



Planning Committee

- Date and Time - **Thursday 1 June 2023**
9:30am – 1:00pm and 2:00pm until close of business
(At the discretion of the Chair, the timing of lunch may be varied)
- Venue - **Council Chamber, Town Hall, Bexhill-on-Sea**
-

Councillors appointed to the Committee:

Chair of Council, ex-officio.

Councillors Mrs M.L. Barnes, C.A. Bayliss, T.J.C. Byrne, F.H. Chowdhury, C.A. Creaser, B.J. Drayson, A.E. Ganly, N. Gordon, P.J. Gray, T.O. Grohne, T.M. Killeen (MBE), A.S. Mier, C. Pearce and J. Stanger.

Substitute Members: J. Barnes, S.J. Coleman, K.M. Field, A. Rathbone Ariel and H.L. Timpe.

Or as otherwise determined at the Annual Meeting of Council.

AGENDA

1. MINUTES

To authorise the Chair to sign the minutes of the meetings of the Committee held on 13 April 2023 and 24 May 2023 as correct records of the proceedings.

2. APOLOGIES FOR ABSENCE AND SUBSTITUTES

3. ADDITIONAL AGENDA ITEMS

To consider such other items as the Chair 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 WITHDRAWN APPLICATIONS

The Director – Place and Climate Change to advise Members of those planning applications on the agenda which have been withdrawn.

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

This agenda can be made available in large print, Braille, audiotape/CD or in another language upon request.

For all enquiries – please contact julie.hollands@rother.gov.uk

Tel: 01424 787811

Rother District Council putting residents at the heart of everything we do.

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 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/2023/430/P - 55 SOUTH CLIFF, BEXHILL** (Pages 5 - 14)

8. **RR/2022/2839/P - BIG WOOD - LAND AT, LONDON ROAD, BATTLE**
(Pages 15 - 22)

9. **RR/2023/638/T - KING OFFA HIGH SCHOOL SITE - LAND TO THE REAR OF, ADJACENT TO THE KITCHEN DINING ROOM BUILDING, DOWN ROAD, BEXHILL** (Pages 23 - 28)

10. **PLANNING STATISTICS FOR THE QUARTER JANUARY – MARCH 2023 (4TH QTR) (INCLUDING SUMMARY OF PLANNING STATISTICS FOR 2021-2023)** (Pages 29 - 34)

11. **APPEALS** (Pages 35 - 46)

12. **TO NOTE THE DATE AND TIME FOR FUTURE SITE INSPECTIONS**

Tuesday 20 June 2023 at 9:00am departing from the Town Hall, Bexhill.

Malcolm Johnston
Chief Executive

Agenda Despatch Date: 23 May 2023

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	-	1 June 2023
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:

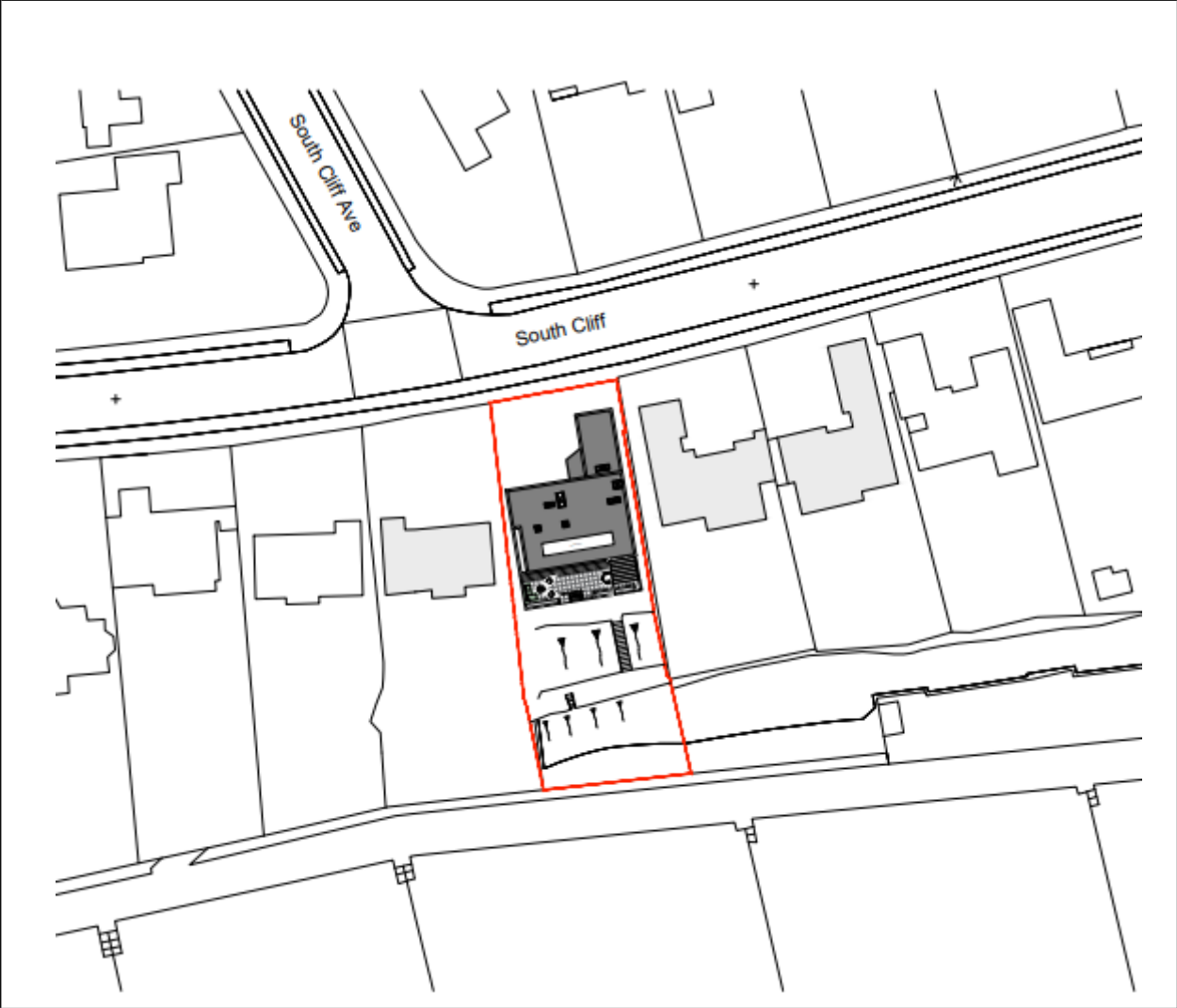
Agenda Item	Reference	Parish	Site Address	Page No.
7	RR/2023/430/P	BEXHILL	55 South Cliff Bexhill TN39 3ED	5
8	RR/2022/2839/P	BATTLE	Big Wood – Land at London Road Battle TN33 0LP	15
9	RR/2023/638/T	BEXHILL	King Offa High School Site Land to rear of, Adjacent to the Kitchen/Dining Room Building Down Road Bexhill TN39 4HS	23

SITE PLAN

BEXHILL

RR/2023/430/P

55 South Cliff



Rother District Council

Report to - Planning Committee
Date - 1 June 2023
Report of the - Director – Place and Climate Change
Subject - RR/2023/430/P
Address - 55 South Cliff, Bexhill
Proposal - Variation of Condition 2 and removal of Conditions 5 and 6 imposed on RR/2021/863/P to allow changes to the design including the removal of swimming pool and basement.

[View application/correspondence](#)

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

Director: Ben Hook

Applicant: Tina Soderlund-Boley
Agent: RX Architects
Case Officer: Asma Choudhury
(Email: asma.choudhury@rother.gov.uk)

Parish: BEXHILL COLLINGTON
Ward Members: Councillors A.K. Jeeawon and D.B. Oliver

Reason for Committee consideration: Councillor Call-In to Planning Committee for determination based on objections from neighbouring residents.

Extension of time requested - not yet agreed.

1.0 SUMMARY

- 1.1. This application seeks approval for the following:
- a. To vary Condition 2 - to amend the approved plans list in order to accommodate alterations to the design of the dwelling.
 - b. Remove Conditions 5 and 6 in relation to the maintenance of the swimming pool. It is now proposed to omit the swimming pool from the proposal.
- 1.2 In this case, the proposal would constitute insignificant variation of details that would not be materially different to the permitted scheme. The recommendation is therefore approval.
-

2.0 SITE

- 2.1 The application relates to a 1950's chalet bungalow located on the coastal side of South Cliff. The property occupies land that slopes down from east to west. It also slopes steeply down towards the south and meets the promenade on its southern boundary. The cliff itself, which is within the Cooden Cliffs Site of Nature Conservation Importance, lies just outside of the application site.
- 2.2 To the west of the site is No. 57 South Cliff, which consists of a very similar style dwelling to the application. Very recently the Council permitted the demolition and replacement of this neighbouring bungalow. The replacement scheme involved bringing the footprint of the new dwelling forward towards the road to be in line with No. 55 South Cliff (the application site) rather than the 'twin' chalet bungalow at No. 59. It also involved excavation to accommodate a lower ground floor level – to house a swimming pool – and to create a new landscaped garden to the rear, leading to the existing concrete sun terrace.
- 2.3 The site lies within a mixed residential area that includes houses and bungalows of varying sizes and designs. A number of other sites have been redeveloped or dwellings extended. The properties in the surrounding area are thus diverse in appearance and, as a result, there is no single unifying character.

