provide them with optimum viable use, ensuring their long-term preservation. The proposed scheme to convert the historic buildings on-site is considered to be respectful and sympathetic with their original character, preserving their significance.

The removal of the existing stables will eliminate a harmful element to the traditional farmyard and its setting. The traditional design and materials proposed for the new building will preserve and enhance the traditional and rural character of the site as a whole.

The proposed landscape works are considered to result in a betterment of the setting of the traditional farmyard which, by extension, contributes to the significance of the surrounding designated heritage assets and their setting.

- 8.6 The Applicants' justification is that the scheme presents an enabling development as established in Paragraph 208 of the National Planning Policy Framework that secures the preservation of heritage assets and their setting. Paragraph 208 states:

Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies, but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

- 8.7 Consideration of the scheme requires understanding of the significance of the heritage assets. In line with Paragraph 194 of the National Planning Policy Framework applicants are required to describe the significance of any heritage assets affected, including any contribution made by their setting. The Applicants' describe the significance of the heritage assets in the Heritage Statement:

*Horsebrooks Farmhouse – High
Cowshed – Moderate
Boundary wall – Moderate
Dairy Block – Low
Stable – Negative
Hay/Cattle barn – Negative*

- 8.8 The building with the greatest significance is the Farmhouse. The main residential dwelling located in the long range of the building is well maintained and in very good condition. The new dwelling proposed will sit to south-east of the Grade II Listed Farmhouse, within the group of farm buildings. Given the moderate, low and harmful significance of the majority of the farm buildings, it is considered that their setting or preservation as heritage assets does not give sufficient justification for the erection of a new dwelling in an unsustainable countryside location. The case for enabling development has not been made.
- 8.9 The scheme must also be assessed and balanced against the provision of a dwelling in an unsustainable location that is contrary to the strategic policies of the development for the distribution of dwellings and also within an AONB, which carries the highest status of protection in relation to landscape and scenic beauty.
- 8.10 Paragraph 176 of the National Planning Policy Framework states that great weight should be given to conserving and enhancing landscape and scenic beauty of AONBs which have the highest status of protection. Policy EN1 of the Rother Local Plan Core Strategy seeks to ensure the protection, and wherever possible enhancement, of the District's nationally designated and locally distinctive landscapes and landscape features, including: (i) the distinctive identified landscape character ecological features and settlement pattern of the High Weald AONB. Similarly, Policy EN3 requires all new development to be of a quality design taking into account a variety of factors. The main issue is the effect of the proposal on the character and appearance

of the area with particular reference to the countryside of the High Weald AONB.

- 8.11 Burwash Neighbourhood Plan Policy GP04-Design Standards, specifies scale, nature and location, development proposals should achieve a high quality of design and demonstrate how they complement local vernacular, distinctiveness and the aesthetic qualities of rural settlements and buildings found in the High Weald AONB. Therefore, great weight is applied to the need to protect the AONB and the test is appropriately set at a high level so that harmful proposals as is the case here are not supported.
- 8.12 The modifications to the proposal are noted, in particular the minor reduction in the scheme, but this does not sufficiently mitigate the harm identified here. The Council have a duty to preserve and protect the AONB and its predominant character and appearance. The proposal is described as enabling development so that the agricultural buildings can be preserved and enhanced, however this is at the detriment of establishing a prominent new dwelling in this sensitive location. In concluding the matter of the principle of development, the principle of the demolition of the metal barns and remodelling of the 1940's agricultural building is acceptable however, the principal of development of the substantial new dwelling as proposed is not and cannot be considered as development which enables the preservation of existing farm buildings.
- 8.13 **Heritage and Landscape**
Paragraph 200 of the National Planning Policy Framework requires any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), to require clear and convincing justification.
- 8.14 Rother Local Plan Core Strategy Policy EN2: Stewardship of the Historic Built Environment, states that development affecting the historic built environment, including that both statutorily protected and the non-statutorily protected, will be required to:
- i. Reinforce the special character of the District's historic settlements, including villages, towns and suburbs, through siting, scale, form and design.*
 - ii. Take opportunities to improve areas of poor visual character or with poor townscape qualities.*
 - iii. Preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials, including forms specific to historic building typologies.*
 - iv. Make reference to the character analysis in Conservation Area Appraisals, where relevant; (v) Reflect current best practice guidance produced by English Heritage and HELM59.*
 - v. Ensure appropriate archaeological research and investigation of both above and below-ground archaeology, and retention where required.*

- 8.15 Neighbourhood Plan Policy GP02 requires development proposals to complement and enhance the distinctiveness of the local vernacular, buildings, structures and other features and their setting of historic significance.
- 8.16 The site is not located in a Conservation Area, however, the scheme has the potential to harm the setting of the Grade II Listed building and the setting of the curtilage Listed buildings.
- 8.17 The previously refused scheme was of a scale in terms of the proposed dwelling that was considered to be excessive. The previously refused application assessment stated that the principle of the demolition of the corrugated metal barns and remodelling of the 1940's agricultural building is acceptable, though the remodelling as it is described is essentially reconstruction. The scale of the proposed dwelling was considered to be excessive, being 9.3m high, 13.5m wide and approx. 8.1m deep and will not only dwarf the stone built dairy shed (being 4.5m high and 4.4m deep) but also would be considerable in scale when compared to the Farmhouse, this would be harmful to an unacceptable degree. The existing agricultural barns are approximately 5.7m high which only provides a further contrast as to the excessive scale of the proposals.
- 8.18 The level of impact that the development will have in terms of scale is also considered to be detrimental to the setting and sense of place within the area of a number of other Grade II Listed Buildings including Willards Hill (68m distance) and Willards Hill Cottage (72m distance).
- 8.19 This amended proposal has similar concerns being 8.4m high (0.9m reduction), 13.5m wide (no reduction) and 8.1m deep (no reduction). In relation to the Cowshed's overall height of 5.7m, the proposed building is still considerably taller and is considered to be oppressive and certainly not subservient to the Listed Cowshed or principle Farmhouse and is considered to be overly ambitious for such a modest and rural setting.
- 8.20 In terms of design and aside from the already unacceptable scale, the north east elevation is considered to carry some agricultural character but the south west elevation is clearly a departure to a more domesticated form, with an extensive use of glass, introduction of symmetry resulting in a façade that is considered to be a style of mock agricultural architecture being neither residential or functional in appearance, that will have a negative impact upon the general appearance, and setting of listed buildings and the wider rural setting. The installation of three rooflights into the roof slope of the field access roof is also considered to be an excessive addition.
- 8.21 The rebuilding of the stone dairy shed to a degree is welcomed as sufficient evidence of original form has been provided, however, the use of weatherboarding and timber to reform the part of the structure that was lost to fire is considered to not have a sufficient aesthetic relationship to the existing and would require amendment to a matching material. It is also considered that rebuilding in any other material would be a transition to speculative rather than evidence-based reconstruction which is not acceptable.
- 8.22 The associated 3-bay open garage is considered to be acceptable and is of an appropriate scale being approximately 5m in height to the ridge line.

Therefore, in summary the principle of demolishing the 20th century elements currently in place is acceptable from a heritage perspective and the rebuilding of the Dairy Shed is considered acceptable in principle, but the specification, use of materials that do not match is not acceptable.

- 8.23 The construction of a dwelling and its acceptability in principle is also determined by other planning matters, but in terms of heritage it is considered that the proposal in terms of the overall bulk is much the same as the previous Planning Application No. RR/2022/726/L and gives a sense of being overwhelming towards the Cowshed and the principal Farmhouse albeit set at a greater distance. It is also considered that where the Cowshed is an evidenced rebuild, the reconstruction of the existing building to form a field access way and hall/landing for the new dwelling is considered to be tantamount to a new building in addition to the proposed new barn style dwelling. It is considered that the cumulative impact of the development in terms of plan form, layout and intensity of development would overall dwarf developments in the vicinity including the original Farmhouse.
- 8.24 It is concluded that in terms of the overall bulk is excessive and will have an overbearing effect on the Grade II Listed Buildings in the vicinity which will detract from the overall character and contribution the listed buildings make to the area.
- 8.25 Therefore, for heritage reasons alone, the proposal fails to comply with Chapter 16 of the National Planning Policy Framework in particular Paragraphs 194, 197, 200 and 208, Local Policies OOS4 and EN2 of the Rother Local Plan Core Strategy, Policy GP02 of the Burwash Neighbourhood Plan Section 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 8.26 **Residential Amenity**
Policy OSS4 (ii) of the Rother Local Plan Core Strategy seeks to ensure that development proposals do not unreasonably harm the amenities of adjoining properties.
- 8.27 The only potential impacts upon residential amenity are from overlooking from the new dwelling to the existing dwelling of Horsebrooks Farmhouse to the north-west. However, the separation distance is sufficient so to avoid a loss of privacy. Therefore, there will be no adverse impacts upon residential amenity in compliance with Policy EN3 of the Rother Local Plan Core Strategy.
- 8.28 The proposal is not considered to be a sustainable development and therefore conflicts with key policies within the development plan and the strategy for the location of new development and Chapters 2 and 14 of the National Planning Policy Framework.

9.0 PLANNING BALANCE AND CONCLUSION

- 9.1 On balance, the revised proposal results in an unacceptable level of impact. In terms of scale, despite the revisions, it is considered to be detrimental to the setting and sense of place within the area of a number of other Grade II Listed Buildings including Willards Hill (68m distance) and Willards Hill

Cottage (72m distance). In terms of the overall bulk is excessive and will have an overbearing effect on the Grade II Listed Buildings in the vicinity which will detract from the overall character and contribution the Listed Buildings make to the area.

