

# Forest Row Parish Council

Clerk: Mr David O'Driscoll  
Email: parishclerk@forestrow.gov.uk



(Office Hours: Monday to Friday 9am to 4pm)

To: All members of the PLANNING COMMITTEE:  
Cllrs Hindler, Davies, Josephson, R Lewin, T Lewin,  
Melson, McKinney, Miller and Moore

(All other Councillors – for information)

Community Centre  
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Dear Sir/Madam,

Your attendance is required at a meeting of the **PLANNING COMMITTEE** to be held on **TUESDAY 28<sup>th</sup> AUGUST 2018** in the **ROSE ROOM** of the

Date: 21 August, 2018

Community Centre at **7.00PM**.

David O'Driscoll  
Parish Clerk

THE FIRST TEN MINUTES WILL BE AVAILABLE FOR RELEVANT QUESTIONS AND REMARKS FROM THE PUBLIC – IF ANY. MEMBERS OF THE PUBLIC ARE WELCOME TO STAY AND OBSERVE THE REST OF THE MEETING.

1. PUBLIC QUESTIONS – **THE MEETING WILL START NO LATER THAN 7.10PM.**
2. APOLOGIES FOR ABSENCE
3. MINUTES OF THE MEETING HELD ON 4<sup>th</sup> June 2018 – previously circulated – AND ANY MATTERS ARISING
4. TO DECLARE ANY INTERESTS PERTAINING TO THE ITEMS BELOW
5. TO NOTE DATES OF NEXT WEALDEN PLANNING COMMITTEE NORTH MEETING(S):
  - 20<sup>th</sup> SEPT 2018 AT 10.00AM
  - 18<sup>th</sup> OCT 2018 AT 10.00AM
6. REPORT FROM DISTRICT COUNCILLOR ON PLANNING MATTERS
7. PLANS DEALT WITH UNDER DELEGATED POWERS – see attached
8. WEALDEN DISTRICT COUNCIL – PLANNING DECISIONS RECEIVED – see attached
9. PLANNING APPLICATIONS – see attached
10. UPDATE ON WEALDEN LOCAL PLAN
11. TO COMMENT ON PLANNING APPLICATIONS RECEIVED AFTER CIRCULATION OF AGENDA (TO BE FORWARDED ON THE FRIDAY PRIOR TO THE MEETING)
12. ITEMS FOR FUTURE CONSIDERATION BY THIS COMMITTEE OR FULL COUNCIL

## **Plans dealt with under delegated powers –**

for meeting 28 August 2018

WD/2018/0734/F – OLD PLAWHATCH COTTAGE, PLAWHATCH LANE, SHARPTHORNE  
– EXTENSION TO PROVIDE GARDEN ROOM AND POOL CHANGING/SHOWER: PROVISION OF NEW GLAZED ENTRANCE; ALTERATIONS TO EXISTING HOUSE AND ENLARGEMENT OF DORMER WINDOW. Please see plans dated 15/06/18 for the reduction to the proposed garden room annex.

COMMENT: No objections as this is a reduction to a plan we have already supported.

WD/2018/1201/F – LITTLE WATER BARN FARM, HOMESTALL ROAD, ASHURST WOOD – PROPOSED SINGLE STOREY REAR EXTENSION.

COMMENT: No objection to a proposed extension to an existing property.

WD/2018/0808/F – FIRST CALL HOUSE, LEWES ROAD, FOREST ROW  
CONVERSION OF PART OF EXISTING OFFICE BUILDING, TOGETHER WITH SMALL REAR EXTENSION TO PROVIDE ONE 1 BEDROOM FLAT.

COMMENT: An acceptable use of available space – no objections.

WD/2018/1206/F – 28 PARK CRESCENT, FOREST ROW  
GARDEN ROOM OF 22 SQUARE METERS, TIMBER FRAMED AND CLAD FOR USE AS A SUMMER HOUSE FOR LEISURE PURPOSES.

COMMENT: No objection to this small addition in a large plot.

WD/2018/1200/FA – THE WATER TOWER, HOMESTALL FARM, SHOVELSTRODE LANE, ASHURST WOOD – MINOR MATERIAL AMENDMENT TO WD/2017/2665/F (ERECT A SINGLE STOREY EXTENSION INCLUDING ALTERATIONS TO EXISTING PROPERTY AND EXTENSION OF RESIDENTIAL CURTILAGE)

COMMENT: This is an improvement on an application we have already supported.

