

## Rother District Council

**Report to:** Planning Committee

**Date:** 16 February 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.

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### APPEALS LODGED

RR/2022/1296/P (Delegation)	ASHBURNHAM: Honeyland, Honey Lane, Ashburnham Erection of replacement barn for agricultural use. Mr Allan Chamberlain
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/2022/240/P (Committee - Decision)	BATTLE: Battle Great Barn - land adj, Marley Lane, Battle Erection of new dwelling. Mr Neil Mortimer
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/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/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/2022/2089/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/2022/1008/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/2022/963/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/2022/1315/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 over flow. Mr Jimmy Hyatt
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/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/2022/1071/P  
(Delegation)

GUESTLING: Old Coghurst Farmhouse, Rock Lane, Guestling  
Replacement of two existing barns with access and landscaping.  
Messrs D & J Harris & Manuell

RR/2022/155/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/2022/364/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/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)

SALEHURST/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/2022/2351/P  
(Delegation)

TICEHURST: Bryants Farm, Wards Lane, Ticehurst  
Conversion of barn to 4-bed dwelling.  
Ms Elizabeth Latchford

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/2022/1103/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/2021/2335/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/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/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 STARTED**

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/2022/814/P (Delegation)	BREDE: St Elmo, Cackle Street, Brede Erection of single storey rear extension & front porch. Mr & Mrs T. Quinn

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/2022/1337/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/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/2022/949/P (Delegation)	EWHURST: New Morgay Farm, Cripps Corner Road, Staplecross, Ewhurst Demolition of existing stables and erection of residential annexe. Mrs F. Radermaker
RR/2022/2250/O (Delegation)	GUESTLING: The Cottage, Stream Farm, Chapel Lane, Guestling Existing use of the garage building as a residential dwelling. Mr Colin McNulty
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/2022/1062/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/2021/1647/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/2022/4/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 PENDING**

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/2021/2447/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/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/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/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/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/2021/1609/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/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/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/2021/2562/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/2020/2306/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/2021/3030/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/2021/2077/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/2020/1857/P  
(Delegation)

GUESTLING: Star Stud, Ivyhouse Lane, Guestling  
Change of use of barn to holiday accommodation.  
Mr J. O'Hara

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/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/2021/1935/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/2021/2759/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/2021/2888/P  
(Delegation)

PEASMARSH: 1 Brickfield, Main Street, Peasmarsh  
Erection of a 2-storey side extension over part of existing  
footprint to form 1-bedroom maisonette.  
Mr Peter Bedborough

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/2021/2804/P  
(Committee -

TICEHURST: Villa Flair, Union Street, Flimwell, Ticehurst  
Erection of a detached bungalow with three bedrooms  
Decision) 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/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/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/2021/1473/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/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/2021/1094/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/2021/1656/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/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

### **APPEALS DISMISSED**

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/2021/2348/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/2021/1657/P  
(Delegation)

PEASMARSH: Teviot, Malthouse Lane, Peasmarsh  
Proposed 4 x bedroom dwelling with associated  
landscaping and driveway for two vehicles.  
Bright Develop Ltd

RR/2021/1787/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

### **APPEALS WITHDRAWN**

RR/2021/2337/P  
(Delegation)

WESTFIELD: Little Holme, Westbrook Lane, Westfield  
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

### **FORTHCOMING HEARINGS/INQUIRIES**

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  
Hearing to be held on 10 April 2023.

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