- 9.2 For the reasons outlined above the erection of a dwelling in a location that is outside of any settlement within the countryside is unacceptable. New residential development is only allowed in such areas where a countryside location is necessary. The proposal inadequately justifies the need for a dwelling in this location and cannot be justified as enabling development.
- 9.3 The proposal fails to comply with Chapter 16 of the National Planning Policy Framework in particular Paragraphs 194, 197, 200 and 208, Local Policies OOS4 and EN2 of the Rother Local Plan Core Strategy, Policy GP02 of the Burwash Neighbourhood Plan Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. On this basis and due to the Council's duty to preserve and protect the AONB, the recommendation is for refusal

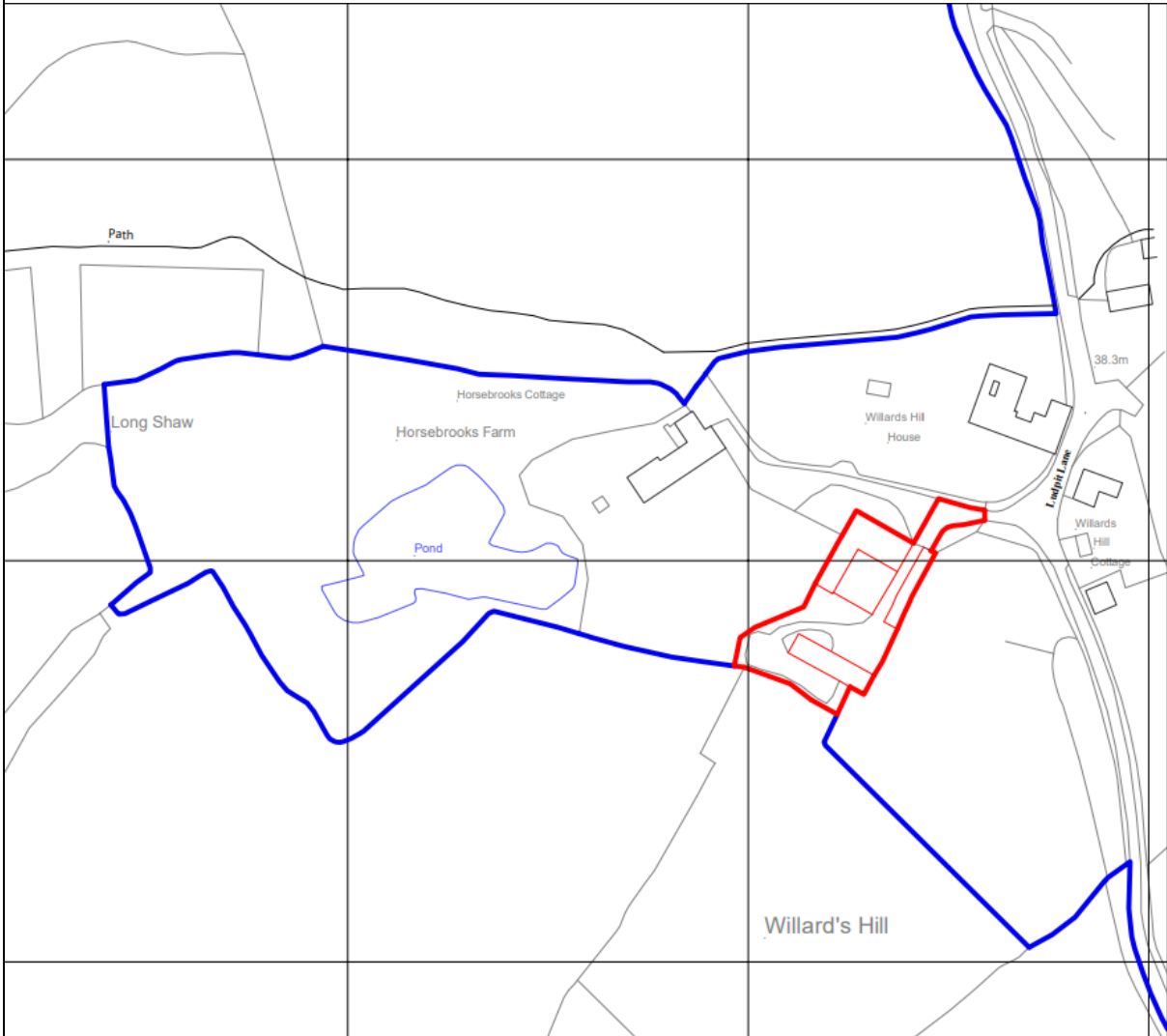
RECOMMENDATION: REFUSE PLANNING PERMISSION

REASONS FOR REFUSAL:

1. The proposal involves the erection of a new dwelling in a location that is outside of any settlement within the countryside. New residential development is only allowed in such areas where a countryside location is necessary. The proposal inadequately justifies the need for a dwelling contrary to Policies OSS1, OSS2, OSS3, RA2 and RA3 of the Rother Local Plan Core Strategy, Policy DIM2 of the Development and Site Allocations Plan Policy, GP03 and GP06 of the Burwash Neighbourhood Plan and Chapters 2, 15 and 16 of the National Planning Policy Framework.
2. Having regard to Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is considered that the proposed works, by virtue of materials, scale, proportion and bulk would adversely affect the setting and special architectural and historic character and interest of the listed buildings as designated heritage assets, and as such would be contrary to Policies EN2 and RA1 of the Rother Local Plan Core Strategy, Policy DHG9 of the Development and Site Allocation Plan, GP02 of the Burwash Neighbourhood Plan and Paragraphs 130, 199, 200 and 202 of the National Planning Policy Framework.
3. By virtue of the proposed materials, scale, proportion and bulk, the development would adversely impact upon the landscape character and scenic beauty of the High Weald Area of Outstanding Natural Beauty, and therefore fails to comply with Policy GP01 and GP04 of the Burwash Neighbourhood Plan, Policy EN1 and EN3 of the Rother Local Plan Core Strategy, Policy DEN2 of the Development and Site Allocations Local Plan and Paragraph 176 of the National Planning Policy Framework.

NATIONAL PLANNING POLICY FRAMEWORK: In accordance with the requirements of the National Planning Policy Framework (paragraph 38) and with the Town and Country Planning (Development Management Procedure) (England)

Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal. However, the issues are so fundamental to the proposal that it would not be possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.

<p>SITE PLAN</p> <p>RR/2022/2201/L</p>	<p>BURWASH</p> <p>Horsebrooks Farm Ludpit Lane</p>
	
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Rother District Council

Report to	-	Planning Committee
Date	-	15 December 2022
Report of the	-	Director – Place and Climate Change
Subject	-	Application RR/2022/2201/L
Address	-	Horsebrooks Farm, Ludpit Lane, Burwash TN19 7DB
Proposal	-	Retention and conversion of curtilage Listed Cowshed, retention, rebuilding and repair of curtilage Listed Farmyard Walls, part retention of the Dairy Block, demolition of modern agricultural buildings and erection of a two-storey detached dwelling, with garage, associated hard and soft landscaping and car parking.

[View application/correspondence](#)

RECOMMENDATION: It be **RESOLVED** to **REFUSE LISTED BUILDING CONSENT**

Director: Ben Hook

Applicant:	Mr C. Canetty-Clarke
Agent:	Dowsett Mayhew Planning Partnership
Case Officer:	Mr M. Simmonds (Email: mark.simmonds@rother.gov.uk)

Parish:	BURWASH
Ward Members:	Councillors J. Barnes and Mrs E.M. Kirby-Green

Reason for Committee consideration: Councillor Call-In: benefits of scheme and lack of harm to Area of Outstanding Natural Beauty

Statutory 8-week date: 26 October 2022
Extension of time agreed to: 20 December 2022

This application is included in the Committee site inspection list.

1.0 SUMMARY

- 1.1 Despite the amendments to the scheme, the scale of the proposed dwelling is considered to still be excessive. The previously refused application consultation stated that the principle of the demolition of the corrugated metal barns and remodelling of the 1940's agricultural building is acceptable, though the remodelling as it is described is essentially reconstruction. The scale of the proposed dwelling is considered to be excessive. The officer recommendation is to refuse Listed Building Consent.

2.0 SITE

- 2.1 Horsebrooks Farm is a 90 acre part hay/part arable farm set in the rolling and heavily-wooded countryside of the High Weald Area of Outstanding Natural Beauty (AONB) between the villages of Burwash, Robertsbridge and Etchingham. To the west of the farmyard is Horsebrooks Farmhouse, a Grade II Listed dwelling historically associated with the farmyard largely screened from view by existing established trees.
- 2.2 There are main existing buildings within the yard: Cowshed; Hay and Cattle Barn; Stable Building; and Diary Block.
- 2.3 The site is not within a conservation area. Horsebrooks Farmhouse is a Grade II Listed Building, the listing is as follows:
- Listing Date 13 May 1987 List Entry No. 1276847 – Possibly once a farm building of Willard's Hill (House) and now converted into a dwelling. Probably C17. Two storeys. Three windows. Ground floor red brick, above le-hung. Tiled roof. Casement windows.*
- 2.4 Horsebrooks Farm is also, within the wider setting of Willard's Hill, Old House, The Cottage and Willard's Hill Farmhouse (all statutory listed buildings). The Cowshed and boundary wall are also curtilage Listed.

3.0 PROPOSAL

- 3.1 The proposal is for the retention and conversion of curtilage Listed Cowshed, retention, rebuilding and repair of curtilage Listed Farmyard Walls, part retention of the dairy block, demolition of modern agricultural buildings and erection of a two-storey detached dwelling, with garage, associated hard and soft landscaping and car parking.
- 3.2 This application follows a refusal of the previous planning and listed building applications with the reference Nos. RR/2022/724/P and RR/2022/726/L. The Listed Building consent was refused under delegated powers as it was assessed as causing harm to existing heritage assets.
- 3.3 The refused application was resubmitted with some minor changes which do not notably alter the merits and considerations of the previously determined application. The revisions as detailed in the submission include:
- change of materials;
 - change of proposed French doors (new dwelling's south elevation) to windows, reducing the external glass and enhancing the agricultural design of the new dwelling;
 - incorporated existing early 19th century brick wall into new dwelling;
 - addition of photovoltaic panels to garage south roof and electric car and bike charging system;
 - reduction of dwelling roof pitch from 48 degrees to 42 degrees, reduction of roof height by 10% and reduction of roof bulk by 19%;
 - reduction of garage footprint by 31% and bulk by 34%; and

- total scheme footprint and bulk lower than existing – 4% and 7.1% respectively (this is difference between that submitted previously and new scheme). Difference between existing and new scheme is less total footprint 27.6 % and bulk 28%.

