

## Rother District Council

**Report to:** Planning Committee

**Date:** 26 May 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.

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### **APPEALS LODGED**

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/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/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/2021/1519/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/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/2021/1830/P (Delegation)	BEXHILL: 42 Ingrams Avenue, Bexhill Erect 1 bed room semi-detached dwelling. ox1group
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/2021/1893/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/2021/194/P (Delegation)	BODIAM: Park Farm Oast, Park Farm Lane, Bodiam Erection of an external staircase and balcony / veranda, construction of an overhanging roof entrance feature, new entrance doors at first floor level, changes to the previously approved elevations, comprising vertical timber boarding, amendments to the elevations to involve additional windows and enclosure of a previous opening and the surfacing of a track in permeable material. (Retrospective) Oastbrook Winery
RR/2021/2644/P (Delegation)	BODIAM: Oast View - Land Opposite, Bodiam Business Park, Bodiam Construction of 2 No. two bedroom homes and 3 No. three bedroom homes with associated landscaping. Westridge Bodiam Park Limited
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/2021/2562/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/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/2021/2450/L  
(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/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/2020/558/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/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/2020/923/P  
(Delegation)

GUESTLING: The Olde Piggery, Eight Acre Lane, Three  
Oaks, Guestling  
Change of use from Agricultural to residential. Proposed  
erection of 1no. 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/2021/2348/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/2021/1821/O  
(Delegation)

HURST GREEN: Silverhill Pump House Business Unit  
Bodiam Road Silverhill Hurst Green  
Certificate of Lawfulness for the change of use of building  
from Class B8 (storage and distribution) to Class B1a  
(office).  
FR Studio Limited

RR/2021/2699/P (Committee - Decision)	ICKLESHAM: 6 Spring Steps, Winchelsea, Icklesham Proposed attic conversion and installation of 3 x rooflights to rear elevation. Mr Chris Meyer
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/2021/1657/P (Delegation)	PEASMARSH: Teviot, Malthouse Lane, Peasmarsh Proposed 4 x bedroom dwelling with associated landscaping and driveway for two vehicles. Bright Develop Ltd
RR/2021/664/P (Delegation)	SEDLSCOMBE: 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/2021/665/L (Delegation)	SEDLSCOMBE: 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/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/2021/1787/P	TICEHURST: Slaves Dream, Lower Hazelhurst, Ticehurst

(Delegation)	Demolition of existing dwelling and replacement with new dwelling including new detached car port. Pedro and Jay Milborne
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/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
RR/2020/1416/P (Delegation)	WESTFIELD: Whitelands Kennels, Westfield Lane, Westfield Demolition of existing kennels. Proposed new dwelling comprising of five bedrooms. New driveway, parking area and associated landscaping. Mr Damon Robinson
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 STARTED**

RR/2021/1102/P (Delegation)	BATTLE: Caldbec Hill - Land at North Side of, Battle Proposed detached dwelling. Mr N. Whistler
RR/2021/2851/P (Delegation)	BATTLE: 3 Virgins Croft, Battle First floor rear extension and new pitched roof to side porch and new windows and doors. Mr Daniel Bryant
RR/2021/1151/P (Delegation)	BEXHILL: 3 & 5 Gunters Lane, Bexhill 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/2021/2942/P (Delegation)	BEXHILL: 21A Leopold Road, Bexhill Proposed loft conversion including construction of dormer to rear and addition of rooflight windows to front of dwellinghouse currently being created by conversion approved under extant planning permission RR/2018/1528/P. Mr J. Davison
RR/2021/113/P (Delegation)	BREDE: The Lions Den, Opposite entrance to Goatham Lane, Brede Change of use of land from agricultural to outside fitness facility. (Retrospective) Mr Ricky Burgess
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/2021/1765/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/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/2021/2888/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/2021/2759/P (Delegation)	PEASMARSH: Partridge Farm, Starvecrow Lane, Peasmarsh Change of use of the building and land from holiday let accommodation to permanent dwelling. Mr and Mrs A. and W. Thomas
RR/2021/1760/P (Delegation)	RYE: 12 Market Road, K-9 Divine, Rye Change window joinery on the front elevation. Richard A. Copland Chartered Surveyors

