

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

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| 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 |

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| (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

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| 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 |

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| (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

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| (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 |

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| (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

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| 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

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| 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, Peasmarsh 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

FORTHCOMING HEARINGS/INQUIRIES

NONE

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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 |