3.0 PROPOSAL

- 3.1 This application seeks to vary Conditions 2 and 5 of the planning permission ref: RR/2021/863/P, granted for the demolition of the existing dwelling and erection with a replacement dwelling.
- 3.2 This application seeks approval for the following:
- a) Vary Condition 2 - to accommodate alterations to the design of the dwelling.
 - b) Remove Conditions 5 and 6 in relation to the maintenance of the swimming pool.
- 3.3 The proposal does not include alterations to the dimensions or shape of the dwelling, nor its position within the plot. The alterations include the following:
- Removal of the basement floor level which includes the swimming pool etc.
 - Increase to the depth of the rear terrace by approx. 30cm and alterations to its design which includes re-orienting the steps within the terrace and a brise soleil within the east-flank wall.
 - Increase to the height of the forward facing, single-storey projection by approx. 30cm.
 - Alterations to the materials/detailing of the brick work.
 - Alterations to the size and position of the windows, doors and rooflights.
 - Alterations to the internal layout.
- 3.4 The table below lists the approved plans which would be superseded by the proposed plans.

3.5

Title	Approved plans	Proposed plans
Proposed Site Block Plan	00121-PL-150	00121-PL-150-REV A
Existing Plan	00121-PL-200	No variation
Proposed Basement Floor Plan	00121-PL-224	Proposal omits basement as part of the amendments.
Proposed Ground Floor Plan	00121-PL-225	00121-PL-225-REV A
Proposed First Floor Plan	00121-PL-226	00121-PL-226-REV A
Proposed Roof Plan	00121-PL-227	00121-PL-227-REV A
Existing Elevations	00121-PL-300	00121-PL-300-REV A
Proposed Site Section	00121-PL-450	00121-PL-450-REV A
Proposed Elevations	00121-PL-350	00121-PL-350-REV A

3.6 As the proposed amendments seek to omit the basement from the development, which accommodated the swimming pool, it is proposed to remove Conditions 5 and 6 which pertains to the maintenance of the swimming pool.

4.0 HISTORY

Reference	Description	Decision
RR/2021/863/P	Demolish existing building and replace with new residential dwelling.	Approved 22/12/21
RR/2022/1931/DC	Submission of details required by Conditions 7 and 10 imposed on RR/2021/863/P	Approved 16/09/22

5.0 POLICIES

5.1 The following policies of the [Rother Local Plan Core Strategy 2014](#) are relevant to the proposal:

- PC1 Presumption in Favour of Sustainable Development
- OSS1: Overall Spatial Development Strategy
- OSS2: Use of Development Boundaries
- OSS3: Location of Development
- OSS4: General Development Considerations
- BX1 Overall Strategy for Bexhill
- BX3 Development Strategy
- SRM1 Towards a Low Carbon Future
- SRM2 Water Supply and Wastewater Management
- CO6 Community Safety
- EN3 Design Quality
- EN5 Biodiversity and Green Space
- 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](#) are relevant to the proposal:

- DRM1: Water Efficiency
- DRM2: Renewable Energy Developments)
- DRM3: Energy Requirements
- DHG3: Residential Internal Space Standards
- DHG4: Accessible and Adaptable Homes
- DHG7: External Residential Areas
- DHG11: Boundary Treatments
- DHG12: Accesses and Drives
- DEN4: Biodiversity and Green Space
- DEN5: Sustainable Drainage
- DEN6: Land Stability
- DEN7: Environmental Pollution
- DIM2: Development Boundaries
- DRM1: Water Efficiency

5.3 The National Planning Policy Framework and Planning Policy Guidance are also material considerations.

6.0 CONSULTATIONS (Full response on Councils website)

6.1 Bexhill-on-Sea Town Council: *It was RESOLVED to object to this application in support of the residents' objections.*

6.2 Five letters of objection received from three households:

- Plans are not accurate. Proposal is substantially different from the original approval.
- Issues concerning land stability.
- Proposed building would be closer to adjacent property, No.53.
- Impact to the safety and amenity of neighbours at No.53.
- Overshadowing.
- Loss of light.
- Loss of privacy
- Support the omission of the basement floor.

7.0 APPRAISAL

Main Issues

7.1 The principle of this development proposal has been established under RR/2021/863/P.

7.2 Therefore, the assessment is limited to whether the proposed alterations and the removal of the conditions would represent a fundamental change to the consented development.

Variation of Condition 2

7.3 The most significant variation is the omission of the basement floor which would not materially affect the scale/height of the proposed dwelling above ground level. With the removal of the basement floor, this would require less intrusion of the ground.

- 7.4 It should be noted that the High Court judgment has set out that there are no significant limitations concerning what could be considered under a Section 73 application provided it does not stray from the description of development or introduce additional elements that would fundamentally undermine the basic principle of the originally consented scheme.
- 7.5 In respect of the proposed alterations to the internal layout and the external appearance of the dwelling, regard is had to the design policies in considering their appropriateness having regard to the character of the area. In this case, the proposed alterations are not materially different from the consented scheme, being in keeping with its contemporary aesthetic so the visual impact in the street scene would not be dissimilar to that previously approved.

Removal of Conditions 5 and 6

- 7.6 As the proposal seeks to remove the basement floor accommodating the swimming pool, Conditions 5 and 6, pertaining to the maintenance/drainage of the pool, would become redundant.
- 7.7 Paragraph 56 of the National Planning Policy Framework, states that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development... In this case, as the proposal would no longer include a basement and swimming pool, the conditions would be unreasonable, unnecessary and not relevant to the development.

Impact on the residential amenity of neighbouring occupiers

- 7.8 The proposed alterations do not raise new neighbour amenity issues, being comparable in its design, scale and position to the approved scheme, particularly given the established level of mutual overlooking between the properties in the locality.
- 7.9 In terms of objections concerning overshadowing and loss of light, the proposed dwelling is similarly aligned with the adjacent properties either side, all with south-facing gardens. As the proposed amendments do not include an increase to the approved dwelling, this application does not raise new issues in this respect.
- 7.10 For the same reason, the proposal does not raise additional overlooking concerns, being similar to that previously approved and having regard to the existing building's relationship and established mutual outlook and overlooking across properties.

Other issues

- 7.11 Issues concerning lands stability has been addressed via discharge of Condition 7 of the original permission requiring a land stability report. In this case, the level of intrusion into the ground would be significantly reduced owing to the omission of the basement level.
- 7.12 In respect of the local concerns regarding the accuracy of the plans, Officers are satisfied that the plans are representative of what is proposed in relation to adjoining and adjacent land, particularly when comparing the distance between

east and west boundary of the site's curtilage as per the existing and proposed plans, and in terms of the dimensions of the position of the proposed building being consistent across all the submitted plans.

8.0 PLANNING BALANCE AND CONCLUSION

- 8.1 In this case, the proposal would constitute insignificant variation of details that would not be materially different to the permitted scheme. The recommendation is therefore approval.

RECOMMENDATION: GRANT PLANNING PERMISSION

CONDITIONS:

1. The development hereby permitted shall be begun before the expiration of three years from the original permission (that date being 22/12/21).
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 drawings:

Reference:	Date:
00121-PL-150-REV A	23/02/2023
00121-PL-225-REV A	23/02/2023
00121-PL-226-REV A	23/02/2023
00121-PL-227-REV A	23/02/2023
00121-PL-300-REV A	23/02/2023
00121-PL-450-REV A	23/02/2023
00121-PL-350-REV A	23/02/2023
00121-PL-200 (approved plan from RR/2021/863/P)	14/04/2021
00121_50 (approved plan from RR/2021/863/P)	14/04/2021
00121-PL-300 (approved plan from RR/2021/863/P)	14/04/2012

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Prior to occupation of the dwelling hereby permitted, boundary treatments shall be erected strictly in accordance with details submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of visual amenity and to prevent the development from having any harmful impact upon the amenities of adjoining properties by way of overlooking, in accordance with OSS4 (ii and iii) of the Rother Local Plan Core Strategy 2014.
4. Prior to occupation of the dwelling hereby permitted, privacy screens to the ends of the first-floor rear balcony on the western elevation shall be erected strictly in accordance with details submitted to and approved in writing by the Local Planning Authority. The privacy screens shall thereafter be retained in that condition.

Reason: To prevent the development from having any harmful impact upon the amenities of adjoining properties by way of overlooking, in accordance with Policy OSS4 (ii) of the Rother Local Plan Core Strategy 2014.

5. The development shall be completed in accordance with the detail contained in 'Report on Ground Investigation undertaken by Ground and Environmental Services Limited (Document Reference No: 12818), received 04/08/2022 and approved under ref: RR/2022/1931/DC.

Reason: To protect the stability of the cliff in accordance with Policy DEN6 of the Development and Site Allocations Local Plan.

6. The dwelling hereby approved shall meet the requirement of no more than 110 litres/person/day water efficiency set out in Part G of Schedule 1 of the Building Regulations 2010 (as amended) for water usage. The dwelling hereby permitted shall not be occupied until evidence has been submitted to and approved in writing by the Local Planning Authority to demonstrate that the dwelling(s) has been constructed to achieve water consumption of no more than 110 litres per person per day.