4.0 HISTORY

- 4.1 RR/2005/491/P Erection of wooden field shelter for animals and wooden shed for the storage of animal feed and equipment. APPROVED CONDITIONAL
- 4.2 RR/2022/724/P Retention and conversion of curtilage Listed Cowshed, retention, rebuilding and repair of curtilage Listed Farmyard Walls, part retention of the Dairy Block, demolition of modern agricultural buildings and erection of a two-storey detached dwelling, with garage, associated hard and soft landscaping and car parking. REFUSED
- 4.3 RR/2022/726/L Retention and conversion of curtilage Listed Cowshed, retention, rebuilding and repair of curtilage Listed Farmyard Walls, part retention of the Dairy Block, demolition of modern agricultural buildings and erection of a two-storey detached dwelling, with garage, associated hard and soft landscaping and car parking- REFUSED

5.0 POLICIES

- 5.1 The following policies of the [Rother Local Plan Core Strategy 2014](#) are relevant to the proposal:
- EN2: Stewardship of the Historic Environment
- 5.2 The following policies of the [Development and Site Allocations Local Plan](#) are relevant to the proposal:
- DIM2: Development Boundaries
 - DEN1: Maintaining Landscape Character
 - DEN2: The High Weald AONB
- 5.3 The following policies of the Burwash Neighbourhood Plan 2020-2028 are relevant to the proposal:
- GP02: Heritage
- 5.4 Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers a statutory duty to local planning authorities when considering whether to grant listed building consent, to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.
- 5.5 The National Planning Policy Framework and Planning Policy Guidance are also material considerations.

6.0 CONSULTATIONS

6.1 Planning Notice

6.1.1 A number of letters of support have been received from the public voicing general support for the proposal under planning reference No. RR/2022/2199/P.

6.1.2 All comments can be viewed in full on the Council's website.

6.2 Parish Council – **SUPPORT**

6.2.1 The Planning Committee of Burwash Parish Council met on 17-10-22 and resolved to support this application with the following comments:

- The Applicants have worked hard to produce a design to match the High Weald Design Guide.
- The Applicants are requested to support and adhere to the Burwash Neighbourhood Plan Policy ENO4, the protection of dark skies, by providing coverings at night for the glass on the planned buildings. This has been agreed by the applicant.
- Amended plans show a reduction of the original footprint of the building and will restore and regenerate the current building which the committee felt was more in keeping with its position in the AONB.
- The Committee felt that the site is well positioned and cannot be seen from the surrounding footpaths and road.
- Site is situated on brownfield classified land.
- Positive inclusion of electric charging points and electric bikes to promote sustainability for the new dwelling.

7.0 APPRAISAL

7.1 Heritage

The site sits outside of the development boundary for the settlement of Burwash as shown in the Burwash Neighbourhood Plan (Inset Map A) set between the villages of Burwash, Etchingam and Robertsbridge.

7.2 Policy EN2: Stewardship of the Historic Built Environment of the Rother Local Plan Core Strategy requires developments to: reinforce the special character of the District's historic settlements, including villages, towns, and suburbs, through siting, scale, form, and design.

7.3 Policy GP02: Heritage of the Burwash Neighbourhood Plan requires development proposals to complement and enhance the distinctiveness of the local vernacular, buildings, structures and other features and their setting of historic significance.

7.4 The submission has undertaken an appraisal of the site and surrounding assets to establish their value and refers to the Historic Buildings Appraisal (HAB) that identifies the following buildings and appraises their significance and importance as a heritage building:

- Cowshed dates from between 1800-1840 and is of moderate heritage value.

- Farmyard Wall dates from 1814 – moderate heritage value.
 - Hay and Cattle Barn dates from between 1965-1974 – negative heritage value.
 - Stable Building dates from between 1948-1965 – negative heritage value.
 - Dairy Block dates from between 1948-1965 – low heritage value.
- 7.5 Despite the amendments to the scheme, the scale of the proposed dwelling is considered to still be excessive. The previously refused application consultation stated that the principle of the demolition of the corrugated metal barns and remodelling of the 1940's agricultural building is acceptable, though the remodelling as it is described is essentially reconstruction. The scale of the proposed dwelling is considered to be excessive, being 9.3m high, 13.5m wide and approximately 8.1m deep and will not only dwarf the stone built dairy shed (being 4.5m high and 4.4m deep) but also be considerable in scale when compared to the farmhouse to an unacceptable degree. The existing agricultural barns are approximately 5.7m high which only provides a further contrast as to the excessive scale of the proposed.
- 7.6 In terms of design and aside from the already unacceptable scale, the north east elevation is considered to carry some agricultural character but the south west elevation is clearly a departure to a more domesticated form, with an extensive use of glass, introduction of symmetry resulting in a façade that is considered to be a style of mock agricultural architecture being neither residential or functional in appearance, that will have a negative impact upon the general appearance, and setting of listed buildings and the wider rural setting. The installation of three rooflights into the roof slope of the field access roof is also considered to be an excessive addition.
- 7.7 The rebuilding of the stone Dairy Shed to a degree is welcomed as sufficient evidence of original form has been provided, however, the use of weatherboarding and timber to reform the part of the structure that was lost to fire is considered to not have a sufficient aesthetic relationship to the existing and would require amendment to a matching material. It is also considered that rebuilding in any other material would be a transition to speculative rather than evidence-based reconstruction which is not acceptable.
- 7.8 The associated 3-bay open garage is considered to be acceptable and is of an appropriate scale being approximately 5m in height to the ridge line. Therefore, in summary the principle of demolishing the 20th century elements currently in place is acceptable from a heritage perspective and the rebuilding of the Dairy Shed is considered acceptable in principle, but the specification, use of materials that do not match is not acceptable. The existing agricultural barns are approximately 5.7m high which only provides a further contrast as to the excessive scale of the proposed. The level of impact that the development will have in terms of scale is also considered to be detrimental to the setting and sense of place within the area of a number of other Grade II Listed Buildings including Willards Hill (68m distance) and Willards Hill Cottage (72m distance).
- 7.9 It is concluded that in terms of the overall bulk it remains excessive and will have an overbearing effect on the Grade II Listed Buildings in the vicinity which will detract from the overall character and contribution the listed buildings make to the area.

- 7.10 Therefore it is considered that the proposal fails to comply with chapter 16 of the National Planning Policy Framework, Paragraphs 194, 197,200, 2001 and 202 Local Policies EN2 of the Rother Local Plan Core Strategy, Policy GP02 of the Burwash Neighbourhood Plan and Section 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
-

8.0 PLANNING BALANCE AND CONCLUSION

- 8.1 On balance, the revised proposal results in an overbearing effect on the Grade II Listed Building located in the vicinity of the proposal which will detract from the overall character and contribution the listed buildings make to the area. On this basis it is considered that the proposal fails to comply with Chapter 16 of the National Planning Policy Framework, Paragraphs 194, 197, 200, 2001 and 202, Local Policies EN2 of the Rother Local Plan Core Strategy, Policy GP02 of the Burwash Neighbourhood Plan and Section 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
-

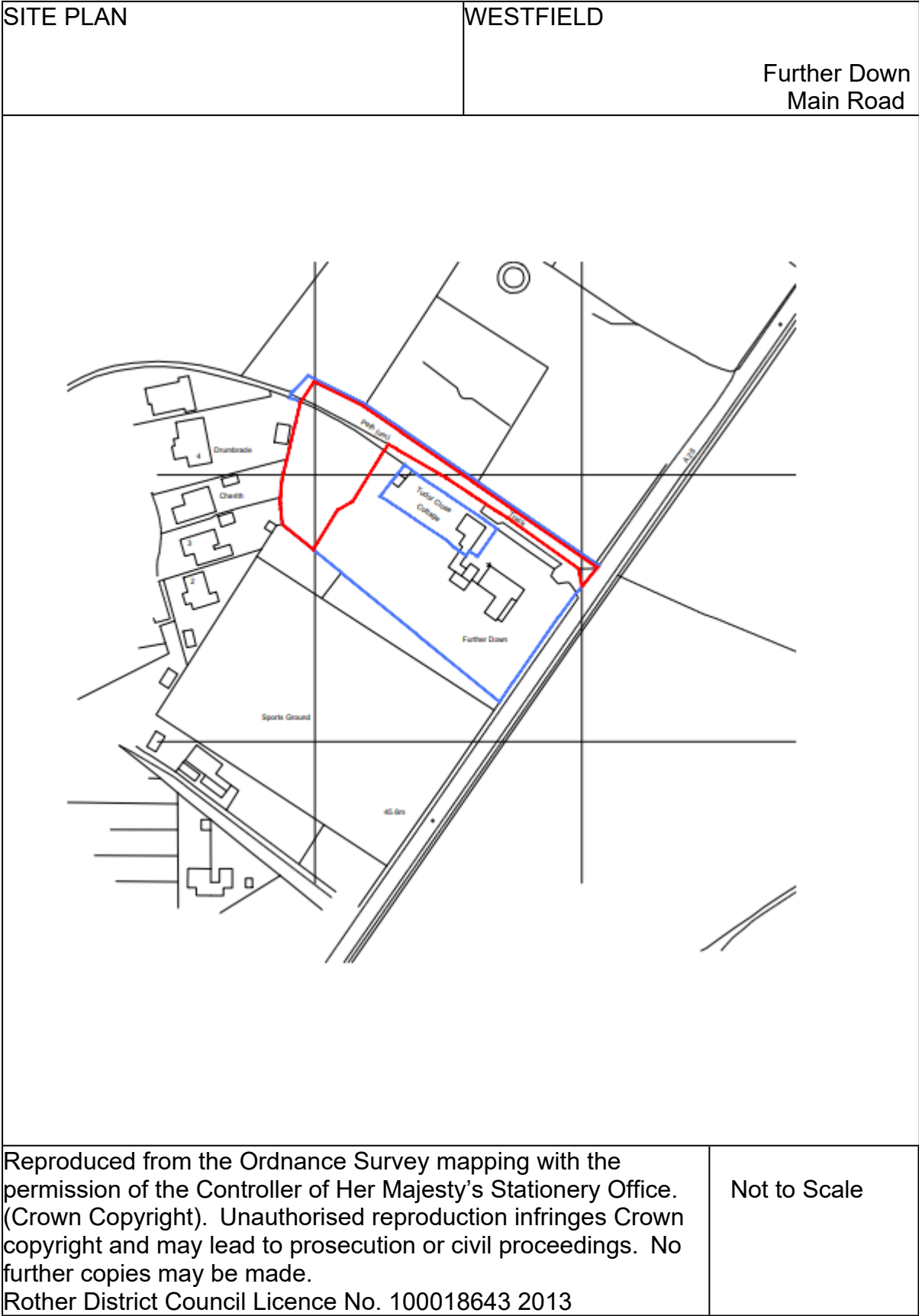
RECOMMENDATION: REFUSE (LISTED BUILDING CONSENT)

REASONS FOR REFUSAL:

1. The proposal will cause significant harm to the setting of existing heritage assets by virtue of the unacceptable size, scale and siting of the proposed new dwelling resulting in an overbearing effect on the adjacent Grade II Listed Buildings located in the vicinity of the proposal, which will detract from the overall character and contribution the listed buildings make to the area, the proposals intrude into the setting of the existing listed buildings to a harmful extent damaging their significance value as heritage assets and it is, therefore considered that the proposal fails to comply with Chapter 16 of the National Planning Policy Framework, Paragraphs 194, 197,200, 2001 and 202, Local Policies EN2 of the Rother Local Plan Core Strategy, Policy GP02 of the Burwash Neighbourhood Plan and Section 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

NATIONAL PLANNING POLICY FRAMEWORK: In accordance with the requirements of the National Planning Policy Framework (paragraph 38) and with the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal. However, the issues are so fundamental to the proposal that it would not be possible to negotiate a satisfactory way forward and due to the harm, which has been clearly identified within the reason(s) for the refusal, approval has not been possible.

