

Rother District Council

Report to: Planning Committee

Date: 16 March 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/2022/2492/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/2022/2472/P (Delegation)	BATTLE: 72a High Street, Battle Change of use from office to residential, proposing a new three-bed maisonette. Mr M. Law
RR/2022/64/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	BEXHILL: 14 Cranfield Road, The Garage, Bexhill

(Delegation)	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/2022/539/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/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/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/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/2022/1071/P	GUESTLING: Old Coghurst Farmhouse, Rock Lane,

(Delegation)	<p>Guestling Replacement of two existing barns with access and landscaping. Messrs D & J Harris & Manuell</p>
RR/2022/364/P (Delegation)	<p>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</p>
RR/2020/995/P (Delegation)	<p>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</p>
RR/2022/1610/P (Delegation)	<p>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</p>
RR/2022/2187/PN3 (Delegation)	<p>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</p>
RR/2022/2351/P (Delegation)	<p>TICEHURST: Bryants Farm, Wards Lane, Ticehurst Conversion of barn to 4-bed dwelling. Ms Elizabeth Latchford</p>
RR/2022/1323/P (Delegation)	<p>WESTFIELD: Land adjacent to Holly Cottage, Moat Lane, Westfield Erection of single residential dwelling with associated landscaping and parking. Ms Cindy Cane</p>
RR/2021/3023/P (Delegation)	<p>WESTFIELD: Hooters, Moat Lane, Westfield Construction of storage barn (Retrospective). Mr & Mrs M. Hawkins</p>
RR/2021/1490/P (Delegation)	<p>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</p>

APPEALS STARTED

RR/2022/1296/P (Delegation)	ASHBURNHAM: Honeyland, Honey Lane, Ashburnham Erection of replacement barn for agricultural use. Mr Allan Chamberlain
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/2022/1008/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/2022/746/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/2022/155/P (Delegation)	GUESTLING: The Olde Piggery, Eight Acre Lane, Three Oaks, Guestling Siting of 3no. storage containers including use of existing site building as a Builders store. (Retrospective) Mr Bill Coney
RR/2021/1084/P (Delegation)	NORTHIAM: The Cedars, Station Road, Northiam Demolition of existing single storey bungalow and erection of 2 dwellings with retained access. Brasseur
RR/2021/2335/P (Delegation)	TICEHURST: New Pond Farm, High Street, Wallcrouch Variation of Condition 8 of RR/2016/704/P to enable the building to be used for storage and retail in lieu of B1, B8 and retail trade counter. Mr Gurbinder Nayyar
RR/2022/1103/P (Delegation)	TICEHURST: The Oast, Birchetts Green Lane, Ticehurst Demolition of the existing single-storey garage, conservatory and annexe. Two-storey extension to the main house and internal alterations. Bay window to replace the existing conservatory. Reconstruction of the annexe in a new location further back in the site. Relocation of the existing entrance gates and driveway alterations. Mrs Phillipa Wynn-Green

APPEALS PENDING

RR/2020/357/P	BATTLE: Marley House - Outbuilding (Former Squash
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(Delegation)	Court), Marley Lane, Battle Conversion of outbuilding (Former Squash Court) into a dwellinghouse with gardens and use of existing parking area and access. Mr & Mrs Tine Desoutter
RR/2020/1875/P (Delegation)	BATTLE: Frederick Thatcher Place - Land west of, North Trade Road, Battle Construction of 4 No. dwellings with associated parking and landscaping. Mr Harry Wills
RR/2021/2447/P (Committee - Decision)	BATTLE: Marley Lane - Land at, Battle Construction of single detached two storey chalet dwelling with associated access. Mr & Mrs Joe Thompsett
RR/2022/69/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/2021/2529/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/2022/184/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/2022/1295/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/2021/2644/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/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/2022/1244/O (Non-Determination)	BREDE: The Platts - Land Opposite, Chitcombe Road, Brede Certificate of lawfulness for the existing use of rebuilding a pre-existing horse stables. Mr Jake Angol
RR/2021/1430/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/2022/814/P (Delegation)	BREDE: St Elmo, Cackle Street, Brede Erection of single storey rear extension & front porch. Mr & Mrs T. Quinn
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/2022/1337/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/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/2021/3030/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/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/2022/37/P
(Delegation)

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

RR/2022/468/P
(Delegation)

GUESTLING: 3 Oast Cottages, Lark Cottage, Great
Maxfield, Three Oaks, Guestling
Proposed single storey rear extension and addition of
safety guard rail in rear garden
Dr E. Newton & Dr M. Larkin

RR/2022/469/L
(Delegation)

GUESTLING: 3 Oast Cottages, Lark Cottage, Great
Maxfield, Three Oaks, Guestling
Proposed single storey rear extension and addition of
safety guard rail in rear garden
Dr E. Newton & Dr M. Larkin

RR/2022/2250/O
(Delegation)

GUESTLING: The Cottage, Stream Farm, Chapel
Lane, Guestling
Existing use of the garage building as a residential
dwelling.
Mr Colin McNulty

RR/2022/1062/P

HURST GREEN: 2 Silverhill Cottages, Silverhill, Hurst

(Delegation)	Green First floor rear extension Miss Karina Hymers
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/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/2021/2759/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/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/2021/2597/P (Delegation)	TICEHURST: Fine Acres, Astricus, Tolhurst Lane, Wallcrouch, Ticehurst Occupation of Astricus as an independent dwelling and erection of single storey conservatory. (Retrospective) Mr James Lee
RR/2021/1473/P (Delegation)	WESTFIELD: The Old Chicken Barn, Hoads Farm, Moat Lane, Westfield

	<p>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</p>
RR/2022/1013/FN (Delegation)	<p>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</p>
RR/2021/1094/O (Delegation)	<p>WESTFIELD: Holland House, Hoads Farm, Moat Lane, Westfield Certificate of Lawfulness for an existing residential mobile home. Mrs S.A. Hawkins</p>
RR/2022/4/P (Delegation)	<p>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</p>
RR/2021/1647/P (Delegation)	<p>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</p>
RR/2022/132/O (Delegation)	<p>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</p>

APPEALS ALLOWED

RR/2021/1935/P (Delegation)	<p>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</p>
RR/2021/2804/P (Committee - Decision)	<p>TICEHURST: Villa Flair, Union Street, Flimwell, Ticehurst Erection of a detached bungalow with three bedrooms and a detached store and double garage together with associated hardstanding, turning area and use of existing access on to the B2087. Ms L. Sutton</p>

APPEALS DISMISSED

RR/2021/2012/P (Delegation)	CATSFIELD: St Kitts - Site Adjacent, Church Road, Catsfield Erection of 1 No. Chalet Bungalow, together with parking and landscaping. Mr Jack Waller
RR/2021/2077/P (Delegation)	CROWHURST: Willow Pond House, Swainham Lane, Crowhurst Change of use of land for the siting of a timber cabin (caravan) for retreat holidays, re-positioned vehicular access off Swainham Lane and parking for two vehicles. Mr Richard Warden
RR/2020/1857/P (Delegation)	GUESTLING: Star Stud, Ivyhouse Lane, Guestling Change of use of barn to holiday accommodation. Mr J. O'Hara
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

APPEALS WITHDRAWN

NONE

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 19 April 2023 at 10:00am, Council Chamber, Town Hall, Bexhill-on-Sea.
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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