Reason: To ensure that the dwelling is built to acceptable water efficiency standards in line with sustainability objectives and in accordance with Policy SRM2 (v) of the Rother Local Plan Core Strategy and Policy DRM1 of the Rother Development and Site Allocations Local Plan.

7. The dwelling(s) hereby permitted shall not be occupied until it has/they have been constructed in accordance with Part M4(2) (accessible and adaptable dwellings) of Schedule 1 of the Building Regulations 2010 (as amended) for access to and use of buildings.

Reason: To ensure that an acceptable standard of access is provided to the dwelling(s) in accordance with Policy OSS4 (i) of the Rother Local Plan Strategy and Policy DHG4 of the Rother Development and Site Allocations Local Plan.

8. The development shall be completed in accordance with the details approved under ref: RR/2022/1931/DC.

Reason: To ensure that the development reflects the appearance and character of the surrounding area and safeguard the local biodiversity in accordance with Policies OSS4 and EN5 of the Rother Local Plan and Policies DHG11 and DEN4 of the 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.

4. The Environment Agency can be contacted by telephone on 03708 506 506 or by e-mail at enquiries@environment-agency.gov.uk.
5. In relation to the significant excavation and construction works, responsibility for securing a safe development rests with the developer and/or landowner.

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.

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SITE PLAN

BATTLE

RR/2022/2839/P

Big Wood – Land at
London Road
Battle



Rother District Council

Report to	-	Planning Committee
Date	-	1 June 2023
Report of the	-	Director – Place and Climate Change
Subject	-	Application RR/2022/2839/P
Address	-	Big Wood – Land at, London Road, Battle
Proposal	-	Replacement agricultural building and retention of track and associated hardstanding (part retrospective).

[View application/correspondence](#)

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

Director: Ben Hook

Applicant: Mr Jordon Measom
Agent: Greenhayes Planning
Case Officer: Miss Harriet Nurse
(Email: harriet.nurse@rother.gov.uk)

Parish: BATTLE
Ward Members: Councillors S. Burton and K.M. Field

Reason for Committee consideration: Councillor Mrs Cook call in – inappropriate development in the Area of Outstanding Natural Beauty.

Statutory 8-week date: 13 February 2023

Extension of time agreed to: 8 June 2023

1.0 SUMMARY

1.1 The proposed replacement barn and retention of track and hardstanding have an agricultural justification and would not cause harm to the character of the locality or that of the High Weald Area of Outstanding Natural Beauty (AONB). It would not detract from the rural character and appearance of the locality, would not adversely impact on any nearby residential properties and there are no highway safety concerns. The recommendation is to grant permission subject to the imposed conditions.

2.0 SITE

2.1 The site consists of around nine acres of land which forms an agricultural holding, located on the east side of London Road (A2100). The site comprises an access track leading to an agricultural field that forms part of a smallholding

known as Big Wood. The field is laid to grass with mature hedging and trees are found around the perimeter. There are neighbouring dwellings to the south and north of the site, and to the east is agricultural land.

2.2 There are no Tree Preservation Orders in place in respect of the site and it is not adjacent to any ancient woodland.

2.3 The site is located within the countryside outside of a recognised development boundary. It is within the High Weald AONB and is within the Brede Valley Landscape Character Area.

3.0 PROPOSAL

3.1 This application seeks planning permission for a replacement agricultural building and retention of track and associated hardstanding (part retrospective).

3.2 The height of the building will be 5.5m to the ridge with gently pitched roof to fall to an eaves height of 4.2m. The new building will measure 30m in length by 15m in width and is purposely designed for storage purposes.

3.3 The building would be solely used for agricultural purposes including storage of hay and machinery and the keeping of existing 12 cattle currently on site in the animal pens. The materials comprise of single skin plastic coated metal sheets coloured green to the roof, containing 12 rooflights and the walls would be of matching sheeting, with ventilation integrated for the livestock.

4.0 HISTORY

4.1 No planning history relevant.

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 within the Countryside
- EN1: Landscape Stewardship
- EN3: Design Quality

5.2 The following policies of the [Development and Site Allocations Local Plan](#) are relevant to the proposal:

- DCO2: Equestrian Developments
- DEN1: Maintaining Landscape Character
- DEN2: The High Weald Area of Outstanding Natural Beauty
- DEN7: Environment Pollution

- 5.4 The following policies of the Battle Neighbourhood Plan, should also be considered in determining this application:
- HD1: Development Boundaries
 - HD4: Quality of Design
 - HD5: Protection of Landscape Character
 - EN3: The High Weald AONB and Countryside Protection
- 5.5 The National Planning Policy Framework, Planning Practice Guidance and High Weald AONB Management Plan 2019-2024 are also material considerations.
-

6.0 CONSULTATIONS

6.1 Battle Town Council – **NO OBJECTION**

- 6.1.1 No objection in principle but Council suggests a condition to use cladding as existing structures.
-

7.0 APPRAISAL

7.1 The main issues for consideration:

- Principle / Agricultural Need.
- The effect on the neighbouring amenity .
- The impact of the proposal on the character and appearance of the area, including the landscape and scenic beauty of the AONB.

7.2 *Principle / Agricultural Need*

7.2.1 Policy RA3 of the Rother Local Plan Core Strategy states that proposals for development in the countryside will be determined on the basis of: (i) supporting new agricultural buildings and other non-domestic buildings demonstrably needed to support farming, woodland and other land-based industries that are of appropriate size, siting and design and materials and directly relates to the enterprise, and (v) ensuring that all development in the countryside is of an appropriate scale, will not adversely impact on the landscape character or natural resources of the countryside and, whenever practicable, support sensitive land management.

7.2.2 The Agent has stated that the application relates to an existing agricultural holding. The Applicant bought the farm with the complex of buildings with the aspiration to restore the land and develop an agricultural venture consisting of breeding and selling of rare breed cattle. The herd now consists of 16 animals as well as an increase to the holding of nine acres. The intention is to develop the livestock business, selling cattle at market and developing the young as has been the case over the last year or two. The Applicant also undertakes land conservation practices including hedgerow and land management. The land and buildings were in a poor state and the Applicant has restored the land as well as resurfacing the longstanding track and areas of hardstanding.

- 7.2.3 The Council at the pre-application meeting observed that the existing buildings were in poor condition and unsuitable for modern agricultural use, with low eaves heights and less than robust materials and recognised the need for better buildings. Thus, having regard to the growing needs of the holding and the lack of suitable storage or accommodation for livestock, the proposals seek to replace the existing building with a new building to meet modern agricultural standards.
- 7.2.4 Therefore, the principle of development in this countryside location is considered acceptable.
- 7.3 *The effect on the neighbouring amenity*
- 7.3.1 Policy OSS4 (ii) of the Rother Local Plan Core Strategy states that new development should not unreasonably harm the amenities of adjoining properties.
- 7.3.2 The proposed barn would take place to the east of London Road over 40m, at the end of a track. It would be set over 66m from the neighbour of the host dwelling to the south (Orchard Bank), over 75m from the neighbour (Voecot) to the north and over 68m from the neighbour (Lily Bank) to the west. Given its distance, positioning, single storey nature, traditional design and sympathetic materials it is not considered to cause unreasonable harm to any neighbours.
- 7.3.3 There are no immediate neighbours to the east of the application site as such there would be no impact.
- 7.4 *The impact of the proposal on the character and appearance of the area*
- 7.4.1 The site is located in the countryside and is within the High Weald AONB. The Government's approach to the natural environment is set out in the National Planning Policy Framework and advises that valued landscapes should be protected and enhanced. Paragraph 176 says that: "Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues."
- 7.4.2 Policies OSS3, OSS4, RA2, RA3 and EN1 of the Rother Local Plan Core Strategy, along with Policies DEN1 and DEN2 of the Development and Site Allocations Local Plan are consistent with the advice of the National Planning Policy Framework.
- 7.4.3 These policies all seek to ensure that development respects the character and qualities of the landscape and countryside, especially where they are protected by national designation.
- 7.4.4 The building would be used for the keeping of livestock within the animal pens and the storage of hay and machinery required for agricultural purposes, with the design of the barn considered to be agricultural in appearance which is common within the AONB.
- 7.4.5 The site already has the appearance of being used for agricultural purposes, with the existing barn that is to be replaced being erected several years ago

and the continued siting of a barn in this location would not appear at odds with its surroundings.

- 7.4.6 The proposed replacement barn is similar in footprint, although slightly larger, and is within the same location as the existing barn. The proposal would be of a scale and design appropriate for its use and location and as such it would have a similar landscape impact to that which currently exists. Given this, the proposal should not detract from the character and appearance of the locality or the landscape and scenic beauty of the AONB.
- 7.4.7 The application also includes the retention of the track which was subject to the enforcement notice. At the recent meeting, the Council recognised the needs of the Applicant and the growing enterprise. This track and associated hardstanding follow the historic line of the yard and has been formalised. It should be noted that the Applicant is open to further landscaping if this would be beneficial.
- 7.4.8 The provision of the retrospective access track, enables the easy access to an existing agricultural barn. The location within the AONB and running through the middle of an open field with a hardstanding track does not appear incongruous within the landscape, due to the nature of providing an access to an agricultural barn.
- 7.4.9 There is no lighting detailed on the submitted plans. However, a condition would be imposed to prevent any external lights being added to protect the character and appearance of the locality in the AONB, the dark skies and local ecology. A condition is also recommended to restrict the use the building to agricultural use in the interests of maintaining local character and suitable landscape use.
- 7.4.10 Overall, with regards to the above points it is not considered that the proposals would harm the character of the locality or that of the High Weald AONB.