RR/2020/2116/P  
(Delegation) SEDLESCOMBE: The Croft, 'Aurora', Hurst Lane,  
Sedlescombe  
Construction of a dwelling house and associated  
landscape and access works.  
Mr & Mrs G.M. & V.G. Slowman

### **APPEALS PENDING**

RR/2021/116/P  
(Delegation) BATTLE: 85-86 High Street, Battle  
Change of use of ground floor from disused shops to 2  
holiday lets.  
Crowhurst Farm Developments Ltd

RR/2021/1591/P  
(Delegation) BATTLE: Telham Meadows, Hastings Road, Battle  
Removal of existing structures and replace with  
residential dwelling. Retrospective planning approval for  
the siting of emergency temporary mobile home, minor  
site clearance and drive widening. (Resubmission  
following refusal of RR/2020/2510/P).  
Ms Clare Gilchrist

RR/2020/1791/P  
(Delegation) BEXHILL: 38 Thorne Crescent, Bexhill  
Proposed rear extension at ground floor and first floor.  
Mr Daniel Talbot

RR/2020/498/O  
(Delegation) BEXHILL: The Kloofs Caravan Site, The Kloofs,  
Sandhurst Lane, Bexhill  
Application for a Certificate of Lawful Existing Use or  
Development for the use of the site as recreation land  
and service area ancillary to the caravan site.  
Kloofs Caravan Park

RR/2020/2418/P  
(Delegation) BEXHILL: Beulah Baptist Church, Clifford Road, Bexhill  
Demolition of existing sanctuary and Buckhurst Room hall  
and construction of a new church and community centre  
with associated external works. Retention of the Clifford  
Hall and new cladding and window configuration to the  
Beulah Centre elevation on Clifford Road.  
The Trustees of Beulah Baptist

RR/2021/234/P  
(Delegation) BREDE: Brede Valley Farm, Frymans Lane, Brede  
Erection of agricultural dwelling.  
Brede Valley Farm Ltd

RR/2021/1424/P  
(Non-determination) BURWASH: St Giles, High Street, Burwash  
Proposed detached single storey annex building  
providing accommodation ancillary to existing dwelling  
house.  
Mrs Josephine O'Donnell

RR/2020/512/P  
(Delegation) EWHURST: Upper Morgay Wood, Junction Road,  
Staplecross, Ewhurst

	Demolition of existing agricultural buildings and existing dwelling and replacement dwelling including extension of residential curtilage. Mr Paul Greenwood
RR/2020/151/P (Committee - Decision)	FAIRLIGHT: Pett Level Road - Land South of, Fairlight Cove, Fairlight Outline: Development of up to 43 residential units (including 40% affordable), including new vehicular access from Pett level Road. Wellbeck Strategic Land III
RR/2020/1857/P (Delegation)	GUESTLING: Star Stud, Ivyhouse Lane, Guestling Change of use of barn to holiday accommodation. Mr J. O'Hara
RR/2021/1174/P (Delegation)	HURST GREEN: 76 London Road, Ravynsden, Hurst Green Erection of double garage and domestic workshop with home office over. Mr Nicholas Meurice
RR/2021/1020/P (Committee - Decision)	ICKLESHAM: 6 Spring Steps, Winchelsea, Icklesham Proposed attic conversion and installation of 3no rooflights to rear elevation. Mr Chris Meyer
RR/2021/1925/P (Delegation)	IDEN: May House, Wittersham Road, Iden Variation of Condition 2 (approved plans) of planning approval RR/2020/2459/P - Proposed larger outbuilding to include study and WC. Mr & Mrs T. Patrick
RR/2021/2164/P (Delegation)	MOUNTFIELD: 3 Church Cottages, Church Road, Mountfield Construction of replacement garage/carport Mr & Mrs C. Norman
RR/2019/2677/P (Non-determination)	NORTHIAM: Station Road - Land South of, Northiam Demolition of the existing marketing suite and erection of 2 x detached dwellings, car parking spaces, refuse and cycle stores. Persimmon Homes Ltd
RR/2021/161/P (Committee - Decision)	NORTHIAM: Newlands, Dixter Lane, Northiam Variation of Condition 2 imposed on RR/2018/2282/P to provide two rear dormers to roof slopes of plots 1-3 to serve a new bedroom and en-suite to each property. Mr A. Town
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/2019/2641/P (Delegation)	NORTHIAM: Coombe Cottage, Ewhurst Lane, Northiam Demolition of existing bungalow and construction of four residential units. Provision of new driveway and eco-sewer system. Mr James & Gavin Pierce
RR/2021/879/P (Delegation)	PEASMARSH: Lyndhurst Cottage, Main Street, Peasmarsh Change of use from granny annexe/holiday let to separate residential dwelling. Mr Terry Denman
RR/2021/559/P (Delegation)	SEDLSCOMBE: 6 Park Shaw, Sedlescombe Single rear dormer, replacement of a single side garage with a car port with a hipped roof, a single storey rear extension, a front Velux Dormer & front porch. Mr Terry Creasy
RR/2019/2833/L (Non-determination)	SEDLSCOMBE: Beanford Farmhouse, New Road, Sedlescombe Alterations and conversion of existing outbuilding to form 4 No. holiday-lets. Mr & Mrs J. Ford
RR/2019/2832/P (Non-determination)	SEDLSCOMBE: Beanford Farmhouse, New Road, Sedlescombe Alterations and conversion of existing outbuilding to form 4 No. holiday-lets and change of use of private amenity space and buildings for use by occupiers of the holiday lets. Mr & Mrs J. Ford
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 and Mrs W. Cornish
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/2021/1165/P (Delegation)	WHATLINGTON: Benham Cottage - Land at, Woodmans Green Road, Whatlington Construction of a detached dwellinghouse, gardens, parking and use of existing access to A21 (resubmission of RR/2020/836/P) Mr and Mrs D. Ridler