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Rother District Council

Report to	-	Planning Committee
Date	-	15 December 2022
Report of the	-	Director – Place and Climate Change
Subject	-	Application RR/2022/1583/P
Address	-	Further Down, Main Road, Westfield TN35 4SL
Proposal	-	Reserved Matters for the erection of two detached 3-bedroom residential dwellings.

[View application/correspondence](#)

RECOMMENDATION: It be **RESOLVED** to **GRANT FULL PLANNING PERMISSION SUBJECT TO CONDITIONS.**

Director: Ben Hook

Applicant:	Mr Waller
Agent:	Kent Design Studio Ltd
Case Officer:	Mr M. Simmonds

(Email: mark.simmonds@rother.gov.uk)

Parish:	WESTFIELD
Ward Members:	Councillors C.R. Maynard and J Vine-Hall

Reason for Committee consideration: Councillor Call-In reason of overdevelopment of site, height and scale of properties.

Statutory 8-week date: 2 September 2022
Extension of time agreed to: 30 December 2022

This application is included in the Committee site inspection list

1.0 SUMMARY

- 1.1 The application provides the details for two dwellings following the grant of outline permission. The proposed footprint is comparable to that indicated at outline stage. The details are considered to be acceptable and to comply with policy.
-

2.0 SITE

- 2.1 The proposal site is located within the development boundary for Westfield and within the High Weald Area of Outstanding Natural Beauty (AONB).

- 2.2 The proposal site is accessed from Main Road and is located to the North West of Tudor Close and Further Down. The site abuts the rear of a row of properties that form a cul-de-sac accessed from Cottage Lane.
- 2.3 The site currently forms part of the curtilage of Further Down, a residential two storey Victorian detached dwelling house set within substantial grounds. Constructed in the late 19th Century, the building was once serviced with outbuildings and stables which have since been converted into a separate dwelling house known as Tudor Close Cottage. There are trees to the west side boundary with the properties off Cottage Lane.
-

3.0 PROPOSAL

- 3.1 The approved outline proposal was to erect 2x two-storey detached dwellings. The dwellings present a gable to the front, a gabled side dormer with a large opening (though labelled obscured). They are rendered at ground level with timber clad at first floor and slate roof tiles.
- 3.2 This application is the detailed design following approval of outline application RR/2019/2723/P. The details are accompanied by tree survey and protection details, access details and a landscaping and biodiversity plan.
-

4.0 HISTORY

- 4.1 RR/2019/2723/P Outline: Erection of two detached 3-bedroom residential dwellings – land at rear of Further Down, Main Road, Westfield. APPROVED CONDITIONAL
-

5.0 POLICIES

- 5.1 The following policies of the [Rother Local Plan Core Strategy 2014](#) are relevant to the proposal:
- OSS2 Use of Development Boundaries
 - OSS4: General Development Considerations
 - RA1: Villages
 - EN3: Design Quality
 - EN1: Landscape Stewardship
 - EN6: Flood Risk Management
 - EN7: Flood Risk and Development
 - TR3: Access and New Development
 - TR4: Car Parking
- 5.2 The following policies of the [Development and Site Allocations Local Plan \(DaSA\)](#) are relevant to the proposal:
- DIM2: Development Boundaries
 - DEN1: Maintaining Landscape Character
 - DEN2: The High Weald AONB
 - DEN4: Biodiversity and Greenspace
 - DHG3: Residential Internal Space Standards
 - DHG7: External Residential Areas

- DHG11: Boundary Treatments
 - DHG12: Accesses and Drives
- 5.3 High Weald AONB Management Plan 2019-2024:
Objective S2: To protect the historic pattern and character of settlement.
Objective S3: To enhance the architectural quality of the High Weald and ensure development reflects the character of the High Weald in its scale, layout and design.
- 5.4 The National Planning Policy Framework and Planning Policy Guidance are also material considerations.
-

6.0 CONSULTATIONS

6.1 Waste and Recycling: **COMMENT**

- 6.1.1 This area is served by a 26 tonne vehicle therefore the bins for both properties will need to be presented at the curtilage with Main Road, they will not drive up to the properties.

6.2 County Archaeologist: **NO OBJECTION**

- 6.2.1 It is noted the application documentation has not met the requirements of Policy 194 of the National Planning Policy Framework. Nonetheless it is acceptable that the risk of damage to archaeology is mitigated by the application of planning conditions. No further comments on re-consultation.

6.3 County Highways: **NO OBJECTION**

- 6.3.1 The details are acceptable subject to compliance with conditions.

6.4 Planning Notice

- 6.4.1 Five letters of objection have been received from the public. The concerns raised are summarised as follows:
- The proposal is clearly substantial detached 4-bedroom houses with generous accommodation and their height and scale are not acceptable for this site. Plot 2, closest to our boundary, will have an overbearing impact on Brumbrade and will ruin the outlook.
 - The hedging on the boundary line is sparse, mainly deciduous and ineffective as a screen.
 - Dead-end access routes longer than 20m require turning facilities and this site is located over 120m from the A28 (Main Road). The plan does not allow for a suitable and compliant turning facility thus making it impossible for a fire appliance to access and turn. In addition, the track would need to be significantly upgraded, taking into account weight, height and width specifications, in order to accommodate a fire appliance of 17 tonnes minimum, in line with current East Sussex Fire and Rescue Service requirements.
 - With regard to the positioning of the soakaway and tree root protection restrictions, we question whether the existing track can be significantly

upgraded to support the weight of fire appliances and refuse/recycling vehicles.

- Badgers and other wildlife such as bats, newts, dormice etc. are prevalent to the area and it is possible that this site forms habitat or foraging grounds to these and others – would therefore expect a Phase One Ecological Appraisal of the site and access track to form part of this planning application.
- Houses too large and out of character with the area. The land is much higher and will dominate the outlook of neighbours.
- Rear windows will invade privacy of neighbours and overlook.
- Rainwater run off may affect neighbouring homes as we are so much lower than the proposed building plot.
- Negative impact on schools, surgeries and wildlife.
- Size of dwellings will be very oppressive for the occupiers of the neighbouring bungalows.

6.4.2 All comments can be viewed in full on the Council's website.

6.5 Parish Council: **OBJECT**

6.5.1 Object on the grounds that the proposal is an overdevelopment of the site. The Parish Council objected to the original application No. RR/2019/2723/P and feels this is a further overdevelopment. Rather than it being a 'modest built form, scale and mass' it seems two properties with now an additional two car ports are being squeezed onto the site. The level of density seems far more suited to urban living than in the rural areas. Due to the higher ground here it would seem the neighbours are going to be considerably overlooked.

6.5.2 The design of the properties does not reflect the character of properties within the Parish. White rendered walls and natural vertical cladding is a distinctively urban design rather than reflective of the characteristics within the nearby rural village. There is no mention on how the development meets the design standards of the High Weald Management criteria.

6.5.3 There have been no ecological surveys carried out during the outline planning or this planning application. Any biodiversity net gain cannot be achieved on the site due to the over development of the site.

7.0 **LOCAL FINANCE CONSIDERATIONS**

7.1 The proposal is for a type of development that is Community Infrastructure Levy (CIL) liable. The total amount of CIL money to be received is subject to change, including a possible exemption, but the development could generate approximately £66,170.62.

8.0 **APPRAISAL**

8.1 The main issues are considered to be:

- Character Impacts of the development
- Residential Amenity
- Landscaping

- Highway Safety
- 8.2 The proposal site is located within the development boundary for Westfield and within the High Weald AONB, as defined in the DaSA, and as such there is a presumption in favour of development, subject to consideration of other local plan policies and any other material considerations.
- 8.3 **Character and appearance**
Policies OSS4 (iii) and EN3 of the Rother Local Plan Core Strategy seek, amongst other matters, to ensure that new development is of high design quality that respects, contributes positively towards, and does not detract from the character and appearance of the locality. These policies are broadly consistent with Paragraph 127 of the National Planning Policy Framework which states that development should be sympathetic to local character, including the surrounding built environment, and maintain a strong sense of place.
- 8.4 The site lies within a mixed residential area that includes houses and bungalows of varying sizes and designs. A number of sites have been redeveloped and older dwellings extended to provide more generous accommodation. The properties in the surrounding area are thus considered to be diverse in appearance and, as a result, there is no single unifying character.
- 8.5 The proposed dwellings are designed to a high standard and are largely sympathetic to the character of the area on this basis the proposal would not have a harmful impact upon the locality by virtue of their scale and siting. The palate of materials which are annotated on plan is also sympathetic and in-keeping.
- 8.6 Given the mix of dwellings in the surrounding area and the mixed palette of materials the design of the dwellings are considered to be in-keeping. Therefore, the proposal is considered acceptable in character terms and would accord with Policies EN3 and OSS4 of the Rother Local Plan Core Strategy.
- 8.7 **Residential Amenity**
Policy OSS4 (ii) of the Rother Local Plan Core Strategy seeks to ensure that development proposals do not unreasonably harm the amenities of adjoining properties.
- 8.8 The proposed dwellings are considered to be of a sufficient distance from all other neighbouring properties so as not to result in unacceptable levels of overbearing or overshadowing. One point of contention is the gabled dormers. The plans mark them up as being obscured and should they not then this would lead to unacceptable harm. However, the openings serve secondary living (landing) and a condition reinforcing them to be obscured is sufficient in this instance.
- 8.9 The objections have been fully appraised, and the case officer is mindful that the principle of the development of dwellings on this site has already been established and these reserved matters add the detail of development. In terms of overshadowing and loss of outlook, whilst new additional buildings would have a greater presence than the current undeveloped site, the

proposed dwellings would not, on balance, appear unduly overbearing or cause unacceptable overshadowing to either neighbouring property or other nearby properties. The site levels have been highlighted in objections, however these have been considered in the assessment of the scheme and it is considered that the proposal would not result in a significant erosion of residential amenity in terms of overshadowing/loss of outlook.