8.0 PLANNING BALANCE AND CONCLUSION

- 8.1 The proposed replacement barn is considered of an acceptable scale and design for its agricultural purpose. The proposal does not unreasonably harm the amenities of neighbouring properties and would have an acceptable impact on the character and appearance of the locality within the High Weald AONB.
- 8.2 As such subject to conditions permission can be granted for this scheme.

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 submitted 1 December 2023

Block Plan submitted 1 December 2023

Proposed Floor Plan submitted 6 December 2023

Proposed Elevations submitted 6 December 2023

Proposed Roof Plan submitted 6 December 2023

Proposed Section – Cross Section submitted 6 December 2023

Proposed Section – Internal Elevations submitted 6 December 2023

Planning Statement submitted 1 December 2023

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 development hereby permitted shall be as described within the application, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To maintain the characteristics and the visual amenities of the surrounding area in accordance with Policies OSS4 (iii) of the Rother Local Plan Core Strategy (2014).

4. The building hereby permitted shall only be used for the purposes of agriculture and/or forestry as defined in Section 336 of the Town and Country Planning Act 1990 and for no other purpose.

Reason: To ensure that only buildings essential to the running of an agricultural unit are provided in the countryside in accordance with Policy RA3 of the Rother Local Plan Core Strategy (2014).

5. The building hereby permitted shall only be used as described within the application; for the keeping of livestock within the animal pens and the storage of hay and machinery associated with the agricultural use of the site.

Reason: To preserve the amenities of nearby residential properties in accordance with Policy OSS4 (ii) of the Rother Local Plan Core Strategy (2014).

6. No floodlighting or other external means of illumination of the development hereby permitted shall be provided, installed or operated at the site, except in accordance with a detailed scheme which shall have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the visual amenities of the locality in accordance with Policies OSS4, RA2, RA3 and EN1 of the Rother Local Plan Core Strategy (2014), and Policies DEN1, DEN2 and DEN7 of the Development and Site Allocations Local Plan (2019).

NATIONAL PLANNING POLICY FRAMEWORK: In accordance with the requirements of the 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.

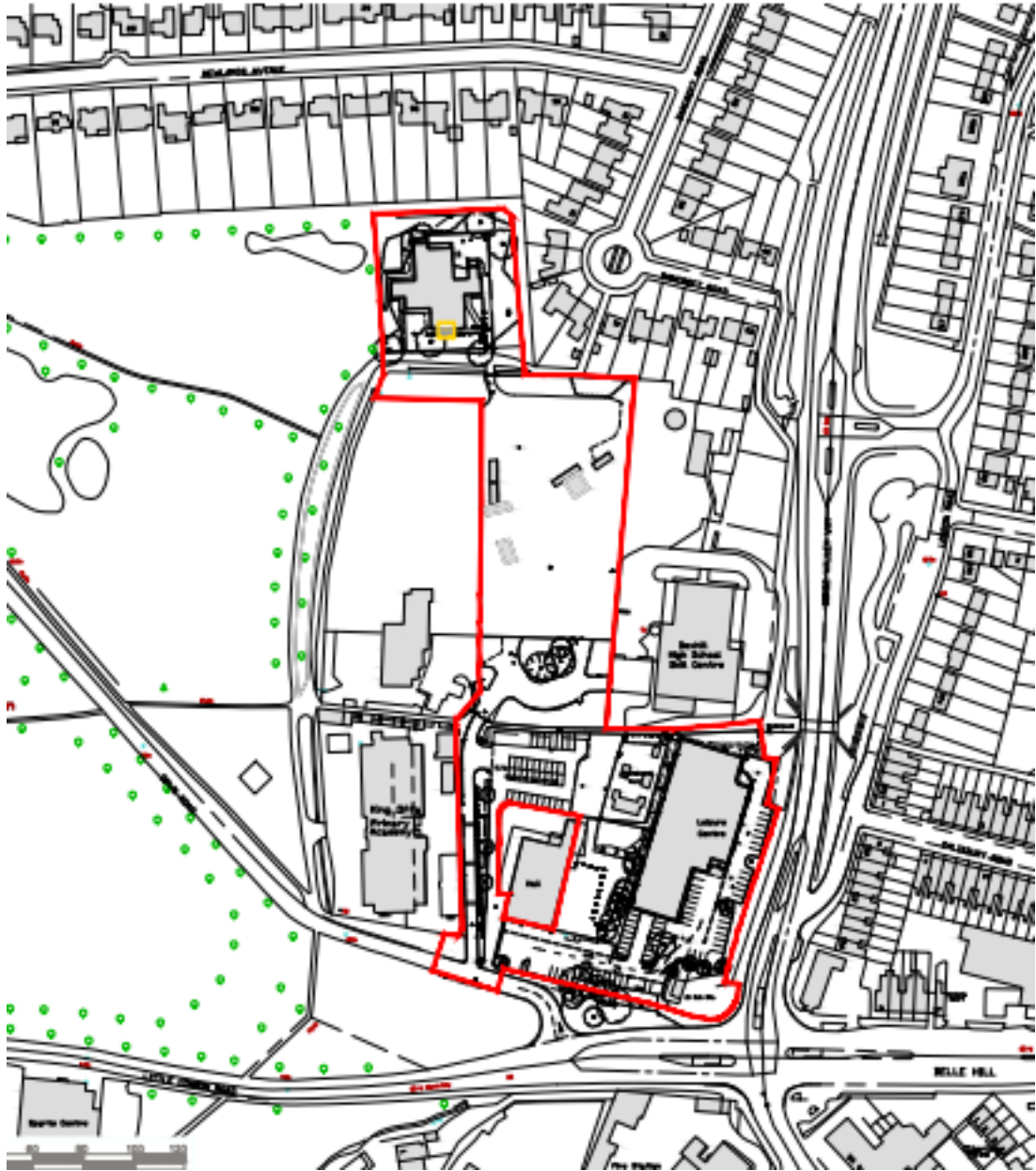
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SITE PLAN

BEXHILL

RR/2023/638/T

King Offa High School Site – Land to the rear of
Adjacent to the Kitchen Dining Room Building,
Down Road,
Bexhill



Rother District Council

Report to	-	Planning Committee
Date	-	1 June 2023
Report of the	-	Director – Place and Climate Change
Subject	-	Application RR/2023/638/T
Address	-	King Offa/High School Site – Land to the rear of, Bexhill BEXHILL
Proposal	-	T1 - Oak (TPO 332) - Canopy reduction required to safely maintain the tree's health and allow for the adjacent building (partially underneath the existing canopy) to be demolished safely without harming the oak.

[View application/correspondence](#)

RECOMMENDATION: It be recommended to raise **NO OBJECTION**

Director: Ben Hook

Applicant: Mr Thomas Atkinson, Rother District Council
Agent: N/A
Case Officer: Mr Ruben Hayward
(Email: ruben.hayward@rother.gov.uk)

Ward: BEXHILL ST STEPHENS
Ward Members: Councillors A. Rathbone Ariel and R.B. Thomas

Reason for Committee consideration: Rother District Council application.

Statutory 8-week date: 16 May 2023
Extension of time agreed to: 8 June 2023

1.0 SUMMARY

1.1 The application seeks to request consent for works to a Tree Preservation Order (TPO) protected tree to the rear of King Offa School, outside the Kitchen Dining Room Building, north-east of Down Road. The Rother Tree Officer has been consulted on the proposals and raised no objections to the works.

2.0 SITE

2.1 The site relates to the Kitchen Dining Room building, which has now been disused for a number of years. A planning application on this site; RR/2019/430/P has been delegated to approve subject to a Section 106 legal

agreement and would comprise a mixed used development of a leisure centre, car parking and up to 52 dwellings.

2.2 TPO 332 is proposed to have works undertaken.

3.0 PROPOSAL

3.1 Works are proposed to TPO 332, which is indicated on a sketch plan.

3.2 Detailed works propose a crown-lift of the oak tree to 5.5m removing one primary branch growing towards the building and multiple secondary branches. Two low secondary branches overhanging the footpath would also be removed.