WD/2018/1181/F – BRAMBLETYE MANOR STABLES, BRAMBLETYE LANE, FOREST ROW – CONSTRUCTION OF REPLACEMENT DWELLING

COMMENT: We support these proposed amendments to an application we previously supported.

WD/2018/1152/F – THE CABIN, RIVERVIEW BUSINESS PARK, STATION ROAD, FOREST ROW-  
SINGLE STOREY DETACHED BUILDING OVER CAR PARK TO PROVIDE OFFICES AND STORAGE. REMOVAL OF STORAGE CABINS TO INCREASE PARKING PROVISIONS.

COMMENT: We support this rationalisation of the site.

WD/2018/1116/F – OLD PLAWHATCH FARM, CHICKEN VIEW, PLAWHATCH LANE, SHARPTHORNE  
REPLACE EXISTING SINGLE STOREY DWELLING WITH NEW SINGLE STOREY DWELLING

COMMENT: No objection to this replacement building on practically the same footprint.

WD/2018/1264/F – THE OLD DAIRY BUILDING, WALL HILL FARM, LONDON ROAD, FOREST ROW  
CHANGE OF USE FROM SHOP CLASS A1 TO CHIROPRACTIC AND HEALTH CLINIC CLASS D1 (NON RESEDENTIAL INSTITUTION)

COMMENT: We have no objections to this application.

WD/2018/1300/F – 2 SCARLETTS COTTAGES, HOLTYE ROAD, COWDEN, EDENBRIDGE  
ERECTION OF A SINGLE STOREY SHED WITH ADJACENT SUN ROOM AND GAZEBO ON AN  
EXISTING HARDSTANDING

COMMENT: We cannot discern from the materials supplied how the proposed structure sits within  
the site so cannot comment.

PLANNING DECISION LIST - FOR COMMITTEE 28/08/2018

APPLICATION NO	ADDRESS	PROPOSAL	WEALDEN DISTRICT COUNCIL DECISION	FOREST ROW PARISH COUNCIL RESPONSE
WD/2018/0414/F	HOMESTALL COURT, HOMESTALL ROAD, ASHURST WOOD	PRIVATE STABLING WITHIN BARN	GRANTED	NO OBJECTION TO THIS ADDITIONAL AMENITY
WD/2018/0890/F	PLAWHATCH CORNER, PLAWHATCH LANE, SHARPTHORNE	ERECTION OF TIMBER FRAME GARAGE	GRANTED	WE SUPPORT THIS PROPOSAL
WD/2018/0923/F	WYCHWOOD, ASHDOWN ROAD, FOREST ROW	DEMOLITION OF SINGLE STOREY REAR CONSERVATORY AND ERECTION OF SINGLE STOREY REAR GARDEN ROOM. CREATION OF NEW REAR ENTRANCE DOOR. INTERNAL ALTERATIONS	GRANTED	WE SUPPORT THIS PROPORTIONATE EXTENSION ON THE SAME FOOTPRINT.
WD/2018/0211/F	DEERVIEW, RYSTWOOD ROAD, FOREST ROW	EXTERNAL WORKS TO REAR GARDEN INCLUDING INSTALLATION OF TENNIS COURT AND ASSOCIATED FENCING. HARD PAVING, PLANTING AND ASSOCIATED LIGHTING	GRANTED	NO OBJECTION TO THIS APPLICATION
WD/2018/0861/F	FORMER FORESTERS ARMS, 19 HARTFIELD ROAD, FOREST ROW	MODIFICATION OF SHOP-FRONT ENTRANCE AND DELIVERY – DOOR ENTRANCE AND INSTALL AN ATM.	GRANTED	NO OBJECTION TO THIS ONGOING DEVELOPMENT.
WD/2018/0451/F	4 BELMONT COTTAGES, LOWER ROAD, FOREST ROW	INTERIOR REFURBISHMENT, REAR GROUND AND FIRST FLOOR EXTENSION, CONVERSION OF THE ATTIC TO A FURTHER BEDROOM AND EN-SUITE WC/SHOWER ROOM, INCLUDING FRONT AND REAR ROOF LIGHTS	GRANTED <i>PC Comments are noted however, drainage details are covered by Building Control</i>	WE HAVE NO OBJECTION IN PRINCIPLE, PROVIDED THAT THERE IS NO DETRIMENTAL EFFECT TO THE NEIGHBOURING PROPERTY AT GROUND LEVEL WITH REGARD TO OVERSHADOWING AND LIGHT LEVELS. WE WOULD ALSO LIKE TO DRAW ATTENTION TO THE GENERAL DRAINAGE ISSUE ON LOWER ROAD
WD/2018/0809/FR	BUNNY COTTAGE, BRAMBLETYE LANE, FOREST ROW	PART RETROSPECTIVE APPLICATION TO REINSTATE A SMALL POND WITH BUND ON THE SOUTH WEST SIDE. CREATION OF HARDSTANDING	GRANTED	PROVIDED THE NEIGHBOUR REPRESENTATIONS ARE CONSIDERED, WE SEE NO OBJECTIONS TO THIS PROPOSAL.
WD/2018/0273/FR	5 ROSE COTTAGES, LONDON ROAD, FOREST ROW	RETROSPECTIVE APPLICATION FOR REMOVAL OF VERTICAL HANGING TILES TO PART OF SIDE ELEVATION AND WHOLE OF REAR ELEVATION. INSTALLATION OF NEW TYVEK MEMBRANE TO TILED AREAS AND NEW TIMBER BATTENS. REPLACEMENT OF ORIGINAL HANGING TILES AND SOME NEW TILES	GRANTED	NO OBJECTIONS TO THIS REPAIR TO A LISTED BUILDING
WD/2018/0814/F	ROYAL ASHDOWN FOREST GOLF CLUB, CHAPEL LANE, FOREST ROW	REMOVAL OF EXISTING FIRST FLOOR BALCONY ON SOUTH EAST ELEVATION AND REPLACEMENT WITH NEW EXTENDED VERSION	GRANTED	WE SUPPORT THIS REPLACEMENT INSTALLATION
WD/2017/2685/F	LAND ADJOINING SUNNYCROFT, LONDON ROAD, FOREST ROW	NEW BUNGALOW WITH BEDROOMS IN ROOF VOID. INTEGRAL GARAGE, OFF ROAD PARKING AND LANDSCAPING WITH DEMOLITION OF EXISTING WORKSHOP BUILDING	GRANTED <i>Forest Row Parish Council comments are noted and concerns regarding precedents being set are not regarded as a material form of objection.</i>	ALTHOUGH THIS IS NOT OVERDEVELOPMENT OF A LARGE SITE. WE ARE AWARE IT IS OUTSIDE OF THE DEVELOPMENT BOUNDARY AND TO GIVE PERMISSION MAY SET A PRECEDENT. THEREFORE, WE OBJECT TO THIS APPLICATION.