8.10 Turning to overlooking, the site is in an area where some mutual overlooking would be unavoidable between neighbours. It is considered that the most sensitive windows and views are protected with the imposition of obscured glass therefore on balance, the proposal would not result in harmful or unacceptable overlooking of neighbouring properties.

8.11 Policy DHG3 of the DaSA is concerned with residential internal space standards. It states that “All new dwellings (including changes of use and houses converted into flats) should provide adequate minimum internal space in line with the standard.” The internal space meets with all of these requirements.

8.12 The Applicant also provides outdoor amenity space. This space is proportionate and would meet with the requirements of DHG7 of the DaSA, which considers external residential areas. The plot sizes are comparable and sympathetic to neighbouring properties.

8.13 **Landscaping**

Policy DEN1 of the DaSA is concerned with maintaining landscape character. It states that:

The siting, layout and design of development should maintain and reinforce the natural and built landscape character of the area in which it is to be located, based on a clear understanding of the distinctive local landscape characteristics (see Figure 5 above), in accordance with Core Strategy Policy EN1.

8.14 Policy EN1 of the Rother Local Plan Core Strategy is concerned with Landscape Stewardship. It states that “...*Management of the high quality historic, built, and natural landscape character is to be achieved by ensuring the protection, and wherever possible enhancement, of the district’s nationally designated and locally distinctive landscapes and landscape features.*”

8.15 Policy DEN2 is concerned with the High Weald AONB. It states that:

All development within or affecting the setting of the High Weald AONB shall conserve and seek to enhance its landscape and scenic beauty, having particular regard to the impacts on its character components, as set out in the High Weald AONB Management Plan.

8.16 Furthermore, Objectives S2 and S3 of the High Weald AONB Management Plan 2019-2024 are relevant.

8.17 The siting of the dwellings is influenced by the tree report. The retention of these trees along with the works to restore their health result in the wider impacts upon the landscape to be mitigated sufficiently by the development.

Conditions will be attached to ensure that construction works follow the tree protection plans submitted.

- 8.18 The soft and hard landscaping within the site is typical of a residential proposal. Lawned areas to the rear and soft landscaping to the front along with the courtyard and turning area are all acceptable. The site is surrounded by mature hedgerows and boundary fencing which will largely remain and be enhanced with close board fencing to the new boundaries. This provides adequate screening between the neighbouring properties.

8.19 **Highway Safety**

Policy DHG9 of the DaSA is concerned with Accesses and Drives, it states that:

Proposals for new drives and accesses will be supported where:

- i. they are considered acceptable in terms of highway safety, including for pedestrians and cyclists;*
- ii. by virtue of their location and design and materials (including any soft landscaping) they would maintain the character of the locality, particularly in the rural areas;*
- iii. they involve the relocation of an existing access, if there are highway benefits of relocating the existing access, and the existing access will be stopped up; and*
- iv. either, they are constructed of permeable materials, or appropriate drainage is included to manage surface water run-off in accordance with Policy DEN5.*

- 8.20 Policies TR3 and TR4 of the Rother Local Plan Core Strategy are also considered relevant.

- 8.21 The Highways Authority has no objections to the proposal subject to the imposition of conditions. The proposed dwellings are accessed from Main Road through a private drive. The block plan shows that both properties would have sufficient space to enter and leave the site in a forward gear. Furthermore ample parking provision is also proposed on the site. Therefore, subject to the attachment of conditions the proposal would meet with DHG12 of the DaSA and Policies TR3 and TR4 of the Rother Local Plan Core Strategy.

9.0 PLANNING BALANCE AND CONCLUSION

- 9.1 On balance, the design and detail of the proposal with conditions is acceptable as it would reflect the mixed character of the area, would retain trees and would not be overly harmful to the amenity of neighbouring properties. For these reasons planning permission should be granted for this reserved matters application.

- 9.2 The outline application attached numerous planning conditions. The Applicant states that they intend to discharge Conditions 1, 2, 8, 9, 10, 11, 12 & 14 as part of this proposal. Conditions 1 and 2 are standard reserved matters conditions and are discharged through this process. Conditions 8 and 9 are compliance and cannot be discharged but rather adhered to which the design does. The information for Condition 10 is acceptable. Condition 11 requires retention of the turning space so cannot be discharged. The

Construction Management Plan is considered acceptable, despite the lack of commentary from Highways. Condition 14 details are acceptable and a compliance condition will be placed to ensure that the methodology for protecting trees is followed. However, other than reserved matters conditions, conditions cannot be discharged as part of the reserved matters application and a discharge of condition application would still be required.

RECOMMENDATION: GRANT PLANNING PERMISSION

CONDITIONS:

1. The development hereby permitted shall be carried out in accordance with the following approved plans and details:
Site Location and Block Plan 3996_10
Block Plan 3996_02
Proposed Floor plan 3996_03 Plot 01
Proposed Floor plan 3996_05 Plot 02
Proposed Carports Floor plan 3996_07
Plot 01 Elevation 3996_04
Plot 02 Elevation 3996_06
Proposed Landscaping and Biodiversity Plan 3996_09
Construction Access Plan TPP-CA-001
Reason: For the avoidance of doubt and in the interests of proper planning.
2. The proposed development shall be carried out in accordance with the tree protection plans and tree constraints plan, Drawing No. TCP001 and TPP001.
Reason: To ensure the protection and preservation of trees and thus maintain the landscape within the High Weald Area of Outstanding Natural Beauty, in accordance with Policies OSS4 and EN1 of the Rother Local Plan Core Strategy and Policies DEN1 and DEN2 of the Rother Development and Site Allocations Local Plan.
3. At the time of construction and prior to the first occupation or use of the dwellings hereby approved, the dormer windows at first floor level within the side elevations, as indicated on the approved Drawing Nos. 3996_04 and 3996_06 shall be glazed with obscure glass of obscurity level equivalent to scale 5 on the Pilkington Glass Scale and shall thereafter be retained in that condition.
Reason: To preserve surrounding residential amenity in accordance with Policy OSS4 (ii) of the Rother Local Plan Core Strategy and Policy DHG9(i) of the Rother Development and Site Allocations Local Plan.

NOTES:

1. The development is subject to the Community Infrastructure Levy (CIL). Full details will be set out in the CIL Liability Notice which will be issued in conjunction with this decision. All interested parties are referred to <http://www.rother.gov.uk/CIL> for further information and the charging schedule.
2. The development will be subject to the requirements of the Building Regulations, and advice should be sought from the East Sussex Building

Control Partnership. No work should be carried out until any necessary permission has been obtained.

3. The landowner and/or developer should take all relevant precautions to minimise the potential for disturbance to adjoining occupiers from noise and dust during the construction period. This should include not working outside the hours of 8am to 6pm Monday to Friday, 8am to 1pm on Saturdays, and no such work should take place on Sundays or Bank Holidays.

NATIONAL PLANNING POLICY FRAMEWORK: In accordance with the requirements of the National Planning Policy Framework (paragraph 38) and with the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

SITE PLAN	BEXHILL Yondover Top Cross Road
	
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Rother District Council

Report to - Planning Committee
Date - 15 December 2022
Report of the - Director – Place and Climate Change
Subject - Application RR/2022/2340/P
Address - Yondova, Top Cross Road, Bexhill, TN40 2RT
Proposal - Proposed log cabin for annexe use.

[View application/correspondence](#)

RECOMMENDATION: It be **RESOLVED** to **GRANT (FULL PLANNING)**

Director: Ben Hook

Applicant: Mr Raymond Askew
Case Officer: Mr Michael Vladeanu
(Email: michael.vladeanu@rother.gov.uk)

Parish: BEXHILL
Ward Members: Councillors J.H.F. Brewerton and C.A. Clark

Reason for Committee consideration: Applicant related to a member of staff

Statutory 8-week date: 16 November 2022
Extension of time agreed to: 22 December 2022

1.0 SUMMARY

- 1.1 The application seeks planning permission for the erection of a timber framed annexe to the front of the dwelling.
 - 1.2 The annexe is located to the south of the internal garage and would measure 6.13m width x 10.18m depth with a 13.3° pitched roof ridge height of 3.3m. The external materials would consist of vertical timber cladding and grey roof tiles.
 - 1.3 The view is taken that the annexe is of an acceptable scale and design for the property. The annexe, while forward of the dwelling is set well back within the site and screened from the surrounding area. It does not unreasonably harm the amenities of neighbouring properties and has an acceptable impact on the character and appearance of the locality. The granting of planning permission is appropriate, and accordingly it is recommended that planning permission be granted subject to conditions.
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2.0 SITE

- 2.1 The application relates to a detached bungalow located to the north side of Top Cross Road and accessed from a private access off Buckholt Avenue. The site is outside the Development Boundary and falls within the Combe Valley Countryside Park and is surrounded by trees protected by a Tree Preservation Order (TPO).
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3.0 PROPOSAL

- 3.1 This application seeks planning permission for the erection of a log cabin for use as an annexe.
- 3.2 The proposed annexe would be located to the front of the dwelling just to the south of the internal garage. It would measure 6.13m width x 10.18m depth with a 13.3° pitched roof ridge height of 3.3m. The external materials would consist of vertical timber cladding and grey roof tiles to match the existing roof.
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4.0 HISTORY

- | | | |
|-----|----------------|---|
| 4.1 | RR/2020/2465/P | Erection of conservatory at rear. (Retrospective).
APPROVED CONDITIONAL |
| 4.2 | RR/2007/2282/P | Revised proposals for the erection of a single storey dwelling with integral double garage replacing fire damaged house previously approved under planning permission RR/2005/1661/P.
APPROVED CONDITIONAL |
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5.0 POLICIES

- 5.1 The following policies of the [Rother Local Plan Core Strategy 2014](#) are relevant to the proposal:
- OSS4: General Development Considerations
 - EN1: Landscape Stewardship
 - EN3: Design Quality
 - RA2: General Strategy for the Countryside
 - RA3: Development in the Countryside
 - HF1: The Hastings Fringes
- 5.2 The following policies of the [Development and Site Allocations Local Plan \(DaSA\)](#) are relevant to the proposal:
- DHG9: Extensions, Alterations and Outbuildings
 - DHG10: Annexes
 - DEN1: Maintaining Landscape Character
 - HAS1: Combe Valley Countryside Park
- 5.3 The National Planning Policy Framework and Planning Policy Guidance are also material considerations.