4.0 HISTORY

4.1 RR/2019/430/P Outline: Mixed use development comprising a leisure centre (D2 Use), ancillary car parking and up to 52 dwellings (C3 Use) including matters of access with all other matters reserved. DELEGATED TO APPROVE

5.0 POLICIES

5.1 When assessing applications for works to TPO trees, the Local Planning Authority is advised to:

- assess the amenity value of the tree or woodland and the likely impact of the proposal on the amenity of the area;
 - consider, in the light of this assessment, whether or not the proposal is justified, having regard to the reasons and additional information put forward in support of it;
 - consider whether any loss or damage is likely to arise if consent is refused or granted subject to conditions;
 - consider whether any requirements apply in regard to protected species;
 - consider other material considerations, including development plan policies where relevant; and
 - ensure that appropriate expertise informs its decision.
-

6.0 CONSULTATIONS

6.1 Planning Notice

6.1.1 No comments.

6.2 Bexhill-on-Sea Town Council

6.2.1 No comments.

6.3 Rother Tree Officer

- 6.3.1 "The proposed pruning, crown lifting will raise the ground clearance allowing space for demolition of the building and mitigate against accidental damage. The pruning will have minimal detrimental effect on the condition of the tree and minimal visual impact or detrimental effect on its amenity value. Therefore, there is no objection to this pruning."
-

7.0 APPRAISAL

- 7.1 The grounds surrounding the site are in close proximity to Bexhill Down, a large, wooded area interspersed with fields. The Downs is one of the most prominent open spaces within Bexhill and is open to views from the main A259 trunk road.
- 7.2 Although not technically a part of Bexhill Down, the landscape that surrounds the Kitchen Dining Room building features several mature trees that contribute to the wider setting of the area.
- 7.3 A Preliminary Ecological Appraisal (PEA) has been attached to this application and describes the tree as follows:
- "Mature oak tree in good health (~18m height). The tree supports minor deadwood in the crown and minor small knotholes at height. Low suitability for bats due to minor features and the size/age of the tree."
- 7.4 Included as an appendix to the PEA is the results of a bat survey, which describes the tree as having "low roost potential."
- 7.5 On the basis of this information, it is considered that the proposed works would be unlikely to cause harm to wildlife.
- 7.6 The tree is currently seen to be in close proximity to a public footpath and it is thereby considered that any overhanging branches could pose a risk to pedestrians. The removal of these branches would not be detrimental to the amenity value of the tree and therefore there should be no objection to their removal.
- 7.7 The proposed pruning and crown lifting would raise ground clearance which fundamentally will allow the building (Kitchen Dining Room) to be demolished safely, reducing the risks of damage to the tree during demolition works.
- 7.8 The proposed works are in their totality considered to be necessary for the purposes of safety and would not result in a significant loss to the amenity value of the tree.
-

8.0 PLANNING BALANCE AND CONCLUSION

- 8.1 It is considered that the no objection should be raised to the works to T332 near to the Kitchen Dining Room building.
-

RECOMMENDATION: NO OBJECTION to works to T332 at King Offa/High School Site – land to the rear of, Bexhill

GRANT CONSENT for TPO 332 - Crown-lift Oak tree to 5.5m, removing 1 x primary branch growing towards the building and multiple secondary branches. Also remove two low secondary branches over the footpath.

CONDITIONS:

1. This consent is valid for two years beginning with the date of its grant and the works for which such consent is granted may only be carried out once, in accordance with The Town and Country Planning (Tree Preservation) (England) Regulations 2012.
2. All works shall be carried out in accordance with BS3998:2010 Recommendations for Tree work.
3. All trees recommended for tree surgery works will need to be checked for the presence of bats or nesting birds prior to works commencing. Disturbance to bats or nesting birds could contravene the Wildlife and Countryside Act 1981.

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Rother District Council

Report to: Planning Committee

Date: 1 June 2023

Title: Planning Statistics for the Quarter January – March 2023 (4th Quarter) including summary of planning statistics for 2021-2023

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.

DLUHC Statistics PS1 & PS2 Returns January - March 2022/23 (4th Qtr)

1.0	Total number of planning applications Received during the quarter:	296
2.0	Total number of planning applications Determined during the quarter:	262
	% Percentage of applications determined	
2.1	% of applications for major developments issued within agreed timeframe	100%
2.2	% of applications for minor developments issued within agreed timeframe	80%
2.3	%of other planning applications issued within agreed timeframe	85%
3.0	Total no of applications withdrawn	26
4.0	Number of planning applications on hand and not determined at the end of the quarter:	306
5.0	Planning Application Appeals Jan - Mar 2022/23 (4th Qtr)	
5.1	Number of planning appeals on hand (no decision):	80
5.2	Number of Planning appeals lodged:	12
5.3	Planning Appeal Decisions:	
	Allowed:	5

Allowed in part:	0
Dismissed:	12

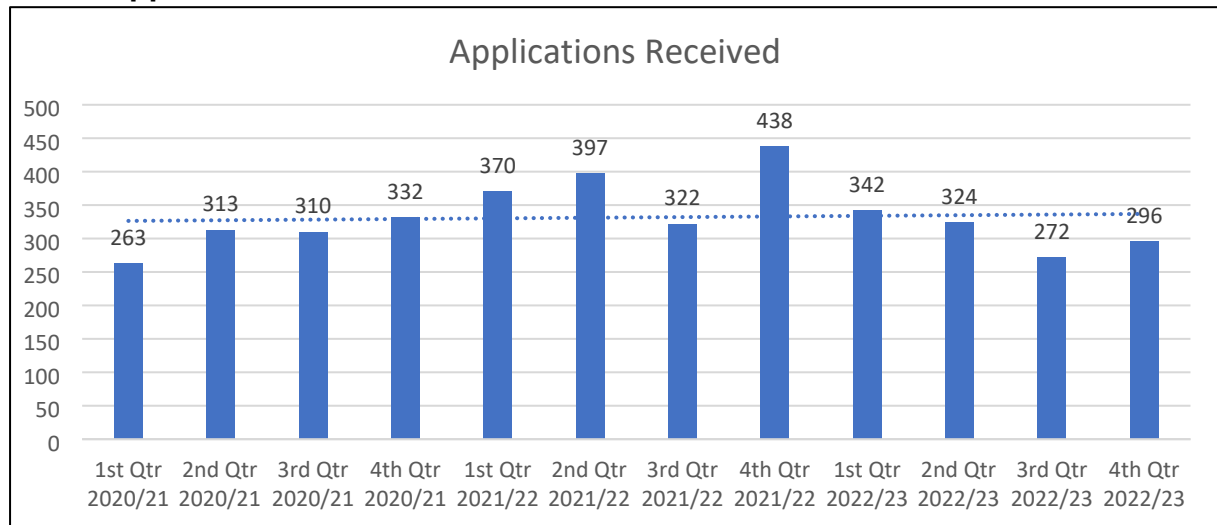
6.0 Planning Enforcement Jan - Mar 2022/23 (4th Qtr)

6.1	Number of complaints received	81
6.2	Number of complaints resolved	81
6.3	Number of active complaints on hand	231

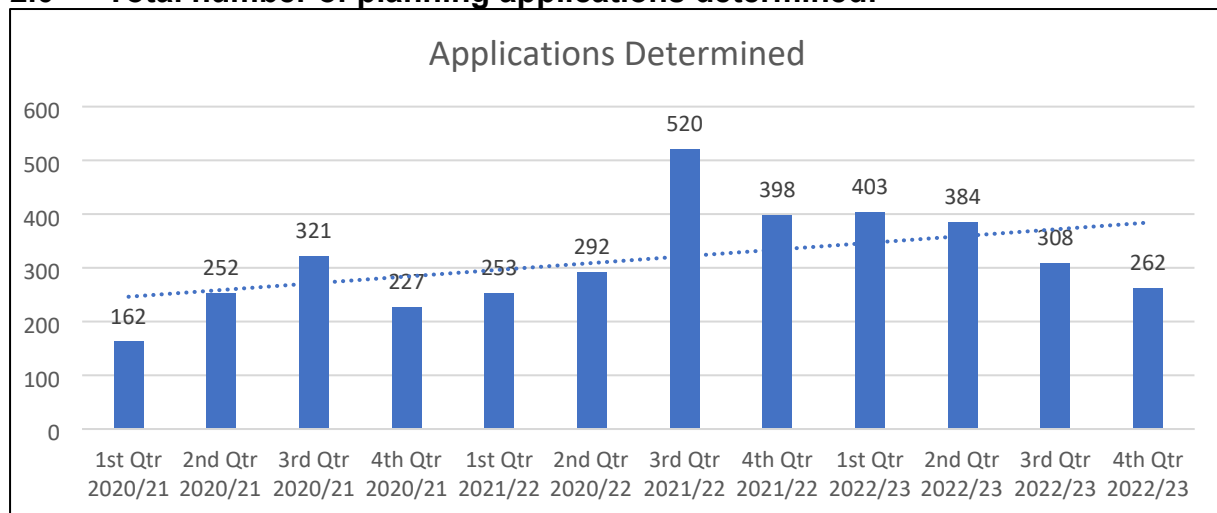
Summary of Planning Statistics Jan - Mar 2022/23 (4th Qtr)

Planning Applications (DLUHC PS1/2)