WD/2018/0904/F	LITTLE GARTH, POST HORN LANE, FOREST ROW	EXTENSIONS TO THE NORTH AND EAST OF THE EXISTING SINGLE STOREY HOUSE. NORTH FACING DORMER TO PROPOSED NEW SECTION OF ROOF TO FACILITATE ACCOMMODATION IN PART OF THE ROOF SPACE	GRANTED	WE UNDERSTAND THE NEIGHBOURS CONCERNS BUT FEEL THERE ARE NO PLANNING REASONS TO OBJECT.
WD/2018/0734/F	OLD PLAWHATCH COTTAGE, PLAWHATCH LANE, SHARP THORNE	EXTENSION TO PROVIDE GARDEN ROOM AND POOL CHANGING/SHOWER; PROVISION OF NEW GLAZED ENTRANCE; ALTERATIONS TO EXISTING HOUSE AND ENLARGEMENT OF DORMER WINDOW	GRANTED	NO OBJECTIONS AS THIS IS A REDUCTION TO A PLAN WE HAVE ALREADY SUPPORTED.
WD/2018/1201/F	LITTLE WATER FARM BARN, HOMESTALL ROAD, ASHURST WOOD	PROPOSED SINGLE STOREY REAR EXTENSION	GRANTED	NO OBJECTION TO A PROPOSED EXTENSION TO AN EXISTING PROPERTY.
WD/2018/0977/F	LITTLE BRAMBLETYE FARM, BRAMBLETYE LANE, FOREST ROW	BUILDING OF AN AGRICULTURAL BARN	GRANTED	WE HAVE NO OBJECTIONS TO THIS APPLICATION.
WD/2018/0839/F	BROADSTONE WARREN SCOUT CAMP, LEWES ROAD, FOREST ROW	ADDITION OF DECORATIVE WOODEN CLADDING TO ALL EXTERIOR SIDES OF THE TOILET BLOCK	GRANTED	WE HAVE NO OBJECTIONS TO THIS APPLICATION.
WD/2018/1200/FA	THE WATER TOWER, HOMESTALL FARM, SHOVELSTRODE LANE, ASHURST WOOD	MINOR MATERIAL AMENDMENT TO WD/2018/1200/F (ERECT A SINGLE STOREY EXTENSION INCLUDING ALTERATIONS TO EXISTING PROPERTY AND EXTENSION OF RESIDENTIAL CURTILAGE)	GRANTED	THIS IS AN IMPROVEMENT ON AN APPLICATION WE HAVE ALREADY SUPPORTED.
WD/2018/1116/F	OLD PLAWHATCH FARM, CHICKEN VIEW, PLAWHATCH LANE, SHARP THORNE	REPLACE EXISTING SINGLE STOREY DWELLING WITH NEW SINGLE STOREY DWELLING	GRANTED	NO OBJECTION TO THIS REPLACEMENT BUILDING ON PRACTICALLY THE SAME FOOTPRINT.
WD/2018/1152/F	THE CABIN, RIVERVIEW BUSINESS PARK, STATION ROAD, FOREST ROW	SINGLE STOREY DETACHED BUILDING OVER CAR PARK TO PROVIDE OFFICES AND STORAGE. REMOVAL OF STORAGE CABINS TO INCREASE PARKING PROVISIONS.	GRANTED	WE SUPPORT THIS RATIONALISATION OF THE SITE.
WD/2018/1181/F	BRAMBLETYE MANOR STABLES, BRAMBLETYE LANE, FOREST ROW	CONSTRUCTION OF REPLACEMENT DWELLING	GRANTED	WE SUPPORT THESE PROPOSED AMENDMENTS TO AN APPLICATION WE PREVIOUSLY SUPPORTED.