6.0 CONSULTATIONS

6.1 Planning Notice

6.1.1 No representations received.

6.2 Bexhill Town Council – **NO COMMENTS RECEIVED**

7.0 APPRAISAL

7.1 The main issues for consideration are:

- Principle of the annexe accommodation
- The effect on the character and appearance of the locality
- Impact on neighbouring amenity

7.2 Principle of annexe accommodation

7.2.1 Policy DHG10 states that *the creation of residential annexes will be considered in accordance with a sequential approach in the following order:*

- (i) an extension to the dwelling;*
- (ii) the conversion of an existing outbuilding within the residential curtilage that is located in close proximity to the dwelling; and*
- (iii) a new building located within the residential curtilage in close proximity to the existing dwelling and with a demonstrable link to the main dwelling, such as shared vehicular access, communal parking and amenity spaces, where appropriate.*

7.2.2 All proposals will be assessed against the criteria of Policy DHG9 to ensure that they are appropriate in terms of the existing dwelling, surrounding area and amenities of occupants of nearby properties. In all cases, the occupation of the annexe shall be managed by planning condition or exceptionally a legal agreement to ensure that the accommodation is tied to the main dwelling, cannot be used as a separate dwelling and cannot be sold separately.

7.2.3 Given the Policy DHG10, set out above, the application does not justify why the annexe could not be an extension off the main dwelling which is the first option in this Policy's sequential approach to annexe proposals. However, in this particular location on the fringe of an urban area, outside the Area of Outstanding Natural Beauty, where the annexe building is adjacent the existing dwelling with shared facilities and would not be able to separate off as a new dwelling, the provision of a replacement outbuilding for use as an annexe is considered acceptable.

7.3 The effect on the character and appearance of the locality

7.3.1 Policy OSS4 (iii) of the Rother Local Plan Core Strategy states all development should respect and not detract from the character and appearance of the locality.

7.3.2 Policy EN3 of the Rother Local Plan Core Strategy states new development should contribute positively to the character of the site and surroundings and demonstrate robust design solutions tested against key design principles.

- 7.3.3 Policy DHG9 (ii)(vii) of the DaSA states that extensions and outbuildings will be permitted where they respect and respond positively to the scale, form, proportions, materials, details and the overall design, character and appearance of the dwelling, and where they respect and respond positively to the character, appearance and setting of the main dwelling within its plot and the wider street-scene or general locality, through their siting, scale and massing, design and appearance and materials.
- 7.3.4 The proposed annexe building would be well screened from any public vantage points due to the mature tree line which surrounds the boundaries of the site and the access via a private road. The annexe is moderate in size, with the design and materials considered appropriate for the host dwelling and surrounding area.
- 7.3.5 The annexe would not affect any of the canopies or root protection zone of the adjacent trees in the surrounding woodland and has not resulted in the loss of any trees. Trees subject of the TPO are located some distance away. Given the above, the annexe is considered acceptable in terms of scale and design and does not harm the character of the locality.
- 7.3.6 While within the boundary of the Country Park, the dwelling's plot is self-contained and the proposal does not harm the Combe Valley Countryside Park and is consistent with DaSA Policy HAS1.

7.4 Impacts upon neighbouring and nearby properties

- 7.4.1 Policy OSS4 (ii) of the Rother Local Plan Core Strategy and Policy DHG9 (i) of the DaSA requires development to not unreasonably harm the amenities of adjoining properties in terms of loss of light, massing or overlooking.
- 7.4.2 Ericeen is the neighbouring property to the west of the proposal with hedges and trees along the boundary separating the properties. The annexe is set back approximately 20m from the boundary between the properties and given this distance, the existing screening along the boundary and the single storey nature of the annexe, it is not considered to have an unacceptable impact on the amenities of Ericeen.
- 7.4.3 Given the distance the annexe is located from the other neighbouring properties; it is not considered that these would be impacted.

8.0 **PLANNING BALANCE AND CONCLUSION**

- 8.1 In summary, the annexe is considered of an acceptable scale and design for the property. The annexe does not unreasonably harm the amenities of neighbouring properties and has an acceptable impact on the character and appearance of the locality. It is, accordingly, recommended that planning permission be granted.

RECOMMENDATION: GRANT (FULL PLANNING)

CONDITIONS:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: In accordance with section 91 of the Town and Country Planning Act 1990 (as amended by section 51 of the Planning and Compulsory Purchase Act 2004).
2. The development hereby permitted shall be carried out in accordance with the following approved plans and details:
Site Location Plan dated 29/11/2020
Proposed Block Plan Drawing No. DWG.4 undated
Proposed Plinth Layout dated 14/09/2022
Proposed Floor Plans dated 14/09/2022
Proposed Elevations Section A-A undated
Proposed Elevations Façade 7-1, E-A dated 14/09/2022
Proposed Elevations Façade 1-7 A-E dated 14/09/2022
Reason: For the avoidance of doubt and in the interests of proper planning
3. The materials to be used in the construction of the external surfaces of the building hereby permitted shall be those stated in the submitted application form unless an alternative finish is first submitted to and approved in writing by the Local Planning Authority.
Reason: To maintain the visual amenities of the surrounding area in accordance with Policy OSS4 (iii) of the Rother Local Plan Core Strategy and Policy DHG9(ii) of the Rother Development and Site Allocations Plan.
4. The residential annexe is permitted solely as additional accommodation for the existing dwelling (Yondova, Top Cross Road, Bexhill, TN40 2RT) and shall not be occupied by any person who is not a member of the family (as defined by section 186 of the Housing Act 1985 or in any provision equivalent to any re-enactment of that Act) residing in the family dwelling, unless that person is the carer for the member of the family occupying the annexe.
Reason: In the interests of protecting the character of the area, precluding the creation of a new dwelling in the countryside and protecting the residential amenities of neighbouring properties in accordance with Policy OSS4 and RA3 of the Rother Local Plan Core Strategy.

NATIONAL PLANNING POLICY FRAMEWORK: In accordance with the requirements of the National Planning Policy Framework (paragraph 38) and with the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Rother District Council

Report to: Planning Committee

Date: 15 December 2022

Title: Appeals

Report of: Ben Hook, Director – Place and Climate Change

Ward(s): All

Purpose of Report: To update the Planning Committee

Officer Recommendation(s): It be **RESOLVED:** That the report be noted.

APPEALS LODGED

RR/2022/1296/P (Delegation)	ASHBURNHAM: Honeyland, Honey Lane, Ashburnham Erection of replacement barn for agricultural use. Mr Allan Chamberlain
RR/2022/1661/P (Delegation)	BATTLE: 19 Oakhurst Road, Fairlight, Battle Erection of wraparound extension and alterations, including new lower ground floor and improved off road parking area. Mr & Mrs D. Hendon
RR/2022/64/P (Committee - Decision)	BEXHILL: 49 & 49a Devonshire Road, Bexhill Replacement of existing timber sliding sash windows and frames with uPVC sliding sash windows and frames. Mrs V. Seng
RR/2021/3049/P (Delegation)	BEXHILL: 14 Cranfield Road, The Garage, Bexhill Proposed demolition of existing detached garage and construction of self-contained flat, vehicular parking and courtyard garden area. Mr Gary Lakin
RR/2022/1353/P (Delegation)	BEXHILL: The Little House, Worsham Lane, Bexhill Proposed extension to dwelling involving the removal of several outbuildings. Mr N. Rowe
RR/2022/1295/P (Delegation)	BEXHILL: Pebsham Rural Business Park, Pebsham Lane, Bexhill Erection of single storey Class E business unit, with parking and associated works. Mr M. Worssam
RR/2021/1609/P (Delegation)	BODIAM: Bodiam Business Centre - Land at, Junction Road, Bodiam

	Erection of four No. 3-bedroom terraced dwellings together with associated car parking and landscaping. Park Lane Homes (South East) Ltd
RR/2021/1430/P (Delegation)	BREDE: Broad Oak Lodge, Chitcombe Road, Broad Oak, Brede Demolition of existing outbuildings for the provision of four new 4-bed dwellings and one new 2-bed dwelling. All with associated proposed parking and landscaping. Express Housing Group Ltd
RR/2022/1008/P (Delegation)	BREDE: Broad Oak Lodge, Chitcombe Road, Broad Oak, Brede Demolition of existing outbuildings for the provision of two new 5-bed dwellings and one new 4-bed dwelling. All with associated proposed parking and landscaping. Express Housing Group Ltd
RR/2022/814/P (Delegation)	BREDE: St Elmo, Cackle Street, Brede Erection of single storey rear extension and front porch. Mr & Mrs T. Quinn
RR/2022/1315/P (Delegation)	BREDE: Sant Roc, Cackle Street, Brede Demolition of existing dwelling and outbuilding. Erection of three terraced dwellings. Hawkins & Hawkins
RR/2022/578/P (Delegation)	BURWASH: Overshaw, Batemans Lane, Burwash Removal of existing stables and derelict barn and construction of new stables (amended proposal following refusal of RR/2021/1983/P). Mr Barclay
RR/2022/1337/P (Delegation)	BURWASH: British Red Cross Society Centre, Highfields, Burwash Demolition of an existing building and erection of dwelling with associated parking and landscaping. Matrix Claims Services Ltd
RR/2020/558/P (Non-Determination)	CAMBER: Car Park Central, Old Lydd Road, Camber Demolition of the beach locks up and replace with boutique hotel including 'Dunes Bar' restaurant at first floor level (relocated from Old Lydd Road). New visitors centre and landscaping. Existing car parking spaces relocated to the over flow. Mr Jimmy Hyatt
RR/2022/461/P (Delegation)	DALLINGTON: Prospect House - Land Opposite, Woods Corner, Dallington Proposed new dwelling & associated parking. Woods Corner No.2 Ltd
RR/2022/746/P (Delegation)	EWHURST: 1 Forge Close, Bridle End, Staplecross, Ewhurst

	Proposed extensions and alterations, loft improvements with new dormers, and addition of entrance porch. Mr and Mrs C. Stevens
RR/2022/949/P (Delegation)	EWHRST: New Morgay Farm, Cripps Corner Road, Staplecross, Ewhurst Demolition of existing stables and erection of residential annexe. Mrs F. Radermaker
RR/2022/37/P (Delegation)	GUESTLING: Milward Gardens - Land adjacent to, Winchelsea Road, Guestling Outline: Erection of 4 No. bedroom detached house. BBG Commercial Properties Ltd
RR/2022/468/P (Delegation)	GUESTLING: 3 Oast Cottages, Lark Cottage, Great Maxfield, Three Oaks, Guestling Proposed single storey rear extension and addition of safety guard rail in rear garden. Dr E. Newton & Dr M. Larkin
RR/2022/469/L (Delegation)	GUESTLING: 3 Oast Cottages, Lark Cottage, Great Maxfield, Three Oaks, Guestling Proposed single storey rear extension and addition of safety guard rail in rear garden. Dr E. Newton & Dr M. Larkin
RR/2022/155/P (Delegation)	GUESTLING: The Olde Piggery, Eight Acre Lane, Three Oaks, Guestling Siting of 3 No. storage containers including use of existing site building as a Builders store. (Retrospective) Mr Bill Coney
RR/2022/1062/P (Delegation)	HURST GREEN: 2 Silverhill Cottages, Silverhill, Hurst Green First floor rear extension Miss Karina Hymers
RR/2022/904/P (Delegation)	ICKLESHAM: Solpax, Morlais Ridge, Winchelsea Beach Icklesham Proposed conversion of garage including roof extension and addition of dormers to provide ancillary annexe accommodation for Solpax Mr L. Schembri
RR/2022/1097/P (Delegation)	NORTHIAM: Ghyllside - Land adjacent to, Station Road, Northiam Demolition of existing residential garage to provide a detached residential dwelling. Express Housing Group Ltd
RR/2021/1084/P (Delegation)	NORTHIAM: The Cedars, Station Road, Northiam Demolition of existing single storey bungalow and erection of two dwellings with retained access.