RR/2021/1466/ENF  
(Enforcement) Big Wood, Land to the East of London Road, Battle  
Change of use from agriculture to residential and  
operational development.  
Mr Jordon Measom

### **APPEALS ALLOWED**

RR/2020/1822/P  
(Committee -  
Decision) BURWASH: Strand Meadow - Land to the south west of,  
Burwash  
Reserved matters relating to residential development of  
30 dwellings (outline permission RR/2017/582/P),  
Conditions 1, 2 and 3 together with the discharge of  
Conditions 7 (foul and surface water drainage), 8 (parking  
and turning of vehicles), 9 and 10 (archaeology), 13  
(levels) and 19 (landscaping).  
Park Lane Homes (South East) Ltd

### **APPEALS DISMISSED**

RR/2021/1106/P  
(Delegation) ETCHINGHAM: Burghfield, Sheepstreet Lane,  
Etchingham  
Proposed two storey side extension with extended  
decked area. (resubmission)  
Mr & Mrs M. Hargrave

RR/2021/382/P  
(Delegation) IDEN: Sobraon, Church Lane, Iden  
Alterations to existing dwelling, including replacing  
existing single storey extensions with new single storey  
extensions, new cladding and windows, and alteration of  
roof form.  
Mr Christopher Vane

RR/2019/2594/L  
(Delegation) RYE: 18 Landgate, Rye  
Renewal of roof. (Retrospective)  
Mr Michael Ruse

RR/2020/170/O  
(Delegation) TICEHURST: Cairds Camping & Caravan Site,  
Battenhurst Road, Ticehurst  
Lawful Development Certificate for existing use of land for  
the stationing of a residential caravan.  
Ms N. Seeney

### **APPEALS WITHDRAWN**

NONE

### **FORTHCOMING HEARINGS/INQUIRIES**

RR/2020/2418/P  
(Delegation) BEXHILL: Beulah Baptist Church, Clifford Road, Clifford  
Road  
Demolition of existing sanctuary and Buckhurst Room hall  
and construction of a new church and community centre

with associated external works. Retention of the Clifford Hall and new cladding and window configuration to the Beulah Centre elevation on Clifford Road.

The Trustees of Beulah Baptist  
Informal Hearing on 15 June 2022  
Council Chamber, Town Hall, Bexhill

RR/2020/151/P  
(Committee -  
Decision)

FAIRLIGHT: Pett Level Road - Land South of, Fairlight Cove, Fairlight Cove  
Outline: Development of up to 43 residential units (including 40% affordable), including new vehicular access from Pett level Road.  
Wellbeck Strategic Land III  
Informal Hearing on 19 July 2022  
Council Chamber, Town Hall, Bexhill

Details of the above Hearings/Inquiries to be confirmed by Planning Inspectorate.

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