1.0 Applications received:

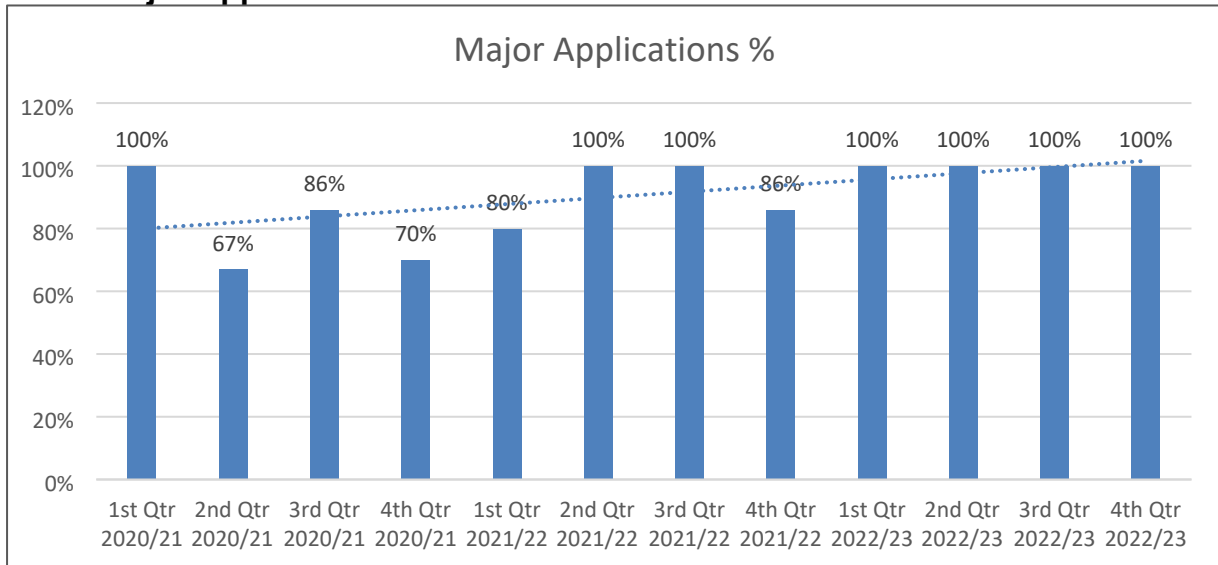


2.0 Total number of planning applications determined:

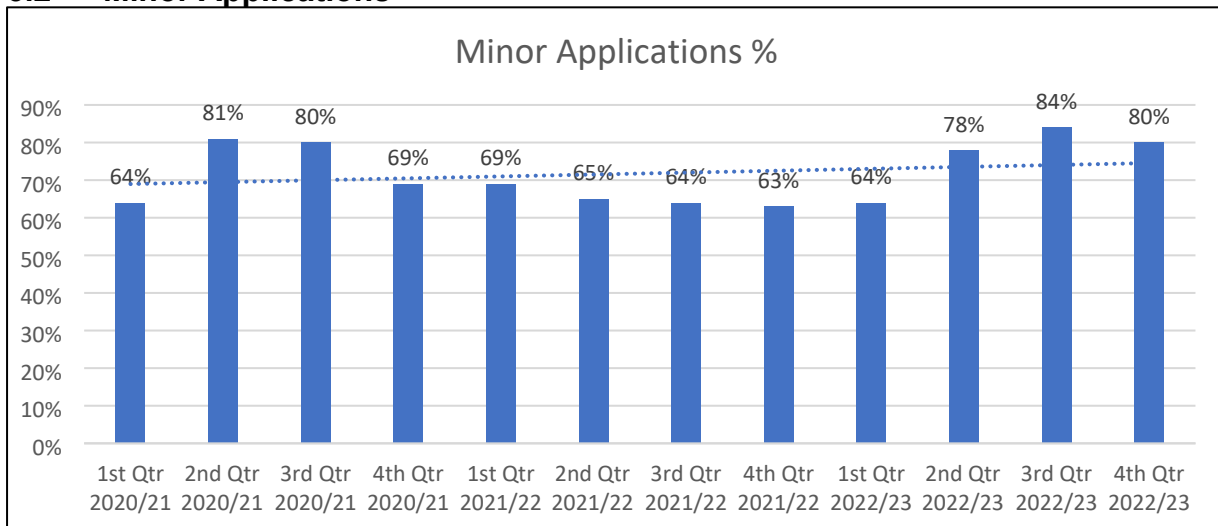


3.0 Percentage of planning applications determined within agreed timeframe

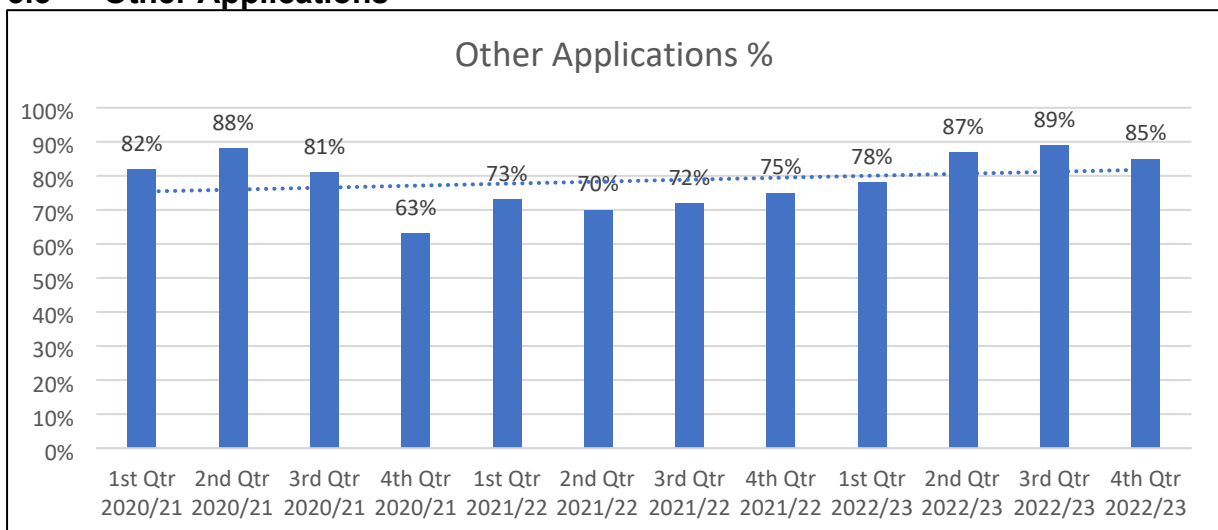
3.1 Major Applications



3.2 Minor Applications

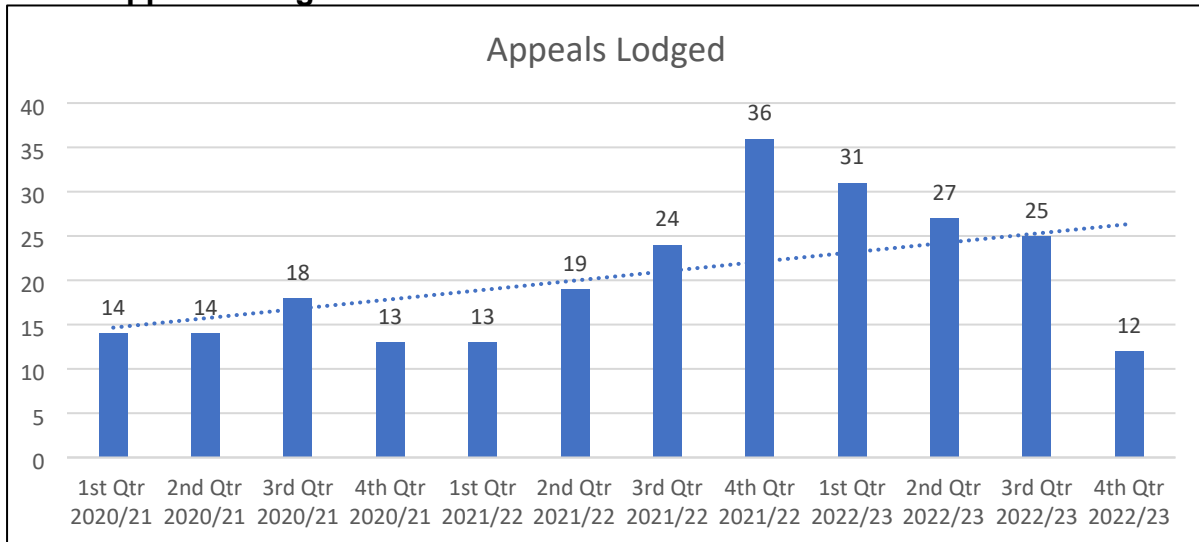


3.3 Other Applications

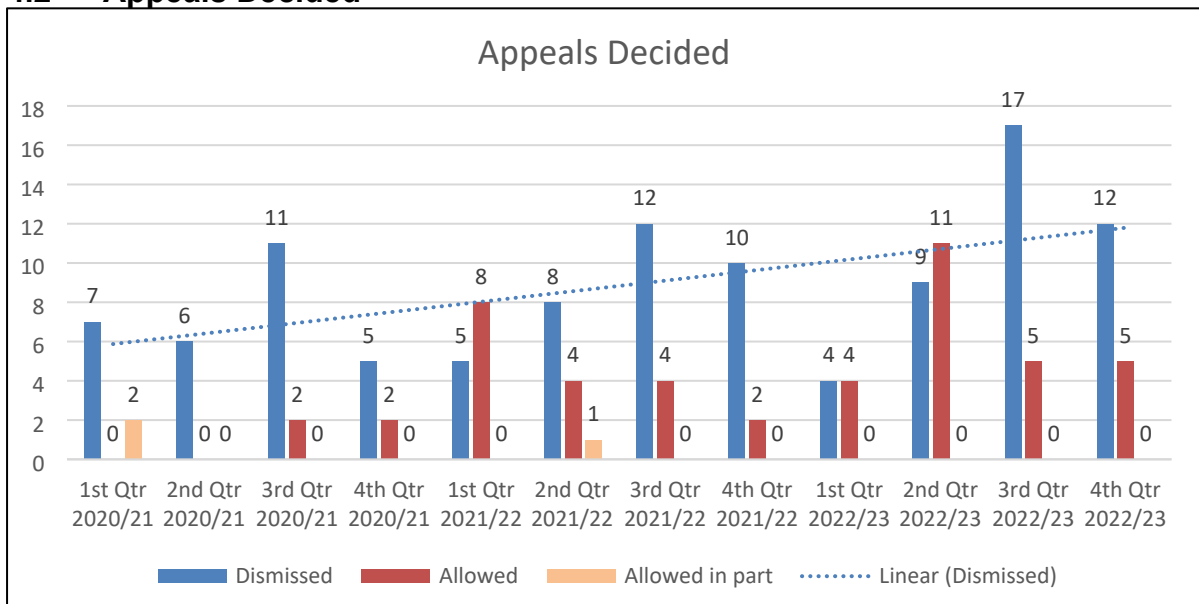


4.0 Planning Appeals

4.1 Appeals Lodged

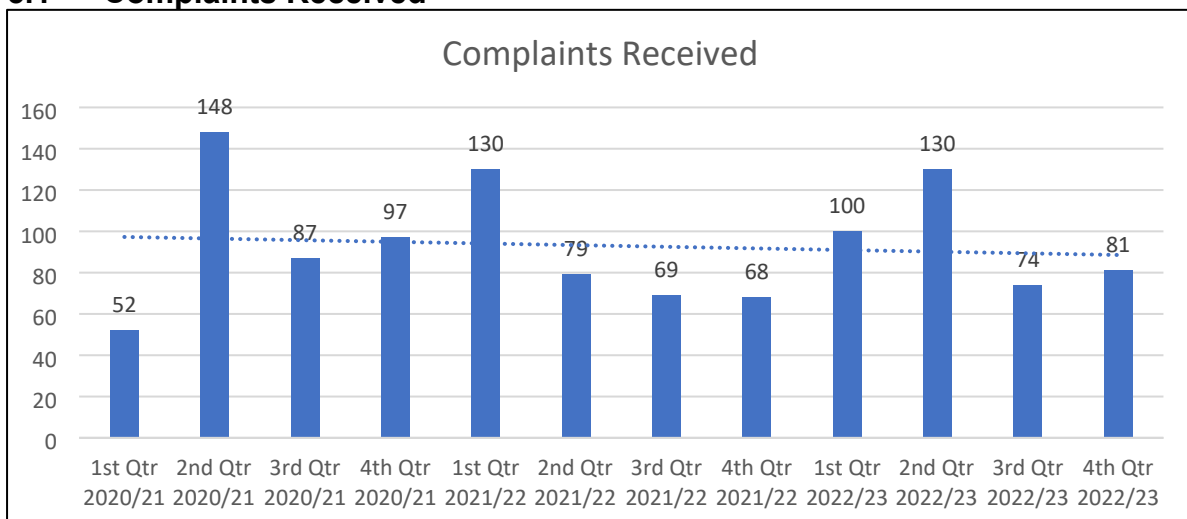


4.2 Appeals Decided

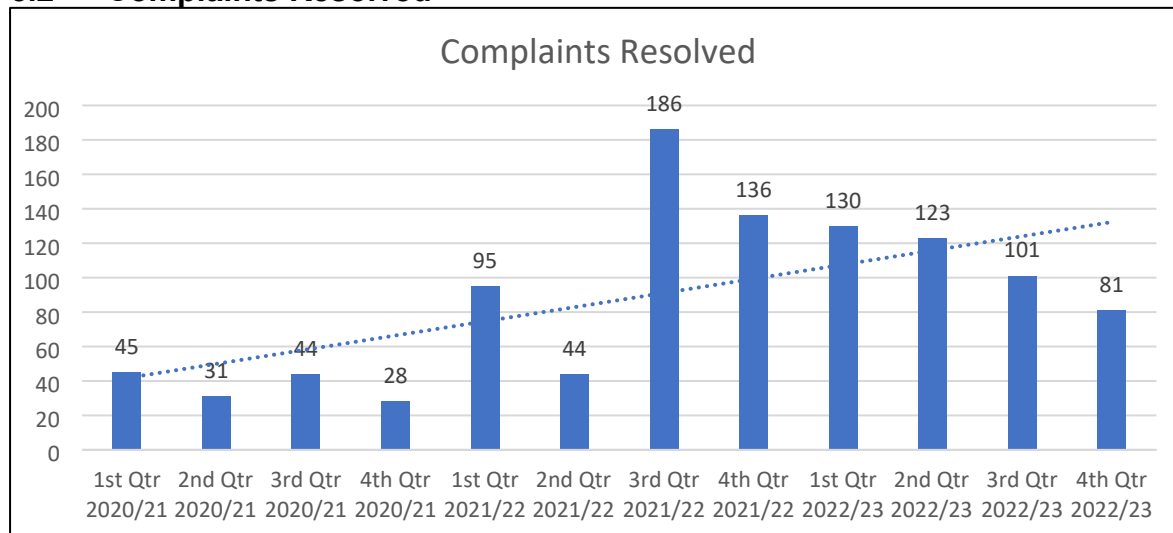


5.0 Planning Enforcement Complaints

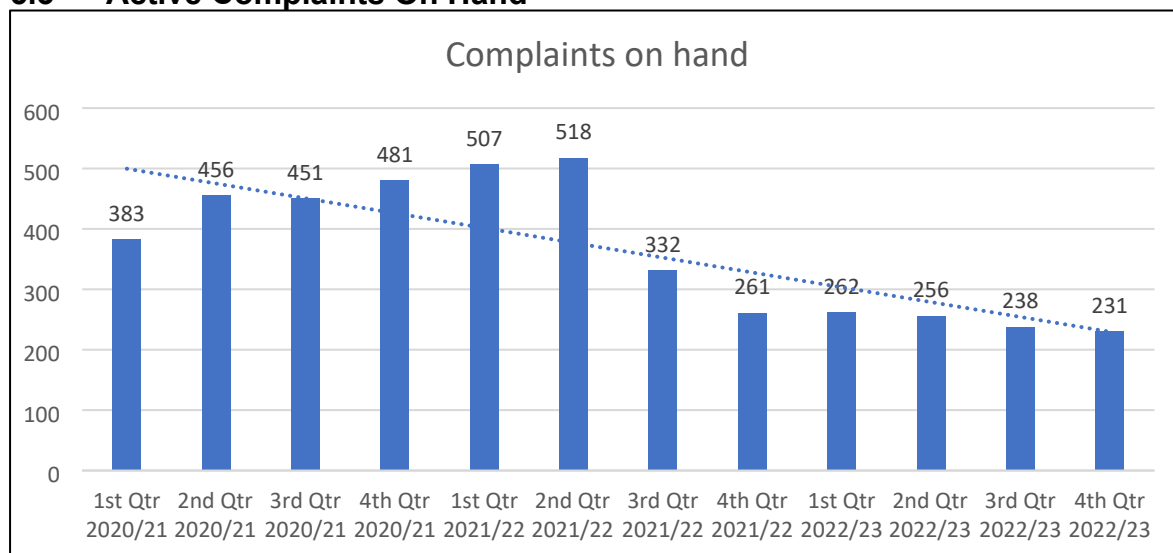
5.1 Complaints Received



5.2 Complaints Resolved



5.3 Active Complaints On Hand



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

Rother District Council

Report to: Planning Committee

Date: 1 June 2023

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/2022/813/P
(Delegation) ASHBURNHAM: The White Cottage - Land opposite, Brownbread Street, Ashburnham
Retention of pond and associated earth works. Retention of hardstand next to pond and summer house. (Retrospective)New planting of indigenous species throughout the site.
Mr R. Williams

RR/2022/240/P
(Committee - Decision) BATTLE: Battle Great Barn - land adj, Marley Lane, Battle
Erection of new dwelling.
Mr Neil Mortimer

RR/2021/1707/L
(Delegation) BATTLE: Whispers Cottage, Battle Hill, Battle
Proposed replacement windows and door.
Lydia Crouch

RR/2021/3035/P
(Delegation) BATTLE: Battle Golf Clubhouse, Netherfield Hill, Netherfield, Battle
Change of use of redundant golf clubhouse, together with minor extensions, to form a single residential dwelling, including parking and associated landscape works.
Mr David Bull

RR/2023/560/FN
(Delegation) BECKLEY: The Cottage In The Wood - Land adjacent to, Hobbs Lane, Beckley
Agricultural Building to be used for storage of machinery, tools, feed and general farming materials. The building will also have space for a farm office and workshop.
Ms E Nicholson

RR/2022/2191/P
(Delegation) BECKLEY: Land at Watermill Lane, Beckley
Outline application for the proposed erection of a single dwelling (all matters reserved other than site access).