Brasseur

RR/2020/995/P
(Delegation)

RYE: 145 South Undercliff, Holland of Rye, Rye
Outline: Proposed demolition of existing building, construction of four semi-detached four bed houses with allocated parking spaces. Construction of separate commercial building to include two retail outlets (A1) and 3 offices (B1(a)), together with allocated parking.
Holland of Rye

RR/2022/1610/P
(Delegation)

SALEHRST/RBRIDGE: The Cottage, Station Road, Salehurst / Robertsbridge
Proposed alterations to a two-storey outbuilding/ garage to create a one-bedroom house.
Ms J. Papafio

RR/2021/2335/P
(Delegation)

TICEHURST: New Pond Farm, High Street, Wallcrouch
Variation of Condition 8 of RR/2016/704/P to enable the building to be used for storage and retail in lieu of B1, B8 and retail trade counter.
Mr Gurbinder Nayyar

RR/2022/1103/P
(Delegation)

TICEHURST: The Oast, Birchetts Green Lane, Ticehurst
Demolition of the existing single-storey garage, conservatory and annexe. Two-storey extension to the main house and internal alterations. Bay window to replace the existing conservatory. Reconstruction of the annexe in a new location further back in the site. Relocation of the existing entrance gates and driveway alterations.
Mrs Phillipa Wynn-Green

RR/2021/1490/P
(Delegation)

WESTFIELD: Little Down Farm, Main Road, Westfield
Laying of recycled crush surface associated with the change of use from agriculture to a use for the storage and processing of timber.
Mr J. Baker

RR/2022/1323/P
(Delegation)

WESTFIELD: Land adjacent to Holly Cottage, Moat Lane, Westfield
Erection of single residential dwelling with associated landscaping and parking.
Ms Cindy Cane

RR/2021/1647/P
(Delegation)

WESTFIELD: Little Hides Farm Cottage, Stonestile Lane, Westfield
Change of use from land that is non-compliant with agricultural occupancy to curtilage of an existing residential property.
Mr Vidmantas Jokubauskas

RR/2021/2337/P
(Delegation)

WESTFIELD: Little Holme, Westbrook Lane, Westfield
Conversion of existing detached annexe building to create a new two-bedroom dwelling, with new balcony to

the rear. Associated division of plot to provide amenity space and detached outbuilding to be converted into summerhouse.

Mr George Allen

RR/2022/4/P
(Delegation)

WESTFIELD: Mables Farm, Sprays Bridge, Harts Green, Westfield

Proposed mobile home for owner to remain on site to care for sick animals.

Mrs J. Sands

APPEALS STARTED

RR/2021/2447/P
(Committee -
Decision)

BATTLE: Marley Lane - Land at, Battle

Construction of single detached two storey chalet dwelling with associated access.

Mr & Mrs Joe Thompsett

RR/2022/184/P
(Delegation)

BEXHILL: Rockhouse Bank Farm, Sluice Lane, Normans Bay, Bexhill

Proposed internal alterations. Proposed oak frame porch to front elevation and single storey utility extension to rear elevation. Proposed dormers to front and rear elevations.

Mr John Sargeant

RR/2022/69/P
(Delegation)

BEXHILL: 18 & 20 Collington Park Crescent - Land between, Bexhill

Erection of 3 No. detached dwellings.

B.E.M Builders and Decorators

RR/2020/70/P
(Delegation)

BREDE: Barns Site, Steeplands - Land Adjacent to, Pottery Lane, Brede

Erection of 4-bedroom detached dwelling and detached garage.

Mrs A. Patel

RR/2021/2509/P
(Delegation)

BRIGHTLING: Little Worge Farm, Brightling

Demolition of part of agricultural barn and erection of a holiday cottage.

Brightling Properties

RR/2021/3030/P
(Delegation)

CATSFIELD: The Warren - Land At, Stevens Crouch, Catsfield/Battle

Proposed residential development of land with 3 No. detached dwellings served by existing vehicular access

Mr & Mrs A. Williams

RR/2021/3084/L
(Delegation)

RYE: 18 Landgate, Larkin House, Rye

Alterations to roof space including formation of access through low collar in roof structure, insertion of 3no new rooflights in inner roof slopes, enlargements and guarding of loft hatch opening.

Ms Tara Larkin

RR/2021/2804/P
(Committee -
Decision)

TICEHURST: Villa Flair, Union Street, Flimwell, Ticehurst
Erection of a detached bungalow with three bedrooms
and a detached store and double garage together with
associated hardstanding, turning area and use of existing
access on to the B2087.
Ms L. Sutton

RR/2022/1013/FN
(Delegation)

WESTFIELD: The Old Chicken Barn, Hoads Farm, Moat
Lane, Battle
Application to determine if prior approval is required for
modifications to a commercial/agriculture barn
Mr Warren Behling

RR/2021/1473/P
(Delegation)

WESTFIELD: The Old Chicken Barn, Hoads Farm, Moat
Lane, Westfield
Replace existing chicken barn with 1 No. detached house
on same footprint and raising to accommodate a second
floor, however lowering the pitch of the roof to keep the
new height to a minimum
Mr Warren Behling

APPEALS PENDING

RR/2020/357/P
(Delegation)

BATTLE: Marley House - Outbuilding (Former Squash
Court), Marley Lane, Battle
Conversion of outbuilding (Former Squash Court) into a
dwellinghouse with gardens and use of existing parking
area and access.
Mr & Mrs Tine Desoutter

RR/2020/1875/P
(Delegation)

BATTLE: Frederick Thatcher Place - Land west of, North
Trade Road, Battle
Construction of 4 No. dwellings with associated parking
and landscaping.
Mr Harry Wills

RR/2021/1102/P
(Delegation)

BATTLE: Caldbec Hill - Land at North Side of, Battle
Proposed detached dwelling.
Mr N. Whistler

RR/2021/2658/P

BEXHILL: Turkey Farm, St Marys Lane, Bexhill
Erection of rear dormer, erection of rear infill extension
and associated internal and external alterations.
Ms Emma Farrow

RR/2021/102/P
(Delegation)

BEXHILL: Chestnut Meadow Camping & Caravan Park,
Ninfield Road, Bexhill
Change of use of land for the siting of 50 residential
caravans (park homes) to form a retirement park.
Osborn Leisure LLP

RR/2021/1151/P

BEXHILL: 3 & 5 Gunters Lane, Bexhill

(Delegation)	Two storey rear extension to No. 3 and single storey rear extension to No. 5, existing pair of cottages. Side extension to provide an additional 3-bedroom dwelling (resubmission). Dale Saunders Holdings Ltd
RR/2021/2529/T (Delegation)	BEXHILL: 44 Collington Rise, Bexhill T1 Sycamore - Reduce western spread of lower and mid crown to 9m; height by up to 1.5m; branch lengths to draw in over- extended laterals and balance with remainder of crown; reduce southern and eastern spread of crown from 4-10m height by up to 2m branch lengths; reduce crown height by maximum 2m branch lengths to balance with reduced lateral spread; remove major deadwood. Mr Peter Bennett
RR/2021/1830/P (Delegation)	BEXHILL: 42 Ingrams Avenue, Bexhill Erect 1-bedroom semi-detached dwelling. ox1 Group
RR/2022/62/P (Delegation)	BEXHILL: 8 Church Vale Road, Bexhill Erection of single storey dwelling with associated parking and landscaping. (Resubmission following refusal of application RR/2021/1696/P) The Goldeneye Group
RR/2021/1519/P (Delegation)	BEXHILL: 81 Cooden Drive, Bexhill Demolition of existing bungalow and garage, replacement with four flats and a family dwelling, parking for nine cars, stopping up of an existing driveway access on Cooden Drive and construction of a new access and highway crossover on Pages Avenue. Anomaly Consultants
RR/2021/1656/P (Non-Determination)	BEXHILL: Fryatts Way - land at, Bexhill Outline: Erection of up to 210 residential dwellings (including up to 30% affordable housing), introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation, vehicular access point and associated ancillary works. All matters to be reserved with the exception of the main site access. Gladman Developments Ltd
RR/2022/503/P (Delegation)	BEXHILL: 63-65 Cooden Sea Road, Bexhill on Sea Construction of an upward extension using the airspace above an existing residential and commercial premises in order to provide a single dwelling (Class C3). Vulcan 63-65 Ltd
RR/2021/3086/P (Delegation)	BEXHILL: 142 Pebsham Lane, Bexhill Proposed replacement detached dwelling. Mr Balwinder Singh - Khaira