# THIS WEEKS PLANNING APPLICATIONS

WEEK ENDING 24<sup>th</sup> AUGUST 2018

Application Number & Address	Proposals	Date Considered by Parish Council	Last Date for Comments to WDC
WD/2018/1480/F WOODLANDS LODGE, ASHDOWN PLACE, FOREST ROW	PROPOSED CONVERSION OF EXISTING OUT BUILDING/POTTING SHED TO FORM RESIDENTIAL USE. DEMOLITION OF REAR EXTENSION AND PROPOSED REAR DOUBLE STOREY EXTENSION.	28/08/2018	29/08/2018
WD/2018/1341/F HOMESTALL COURT, HOMESTALL STUD, HOMESTALL ROAD, ASHURST WOOD	50M X 35M EQUESTRIAN MANEGE	28/08/2018	30/08/2018
WD/2018/1592/F RIVENDELL, 20 POST HORN LANE, FOREST ROW	TWO STOREY EXTENSION TO HOME TO INCREASE THE NUMBER OF BEDROOMS AND LIVING SPACE	28/08/2018	31/08/2018
WD/2018/1559/FR 4 SPRING MEADOW, FOREST ROW	RETROSPECTIVE APPLICATION FOR LEVELLING OF FRONT GARDEN TO PROVIDE FOR 3NO CAR PARKING SPACES; GROUND FLOOR EXTENSION TO THE REAR TO EXTEND KITCHEN, DINING AND LIVING SPACES; CONVERSION OF THE GARAGE INTO AN ADDITIONAL ROOM; LOFT CONVERSION TO INCLUDE A FAMILY ROOM AND EXTRA BATHROOM, INSTALLATION OF 2NO VELUX WINDOW ON THE FRONT ROOF AND 2NO VELUX WINDOWS ON THE REAR ROOF; SND GENERAL INTERNAL REFURBISHMENTS.	28/08/2018	03/09/2018
WD/2018/1621/F DELVES, LEWES ROAD, FOREST ROW	REMOVAL OF EXISTING REAR EXTENSIONS AND REPLACEMENT WITH NEW SINGLE STOREY FLAT ROOFED EXTENSION TO REAR OF THE PROPERTY	28/08/2018	04/09/2018
WD/2018/1367/F 5 ROSE COTTAGES, LONDON ROAD, FOREST ROW	CHANGE OF USE OF GROUND FLOOR FRONT ROOM FROM OFFICE USE TO DOMESTIC USE	28/08/2018	04/09/2018
WD/2018/1399/LB 5 ROSE COTTAGES, LONDON ROAD, FOREST ROW	REFURBISHMENTS AND CONVERSION OF OFFICE TO DOMESTIC USE	28/08/2018	04/09/2018
WD/2018/1699/F PILSTYE COTTAGE, TABLEHURST LANE, OFF LONDON ROAD, FOREST ROW	GARAGE SIDE EXTENSION WITH STORE	28/08/2018	07/09/2018