

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
Hartfield Road
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East Sussex
RH18 5DZ

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Dear Sir/Madam,

Your attendance is required at a meeting of the **PLANNING COMMITTEE** to be held on **MONDAY 10th DECEMBER 2018** in the **ROSE ROOM** of the Community Centre at **7.00PM**.

Date: 5 December, 2018

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 15TH October 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):
 - 13th DEC 2018 AT 10.30AM
 - 17th JAN 2019 AT 10.30AM
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. TO COMMENT ON PLANNING APPLICATIONS RECEIVED AFTER CIRCULATION OF AGENDA (TO BE FORWARDED ON THE FRIDAY PRIOR TO THE MEETING)
11. ITEMS FOR FUTURE CONSIDERATION BY THIS COMMITTEE OR FULL COUNCIL

Plans dealt with under delegated powers –

for meeting 10 December 2018

WD/2018/2104/F – LAND AT MID-SUSSEX TIMBER CO LTD, STATION ROAD, FOREST ROW
– PROVISION OF A SMALL-SCALE ELECTRICITY GENERATING FACILITY AND ASSOCIATED
ACCESS, FENCING AND ANCILLARY COMPONENTS

COMMENT: We have no objection to the principle of the installation of a generator but the siting is inappropriate because of an evidenced flood risk.

Amended 05/11/2018 to include: We are concerned re the possible risk to trees and would question the noise levels of the siting of this apparatus in this residential area.

WD/2018/2169/F – TYLEHURST FARM HOUSE, PRIORY ROAD, FOREST ROW – Change of
description of works – ERECTION OF A TWO STOREY EXTENSION TO SIDE ELEVATION

COMMENT: We continue to have no objection to this proportionate extension to a large property.

WD/2018/1968/F – BOWER FARM, HOLTYE ROAD, HAMMERWOOD – TO CONVERT,
RENOVATE AND UPGRADE AN EXISTING SUBSTANTIAL ATTACHED OUTBUILDING FROM A
WORKSHOP/GARAGE WITH STORAGE INTO A SINGLE 1 BED DWELLING WITH PARKING

COMMENT: In the light of the pre-application advice given by the Planning Dept, we have no objection.

WD/2018/2168/F – DALINGRIDGE FARM, PLAWHATCH LANE, SHARPTHORNE – INTERNAL
RENOVATION OF EXISTING HOUSE – REPLACEMENT OF EXISTING WINDOWS –
REFURBISHMENT OF CENTRAL SECTION OF EXISTING REAR FAÇADE FROM NEO
GEORGIAN TO LATE LUTYENS STYLE – TIMBER FRAMED EXTENSION TO REAR FAÇADE –
ADDITION OF DORMER WINDOWS TO REAR & ELEVATION HH – ADDITIONAL WINDOW TO
ELEVATION CC

COMMENT: We support this application to improve this substantial property.

WD/2018/1621/F – DELVES, LONDON ROAD, FOREST ROW
REMOVAL OF EXISTING REAR EXTENSIONS AND REPLACEMENT WITH NEW SINGLE
STOREY FLAT ROOFED EXTENSION TO REAR OF THE PROPERTY.

COMMENT: We see no reason to change our former comment.

WD/2018/2263/F – 22 POST HORN CLOSE, FOREST ROW
ERECTION OF A TIMBER GARDEN STUDIO IN BACK GARDEN, THIS WILL REQUIRE A PATH
TO BE CONSTRUCTED DOWN THE GARDEN, AND THE PROVISION OF POWER TO THE
BUILDING

COMMENT: No objections to a structure that is proportionate to the garden size.

WD/2017/2823/F – LAKEVIEW, PRIORY ROAD, FOREST ROW
BARN FOR AGRICULTURAL USE

COMMENT: We support this application.

WD/2018/2283/F – GARTH COTTAGE, LONDON ROAD, FOREST ROW
DOUBLE GARAGE EXTENSION TO THE SIDE OF THE PROPERTY

COMMENT: No objection to this application.

WD/2018/2371/F – SHALESBROOK COTTAGE, SHALESBROOK LANE, FOREST ROW
PROPOSED GLASS ROOF, LEAN TO CONSERVATORY AT SIDE OF PROPERTY
3000MM(WIDTH) X 2700MM (PROJECTION)

COMMENT: No objection to this small addition.