RR/2021/1893/PN3 (Delegation)	BEXHILL: 32-34 Collington Avenue, Conquest House, Bexhill Application to determine if prior approval is required for a proposed change of use from offices (Class B1(a)) to 78no. dwellinghouses (Class C3). Paramount Land and Development Ltd
RR/2021/2644/P (Delegation)	BODIAM: Oast View - Land Opposite, Bodiam Business Park, Bodiam Construction of 2 No. 2-bedroom homes and 3 No. 3-bedroom homes with associated landscaping. Westridge Bodiam Park Limited
RR/2022/1244/O (Non-Determination)	BREDE: The Platts - Land Opposite, Chitcombe Road, Brede Certificate of lawfulness for the existing use of rebuilding a pre-existing horse stables. Mr Jake Angol
RR/2021/2562/P (Delegation)	BURWASH: Linkway, Vicarage Road, Burwash Common, Burwash Erection of potting shed, Polytunnels and shed for storing Bee keeping equipment. Mrs Debbie Beckley
RR/2020/1304/P (Delegation)	CAMBER: Dorena, Wall Farm Lane, Camber Demolition of existing single storey chalet bungalow and erection of a two storey 3-bedroom detached dwelling with associated car parking. Mr Eric Moon
RR/2020/2306/P (Delegation)	CAMBER: Poundfield Farm, Farm Lane, Camber Siting of holiday lodge for seasonal tourist/holidaymakers accommodation. Mrs Michelle Bristow
RR/2021/2012/P (Delegation)	CATSFIELD: St Kitts - Site Adjacent, Church Road, Catsfield Erection of 1 No. Chalet Bungalow, together with parking and landscaping. Mr Jack Waller
RR/2021/2077/P (Delegation)	CROWHURST: Willow Pond House, Swainham Lane, Crowhurst Change of use of land for the siting of a timber cabin (caravan) for retreat holidays, re-positioned vehicular access off Swainham Lane and parking for two vehicles. Mr Richard Warden
RR/2021/2992/P (Delegation)	DALLINGTON: Haselden Farm, Battle Road, Dallington Change of use of stables to residential annexe, and installation of sewage treatment plant (Retrospective). Mr and Mrs Richard and Dianne Mower

RR/2021/1765/P (Delegation)	GUESTLING: Sunnyside - Garage and land opposite, Eight Acre Lane, Three Oaks, Guestling Change of use of land to allow proposed parking space associated with dwellinghouse. Ms Christine Harmar-Brown
RR/2020/1857/P (Delegation)	GUESTLING: Star Stud, Ivyhouse Lane, Guestling Change of use of barn to holiday accommodation. Mr J. O'Hara
RR/2021/2348/P (Delegation)	GUESTLING: Wild Meadows, Chapel Lane, Guestling Green, Guestling Demolition of existing stables and sand arena and erection for four new dwellinghouses (Use Class C3). Ms Carol Adams
RR/2020/923/P (Delegation)	GUESTLING: The Olde Piggery, Eight Acre Lane, Three Oaks, Guestling Change of use from Agricultural to residential. Proposed erection of 1 No. Eco Dwelling, conversion of Piggery building into garage and workshop, along with associated parking, landscaping and general site features that promote a high level of ecological interest. Mr Bill Coney
RR/2021/1907/P (Delegation)	MOUNTFIELD: Johns Cross Cafe - Land at, Johns Cross Road, Mountfield Outline: Replacement of existing self-storage containers and construction of buildings for self-storage (Class B8) along with parking, landscaping and use of existing access to the A21, with access considered. Mr M. Horley
RR/2020/2261/P (Delegation)	NORTHIAM: Mill Corner Stables, New Road, Northiam Construction of an 'Earth House' comprising an Eco-Dwelling in conjunction with associated rural business, incorporating conversion of Stables into therapy and treatment rooms and a permaculture and smallholding business. Mr & Mrs Matthew & Anneli Hukins
RR/2021/1935/P (Delegation)	NORTHIAM: Cooks Farmhouse - Land Adj, New Road, Northiam Proposed siting of a static holiday let unit and associated change of use of the land. Mrs Sarah Secker
RR/2021/2888/P (Delegation)	PEASMARSH: 1 Brickfield, Main Street, Peasmarsh Erection of a two-storey side extension over part of existing footprint to form 1-bedroom maisonette. Mr Peter Bedborough
RR/2021/879/P	PEASMARSH: Lyndhurst Cottage, Main Street,

(Delegation)	Peasmarsh Change of use from granny annexe/holiday let to separate residential dwelling. Mr Terry Denman
RR/2021/2759/P (Delegation)	PEASMARSH: Partridge Farm, Starvecrow Lane, Peasmarsh Change of use of the building and land from holiday let accommodation to permanent dwelling. Mr & Mrs A. & W. Thomas
RR/2021/1657/P	PEASMARSH: Teviot, Malthouse Lane, Peasmarsh Proposed 4 x bedroom dwelling with associated landscaping and driveway for two vehicles. Bright Develop Ltd
RR/2021/2600/P (Delegation)	TICEHURST: Bantham Farm, London Road, Ticehurst Change of Use of existing redundant and disused barn to residential use. Mr N. Watts
RR/2020/646/P (Delegation)	TICEHURST: Bantham Farm, London Road, Ticehurst Change of use of art studio to live/work unit. Mr N. Watts
RR/2021/1787/P (Delegation)	TICEHURST: Slaves Dream, Lower Hazelhurst, Ticehurst Demolition of existing dwelling and replacement with new dwelling including new detached car port. Pedro and Jay Milborne
RR/2021/2597/P (Delegation)	TICEHURST: Fine Acres, Astricus, Tolhurst Lane, Wallcrouch, Ticehurst Occupation of Astricus as an independent dwelling and erection of single storey conservatory. (Retrospective) Mr James Lee
RR/2021/240/P (Delegation)	WESTFIELD: Summer Cottage - Land to the south west of Whitelands, Westfield Demolition of existing storage buildings and hardstanding. Construction of new dwelling with landscaping, parking and use of existing access to the A28. Creation of a new planting buffer and biodiversity enhancements. Mr & Mrs W. Cornish
RR/2020/1416/P (Delegation)	WESTFIELD: Whitelands Kennels, Westfield Lane, Westfield Demolition of existing kennels. Proposed new dwelling comprising of 5 bedrooms. New driveway, parking area and associated landscaping. Mr Damon Robinson
RR/2021/2337/P	WESTFIELD: Little Holme, Westbrook Lane, Westfield

(Delegation)	Conversion of existing detached annexe building to create a new 2-bedroom dwelling, with new balcony to the rear. Associated division of plot to provide amenity space and detached outbuilding to be converted into summerhouse. Mr George Allen
RR/2021/1094/O (Delegation)	WESTFIELD: Holland House, Hoads Farm, Moat Lane, Westfield Certificate of Lawfulness for an existing residential mobile home. Mrs S.A. Hawkins
RR/2022/132/O (Delegation)	WHATLINGTON: Forest Lodge, Hooks Beach, Vinehall Street, Whatlington Certificate of Lawfulness for a proposed part 2-storey, timber framed "granny" annex to the existing garage, with dormer to front. Jamie Pearson

APPEALS ALLOWED

RR/2021/2449/P (Delegation)	BURWASH: White House, High Street, Burwash Replacement of existing shed and open bay garage with integrated workshop and open bay garage Dr John O'Connor
RR/2022/334/P (Delegation)	GUESTLING: Saunders Oast, Church Lane, Guestling Green, Guestling Proposed oak frame conservatory on side of dwelling. Mr & Mrs V. Deller
RR/2021/2587/P (Delegation)	SALEHRST/RBRIDGE: Boarsney, The Stage, Silverhill, Salehurst/Robertsbridge External alterations to include glazing to the elevations, a replacement external staircase and balcony, a new log burner and external BBQ/Pizza Oven area. Mr M. Westmoreland-Smith

APPEALS DISMISSED

RR/2021/116/P (Delegation)	BATTLE: 85-86 High Street, Battle Change of use of ground floor from disused shops to two holiday lets. Crowhurst Farm Developments Ltd
RR/2021/234/P (Delegation)	BREDE: Brede Valley Farm, Frymans Lane, Brede Erection of agricultural dwelling. Brede Valley Farm Ltd
RR/2021/1424/P	BURWASH: St Giles, High Street, Burwash

(Non-Determination)	Proposed detached single storey annex building providing accommodation ancillary to existing dwelling house. Mrs Josephine O'Donnell
RR/2021/2164/P (Delegation)	MOUNTFIELD: 3 Church Cottages, Church Road, Mountfield Construction of replacement garage/carport Mr & Mrs C. Norman
RR/2021/2467/P (Delegation)	NORTHIAM: Torphin, Station Road, Northiam New outbuilding to provide ancillary accommodation / annexe for disabled relative (retrospective). Mr E. Hatcher and Ms K. Russell
RR/2022/3/P (Delegation)	UDIMORE: The Lindens, Udimore Road, Udimore Erection of a single storey timber frame double garage to the front of the existing property. Mr Steven Jones

APPEALS WITHDRAWN

RR/2021/665/L (Delegation)	SEDLIESCOMBE: Little Swailes Green Farmhouse, Little Swailes Green Farm, Cripps Corner, Sedlescombe Construction of a single storey extension with a glazed link connected to existing dwelling, new enclosed porch to the North, insertion of three conservation rooflights and alterations to the existing facades with new timber weatherboarding and re- instatement of an existing brick garden wall and minor landscaping works. Ms Tina Kennard
RR/2021/664/P (Delegation)	SEDLIESCOMBE: Little Swailes Green Farmhouse, Little Swailes Green Farm, Cripps Corner, Sedlescombe Construction of a single storey extension with a glazed link connected to existing dwelling, new enclosed porch to the North, insertion of three conservation rooflights and alterations to the existing facades with new timber weatherboarding and re- instatement of an existing brick garden wall and minor landscaping works. Ms Tina Kennard

FORTHCOMING HEARINGS/INQUIRIES

RR/2020/646/P (Delegation)	TICEHURST: Bantham Farm, London Road, Ticehurst. Change of use of art studio to live/work unit. Mr N. Watts Informal Hearing on 24 January 2023 Council Chamber, Town Hall, Bexhill
RR/2021/2600/P	TICEHURST: Bantham Farm, London Road, Ticehurst.

(Delegation) Change of use of existing redundant and disused barn to residential use.
Mr N. Watts
Informal Hearing on 24 January 2023
Council Chamber, Town Hall, Bexhill

RR/2021/2804/P
(Committee -
Decision) TICEHURST: Villa Flair, Union Street, Union Street,
Ticehurst
Erection of a detached bungalow with three bedrooms
and a detached store and double garage together with
associated hardstanding, turning area and use of existing
access on to the B2087.
Ms L. Sutton
Informal Hearing on 7 February 2023
Ground Floor Meeting Room, Town Hall, Bexhill

Chief Executive:	Malcolm Johnston
Report Contact Officer:	Ben Hook, Director – Place and Climate Change
e-mail address:	ben.hook@rother.gov.uk
Appendices:	N/A
Relevant previous Minutes:	N/A
Background Papers:	N/A
Reference Documents:	N/A

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