Mr W.J.R. Banister

RR/2022/2992/TN
(Delegation)

BEXHILL: King Offa Way - Land at, Bexhill
Application to determine whether prior approval is required for a proposed new 5G telecommunications mast on site and additional ancillary equipment cabinets and associated ancillary works.
Dot Surveying Ltd

RR/2022/2020/P
(Delegation)

BEXHILL: 13 Marina Arcade, Bexhill
Variation of Conditions(s) 4, 5 & 6 imposed on RR/2015/1136/P for conversion of self-contained holiday let to permanent residence.
Mr Simon Callagan

RR/2023/37/T
(Delegation)

BEXHILL: 48 Wealden Way, Bexhill
T1, T2, T3 and T4 - Oak Trees - Reduce the canopies/height by 6M to improve health of the tree and to prevent potential risk to neighbouring dwelling.
Mr Stephen Ashley

RR/2022/1639/P
(Committee -
Decision)

BEXHILL: 23a Western Road, Bexhill
Proposed replacement windows
Miss N. Tidd and Mrs S. Ingamells

RR/2022/963/P
(Delegation)

BREDE: Old Manor House - land to the South of, Udimore Road, Broad Oak, Brede
Outline: Erection of 20 dwellings and associated parking.
Redwood Land Investment Ltd

RR/2022/539/P
(Delegation)

BREDE: Broad Oak Meadow - Land at, Chitcombe Road, Brede
Erection of five dwellings (2 x 4 bedroom and 3 x 3 bedroom), with new access, parking and landscaping.
BW Homes

RR/2022/2056/P
(Delegation)

CAMBER: Dear Octopus, Farm Lane, Camber
Erection of a single dwellinghouse
Mr Spicer

RR/2022/2058/P
(Delegation)

CROWHURST: The Farmhouse, Lower Hill Farm, The Granary, Watermill Lane, Crowhurst
Conversion of an agricultural and commercial storage building to create a detached dwelling with car parking provision - resubmission of RR/2021/2074/P
Mr P. Coleman

RR/2022/2059/P
(Delegation)

CROWHURST: St Benedicts Byre, Catsfield Road, Crowhurst
Proposed detached building to be used as ancillary overspill/annexe accommodation for members of the owners of St Benedicts Byre's family (alternative to garage building approved under extant planning permission RR/2022/1236/P)

Mr and Mrs A. Brodrick-Ward

RR/2023/183/P
(Delegation)

PETT: Amos Sunview, Marsham Brook Lane, Pett
Variation of Conditions 6 and 7 imposed on previously
approved scheme RR/2017/2197/P to allow permanent
residential use of the wooden lodge holiday home.
Mrs Kathleen Amos

RR/2023/53/L
(Delegation)

SALEHRST/RBRDGE: 20 High Street, Salehurst/
Robertsbridge
Rear extension and internal alterations to first floor.
Mr Nigel Dumbell

RR/2023/52/P
(Delegation)

SALEHRST/RBRDGE: 20 High Street, Salehurst/
Robertsbridge
Rear extension and internal alterations to first floor.
Mr Nigel Dumbell

RR/2022/2187/PN3
(Delegation)

TICEHURST: The Hay Barn, Downash Farm, Rosemary
Lane, Ticehurst
Application to determine if prior approval is required to
change the use of an agricultural building for the purpose
of hotel use and holiday accommodation (commercial -
Class C1 under the Class R).
Nicola Roberts

RR/2022/2886/P
(Delegation)

TICEHURST: Land adjacent to Seacox Cockers, The
Mount, Flimwell, Ticehurst
Erection of a Pair of Semi-Detached Dwellings, together
with parking, new access and landscaping.
Mr J. Waller

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/2023/300/FN
(Delegation)

WESTFIELD: Crowham Manor Farm - Land to the East,
Main Road, Westfield
Application to determine if prior approval is required for
the reconstruction of a pole barn.
Mrs Caroline Mason (nee Norris)

RR/2023/198/FN
(Delegation)

WESTFIELD: Crowham Manor Farm, Main Road,
Westfield
Alteration to existing barn.
Mrs Caroline Mason (nee Norris)

RR/2023/301/FN
(Delegation)

WESTFIELD. Crowham Manor Farm - Land to the West,
Main Road, Westfield
Application to determine if prior approval is required for
the erection of a dutch Barn.
Mrs Caroline Mason (nee Norris)

APPEALS STARTED

RR/2022/2472/P (Delegation)	BATTLE: 72a High Street, Battle Change of use from office to residential, proposing a new three- bed maisonette. Mr M. Law
RR/2022/2492/P (Delegation)	BATTLE: Paygate, Whatlington Road, Battle Erection of extension and internal alterations. Mr & Mrs A.J. Gerken
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/2022/2089/P (Delegation)	BODIAM: Ellen Archers, Castle Hill, Bodiam First floor extension to modern garage building to form home office and lift access. Mr & Mrs Michael Rafferty
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/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 overflow. Mr Jimmy Hyatt
RR/2022/461/P (Delegation)	DALLINGTON: Prospect House - Land Opposite, Woods Corner, Dallington Proposed new dwelling and associated parking. Woods Corner No.2 Ltd
RR/2022/1071/P (Delegation)	GUESTLING: Old Coghurst Farmhouse, Rock Lane, Guestling Replacement of two existing barns with access and landscaping. Messrs D & J Harris & Manuell
RR/2022/364/P (Delegation)	NORTHIAM: Spar Stores, Clematis Cottage, Station Road, Northiam Proposed new roof over existing shop premises to create two self-contained flats with associated parking. Mr B. Khaira
RR/2020/995/P	RYE: 145 South Undercliff, Holland of Rye, Rye

(Delegation)	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/2022/2351/P (Delegation)	TICEHURST: Bryants Farm, Wards Lane, Ticehurst Conversion of barn to 4-bed dwelling. Ms Elizabeth Latchford
RR/2021/3023/P (Delegation)	WESTFIELD: Hooters, Moat Lane, Westfield Construction of storage barn (Retrospective). Mr & Mrs M Hawkins
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

APPEALS PENDING

RR/2022/1296/P (Delegation)	ASHBURNHAM: Honeyland, Honey Lane, Ashburnham Erection of replacement barn for agricultural use. Mr Allan Chamberlain
RR/2022/1661/P (Committee - Decision)	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/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/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/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/2022/1353/P	BEXHILL: The Little House, Worsham Lane, Bexhill

(Delegation)	Proposed extension to dwelling involving the removal of several outbuildings. Mr N. Rowe
RR/2022/64/P (Delegation)	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/2021/1609/P (Delegation)	BODIAM: Bodiam Business Centre - Land at, Junction Road, Bodiam Erection of 4 No. 3-bedroom terraced dwellings together with associated car parking and landscaping. Park Lane Homes (South East) Ltd
RR/2022/814/P (Delegation)	BREDE: St Elmo, Cackle Street, Brede Erection of single storey rear extension & front porch. Mr & Mrs T. Quinn
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/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/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/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/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/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/2021/2992/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/2021/2615/P
(Delegation)

ETCHINGHAM: Church Hill - Land Lying to East of,
Church Lane, Etchingam
Change of use from agricultural to dog walking field.
Miss Katie Cruttenden

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/2022/37/P
(Delegation)

GUESTLING: Milward Gardens - Land adjacent to,
Winchelsea Road, Guestling
Outline: Erection of 4 No. bedroom detached house.
BBG Commercial Properties Ltd

RR/2022/155/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/2022/469/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/2022/468/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/2022/2250/O

GUESTLING: The Cottage, Stream Farm, Chapel

(Delegation)	Lane, Guestling Existing use of the garage building as a residential dwelling. Mr Colin McNulty
RR/2022/1062/P (Delegation)	HURST GREEN: 2 Silverhill Cottages, Silverhill, Hurst Green First floor rear extension Miss Karina Hymers
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/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/2021/3084/L (Delegation)	RYE: 18 Landgate, Larkin House, Rye Alterations to roof space including formation of access through low collar in roof structure, insertion of 3 No. new rooflights in inner roof slopes, enlargements and guarding of loft hatch opening. Ms Tara Larkin
RR/2022/1610/P (Delegation)	SALEHRST/RBRDGE: The Cottage, Station Road, Salehurst/Robertsbridge Proposed alterations to a two storey outbuilding/ garage to create a one bedroom house. Ms J. Papafio
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/2020/646/P (Delegation)	TICEHURST: Bantham Farm, London Road, Ticehurst Change of use of art studio to live/work unit. Mr N. Watts
RR/2021/2600/P (Delegation)	TICEHURST: Bantham Farm, London Road, Ticehurst Change of Use of existing redundant and disused barn to residential use. Mr N. Watts
RR/2021/2335/P	TICEHURST: New Pond Farm, High Street, Wallcrouch

(Delegation)	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/2021/1647/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/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/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/2021/1907/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/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

APPEALS DISMISSED

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/2021/2529/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/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/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/2021/1893/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 78 No. dwellinghouses (Class C3). Paramount Land and Development Ltd
RR/2020/2306/P (Delegation)	CAMBER: Poundfield Farm, Farm Lane, Camber Siting of holiday lodge for seasonal tourist/holidaymakers accommodation. Mrs Michelle Bristow
RR/2022/949/P (Delegation)	EWHURST: New Morgay Farm, Cripps Corner Road, Staplecross, Ewhurst Demolition of existing stables and erection of residential annexe. Mrs F. Radermaker
RR/2021/2759/P (Delegation)	PEASMARSH: Partridge Farm, Starvecrow Lane, Peasmarsch Change of use of the building and land from holiday let accommodation to permanent dwelling. Mr and Mrs A. and W. Thomas

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 WITHDRAWN

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
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FORTHCOMING HEARINGS/INQUIRIES

NONE

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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