PLANNING DECISION LIST - FOR COMMITTEE 10/12/2018

APPLICATION NO	ADDRESS	PROPOSAL	WEALDEN DISTRICT COUNCIL DECISION	FOREST ROW PARISH COUNCIL RESPONSE
WD/2018/1707/F	STUBBS WOOD COTTAGE, HAMMERWOOD, EAST GRINSTEAD	2 STOREY EXTENSION AND LOFT CONVERSION TO EXISTING DOMESTIC DWELLING	GRANTED	WE SUPPORT THIS APPLICATION. IT APPEARS TO BE A SYMPATHETIC EXTENSION TO A BUILDING ON A LARGE PLOT AND DOES NOT INVADE NEIGHBOUR PRIVACY.
WD/2018/1831/F	VALE COTTAGE, HOMESTALL ROAD, ASHURST WOOD	PROPOSED ADDITIONAL DROPPED KERB AND DRIVEWAY	REFUSED	WE HAVE NO OBJECTION TO THIS MODEST ADDITIONAL FACILITY.
WD/2016/2288/FR	COPPERWOOD, HARTFIELD ROAD, FOREST ROW	AN OAK TIMBER FRAME AND SHIP-LAP CLAD SINGLE STOREY LEAN-TO CONSERVATORY, WITH CLADDING TO MATCH THAT ON MAIN HOUSE	GRANTED	WE DO NOT OBJECT IN PRINCIPAL TO THIS CHANGE OF FUNCTION FROM GARAGE TO WORKSHOP, PROVIDED IT DOES NOT BECOME A DWELLING IN SEPARATE OCCUPATION.
WD/2018/1557/F	PIXTON HILL FARM, PIXTON HILL, FOREST ROW	REDEVELOPMENT OF REDUNDANT BARN INTO 1 NO. DWELLING	WITHDRAWN	WE SUPPORT THIS SENSITIVE REDEVELOPMENT OF AN EXISTING BARN.
WD/2018/1367/F & WD/2018/1399/LB	5 ROSE COTTAGES, LONDON ROAD, FOREST ROW	CHANGE OF USE OF GROUND FLOOR FRONT ROOM FROM OFFICE USE TO DOMESTIC USE	GRANTED	WE HAVE NO OBJECTION TO THIS SENSITIVE RE-PURPOSING OF A LISTED BUILDING
WD/2018/1799/LB	SOUTH PARK FARM, PRIORY ROAD, FOREST ROW	INSTALL WOODEN SPINDLES IN THE STAIRCASE	GRANTED	NO OBJECTIONS AS LONG AS THIS COMPLIES WITH LISTED BUILDING REGULATIONS.
WD/2018/1660/LB	SOUTH PARK FARM, PRIORY ROAD, FOREST ROAD	INSTALLATION OF UNDERFLOOR HEATING IN THE SITTING ROOM. REPLACE EXISTING WOODEN FLOORS WITH NEW WOODEN FLOORS. SKIRTING TO BE REPLACED WITH A LIKE FOR LIKE REPLACEMENT	GRANTED	WE HAVE NO OBJECTIONS TO THIS APPLICATION AS LONG AS THIS COMPLIES WITH LISTED BUILDING REGULATIONS.
WD/2018/1689/F	11 HARTFIELD ROAD, FOREST ROW	CHANGE OF USE OF A1 UNIT ON LOWER GROUND AND GROUND FLOOR TO A3 USE. EXTENSION TO LOWER GROUND AND GROUND FLOOR. EXTENSION TO FIRST AND SECOND FLOORS TO CREATE ONE ADDITIONAL FLAT (TWO FLATS IN TOTAL). ALTERATIONS TO FRONT AND REAR FACADES	GRANTED	WE SUPPORT THIS APPLICATION AS A SYMPATHETIC EXTENSION OF THE PREMISES WITHIN THE SAME FOOTPRINT AND HAVING VERY LITTLE IMPACT ON ANY OTHER RESIDENTIAL PROPERTIES.
WD/2018/1648/F	WATERWORKS DRIVE, 2 TABLEHURST LANE, FOREST ROW	SINGLE STOREY ADDITION TO GARAGE	GRANTED	WE HAVE NO OBJECTION TO THIS ADDITIONAL FACILITY.
WD/2018/1949/F	LITTLE GARTH, POST HORN LANE, FOREST ROW	NEW GARAGE TO REPLACE EXISTING	GRANTED	WE HAVE NO OBJECTION TO THIS REPLACEMENT BUILDING CONSTRUCTED WITH APPROPRIATE MATERIALS
WD/2018/1945/F	MONKS WOOD, TOMPSETS BANK, FOREST ROW	CONVERSION OF EXISTING GARAGE AND WORKSHOP INTO RESIDENTIAL ANNEXE	GRANTED	WE HAVE NO OBJECTIONS TO THIS CHANGE OF USE OF AN EXISTING BUILDING.
WD/2018/1621/F	DELVES, LONDON ROAD, FOREST ROW	REMOVAL OF EXISTING REAR EXTENSIONS AND REPLACEMENT WITH NEW SINGLE STOREY FLAT ROOFED EXTENSION TO REAR OF THE PROPERTY	GRANTED	NO OBJECTION TO THIS APPLICATION THAT IS ON A PLOT THAT IS LARGE ENOUGH TO SUSTAIN IT.
WD/2018/2147/F	STONE QUARRY HOUSE,	TWO STOREY DOMESTIC SIDE EXTENSION AND	GRANTED	WE HAVE NO OBJECTIONS TO THIS EXTENSION WHICH IS IN

WD/2018/1480/FR	LEWES ROAD, FOREST ROW WOODLANDS LODGE, ASHDOWN PLACE, LEWES ROAD, FOREST ROW	SINGLE STOREY PORCH TO REAR PROPOSED CONVERSION OF EXISTING OUT BUILDING/POTTING SHED TO FORM RESIDENTIAL USE. DEMOLITION OF REAR EXTENSION AND PROPOSED REAR SINGLE STOREY EXTENSION	GRANTED Response to Parish Council: <i>The concerns of the Parish Council are noted. However, the amended proposals indicate alterations to the dwelling that would enhance its appearance and would result in only a minor increase in built footprint. The increase in eaves/ridge height to the potting shed would have minimal impact on visual amenities or the residential amenities of neighbouring residents. An advisory note has been added with regard to the impact of construction traffic on access roads although this is a civil matter between parties. The agent states that drainage issues will be addressed.</i>	KEEPING WITH THE SIZE OF THE PLOT AND THE EXISTING BUILDING. ALTHOUGH REDUCED IN SIZE, WE REITERATE OUR PREVIOUS COMMENT: "WE STRONGLY OBJECT TO THIS PROPOSAL. IT IS TOTALLY OUT OF CHARACTER IN THIS FOREST ROAD, OVER-DEVELOPMENT OF A SMALL SITE, IMPOSING ON NEIGHBOURS AND IS LIKELY TO CAUSE DAMAGE TO THE ASHDOWN FOREST DURING CONSTRUCTION. WE ALSO NOTE THAT THERE IS AN ISSUE WITH SEWERAGE (CURRENTLY SHARED WITH WOODLANDS) WHICH WOULD APPEAR TO BE UNRESOLVED."
WD/2018/2169/F	TYLEHURST FARM HOUSE, PRIORY ROAD, FOREST ROW	ERECTION OF A TWO STOREY EXTENSION TO SIDE ELEVATION	GRANTED	WE CONTINUE TO HAVE NO OBJECTION TO THIS PROPORTIONATE EXTENSION TO A LARGE PROPERTY

THIS WEEKS PLANNING APPLICATIONS

WEEK ENDING 7th DECEMBER 2018

Application Number & Address	Proposals	Date Considered by Parish Council	Last Date for Comments to WDC
WD/2018/2295/FA SPRINGHILL ORCHARD HOUSE, WEIRWOOD, FOREST ROW	REMOVAL OF CONDITION 5 OF WD/2009/2303/F (CONVERSION OF PART OF REDUNDANT AGRICULTURAL BUILDING TO DWELLING. RESCINDING OF PART OF EXISTING CONSENT WD/03/0414/F TO CONVERT TO TWO B1 TYPE UNITS) TO REMOVE OCCUPATION RESTRICTIONS	10/12/2018	12/12/2018
WD/2018/2350/FA WESTERN YAGER BLOCK, EMERSON COLLEGE, HARTFIELD ROAD, FOREST ROW	REMOVAL OF CONDITION 3 OF WD/1982/0757 (CONVERSION AND EXTENSION TO YAGER STAFF HOUSE TO FORM SHELTERED SINGLE PERSON FLAT) TO REMOVE OCCUPANCY RESTRICTION	10/12/2018	12/12/2018
WD/2018/2351/FA YAGER BLOCKS, EMERSON COLLEGE, HARTFIELD ROAD, FOREST ROW	REMOVAL OF CONDITION 2 OF WD/1975/0372/F (ERECTION OF 5 DWELLINGS FOR MEMBERS OF STAFF AND THEIR FAMILIES, A STUDIO AND GARAGING FOR 6 CARS) TO REMOVE OCCUPANCY RESTRICTION	10/12/2018	18/12/2018
WD/2018/2365/F OAKTREE BUILDING, EMERSON COLLEGE, HARTFIELD ROAD, FOREST ROW	PROPOSED INDEPENDENT OCCUPATION OF THREE UNITS OF ACCOMMODATION WITHIN THE OAKTREE BUILDING IN CONNECTION WITH THE EMERSON LIVING AND LEARNING COMMUNITY	10/12/2018	18/12/2018
WD/2018/2370/F BRAMBLETYE MANOR STABLES, BRAMBLETYE LANE, FOREST ROW	CONSTRUCTION OF REPLACEMENT DWELLING AND OUTBUILDINGS	10/12/2018	18/12/2018