

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 Moore, Davies, Josephson, R Lewin, T Lewin,
McNally, Miller, Royall and Withers

(All other Councillors – for information)

Community Centre
Hartfield Road
Forest Row
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 5th AUGUST**

2019 in the **ROSE ROOM** of the Community

Centre at **7.00PM**.

Date: 31 July, 2019

A handwritten signature in black ink, appearing to read 'David O'Driscoll'.

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 3RD JUNE 2019 – 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):
 - 22ND AUGUST 2019 AT 10.30AM
 - 19TH SEPTEMBER 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. CO-OP – TO DISCUSS ENFORCEMENT ISSUES
12. CORRESPONDENCE
13. ITEMS FOR FUTURE CONSIDERATION BY THIS COMMITTEE OR FULL COUNCIL

Plans dealt with under delegated powers –

for meeting 5 August 2019

WD/2019/1014/F – THE OLD FARMHOUSE, SOUTH PARK ROAD, WEIR WOOD, FOREST ROW
– CONSTRUCTION OF FREE STANDING HARDWOOD PERGOLA

COMMENT: We support this minor decorative addition to the property

WD/2019/1039/F – 15 MEDWAY DRIVE, FOREST ROW – SINGLE STOREY SIDE EXTENSION
CREATING DOWNSTAIRS SHOWER ROOM AND STUDY

COMMENT: We have no objection to this small addition as long as there are no objections from the neighbour as this is close to the border.

WD/2019/0685/LB – THE SWAN, LEWES ROAD, FOREST ROW – INTERNAL REFURBISHMENT
OF A PUBLIC HOUSE INCLUDING UPGRADE OF KITCHEN FACILITIES AND BEDROOM
ACCOMMODATION

COMMENT: Provided adequate consideration is given to disabled facilities, we have no objection to these alterations.

WD/2019/1185/F – ROWENA COTTAGE, HIGHGATE ROAD, FOREST ROW – SINGLE STOREY
GARDEN ROOM TO THE REAR

COMMENT: We have no objection, provided that the neighbours do not object to the proximity to the boundary.

WD/2019/1346/F – 42 HARTFIELD ROAD, FOREST ROW – LOFT CONVERSION WITH REAR
DORMER AND FRONT CONSERVATION ROOF LIGHTS

COMMENT: We have no objections provided that the Conservation Officer has no adverse representations.

WD/2019/1342/F – 52 HARTFIELD ROAD, FOREST ROW – TWO STOREY SIDE/REAR
EXENSION TO EXISTING HOUSE

COMMENT: We have no objections to this acceptable extension given the size of the existing dwelling.

WD/2019/1194/F – LANSDOWNE, PRIORY ROAD, FOREST ROW – SIDE EXTENSION, FRONT
PORCH, REAR CONSERVATORY. CLADDING TO FRONT ELEVATION AND ADDITION OF
1NO. FIRST FLOOR WINDOW. 1NO. REAR ROOF LIGHT. EXTENSION TO REAR PATIO AREA.

COMMENT: We object on the following grounds:

1. It is far too close to the neighbour boundary.
2. It is out of keeping with the idiom of the current building.
3. This looks like a separate dwelling.

WD/2019/1223/FA – LAND ADJOINING SUNNYCROFT, LONDON ROAD, FOREST ROW –
MINOR MATERIAL AMENDMENT TO APPLICATION WD/2017/2685/F (NEW BUNGALOW WITH
BEDROOMS IN ROOF VOID. INTEGRAL GARAGE, OFF ROAD PARKING AND LANDSCAPING
WITH DEMOLITION OF EXISTING WORKSHOP BUILDING) INVOLVING THE VARIATION OF
CONDITION 8 IN ORDER TO CHANGE THE DESIGN OF THE PROPERTY.

COMMENT: No objection to these minor amendments to these already approved plans.

WD/2019/1309/F – THE GARDEN HOUSE, PARK ROAD, FOREST ROW – ERECTION OF
WOODEN CABIN 4M X 3M

COMMENT: No objections to this application.

WD/2019/0811/FR – SHEPHERDS MEWS, TOMPSETS BANK, FOREST ROW – PART RETROSPECTIVE APPLICATION FOR SUNKEN, IN-GROUND SWIM SPA IN CABINET AND SURROUNDING STONE PAVING AREA

COMMENT: We are unable to support this application until or unless the noise issues identified by neighbours are addressed.

WD/2019/1432/F – COACH HOUSE, HARTFIELD ROAD, FOREST ROW – CONVERSION OF THE EXISTING GARAGE TO FORM NEW KITCHEN/DINING, AND ASSOCIATED CHANGES TO THE ELEVATIONS

COMMENT: No objections to this development within the same footprint.

WD/2019/1429/F – HALES HOUSE, RYSTWOOD ROAD, FOREST ROW – ERECTION OF 2 BAY CARPORT AND POTTING SHED

COMMENT: No objection to this retrospective application.

WD/2019/1220/F – ST CLOUD, ASHDOWN ROAD, FOREST ROW – REAR EXTENSION WITH ALTERATIONS TO FOUR EXISTING WINDOWS (INCLUDING ROOFLIGHT) AS WELL AS THE INTRODUCTION OF PICTURE AND SIDE WINDOWS

COMMENT: No objection to this proposed development on a large plot.

WD/2019/1415/F – BALLARDS, POPLAR LANE, FOREST ROW – EXTENSION TO EXISTING GARAGE/ANNEXE

COMMENT: We object to this application as it seems to be creating a separate dwelling rather than merely extending the existing building.

WD/2019/1466/F – WEALDSTONES, 81 HARTFIELD ROAD, FOREST ROW – PROPOSED SIDE EXTENSION

COMMENT: No objections to this proportionate extension.

PLANNING DECISION LIST - FOR COMMITTEE 05/08/2019

APPLICATION NO	ADDRESS	PROPOSAL	WEALDEN DISTRICT COUNCIL DECISION	FOREST ROW PARISH COUNCIL RESPONSE
WD/2018/2258/F	DOVE BARN, SPRINGHILL FARM, PRIORY ROAD, FOREST ROW	CONSTRUCTION OF STABLE BUILDING	GRANTED	NO OBJECTION TO THIS APPLICATION FOR ANIMAL ACCOMMODATION ON A RURAL SITE
WD/2019/0852/F	TYLEHURST FARM HOUSE, PRIORY ROAD, FOREST ROW	ERECTION OF A TWO STOREY OAK FRAMED GARDEN ROOM TO SIDE ELEVATION. (AMENDMENT TO APPROVAL WD/2018/2169/F WITH ADDITION OF DORMER WINDOW)	GRANTED	WE SUPPORT THIS MINOR AMENDMENT
WD/2019/0748/F	5A FRESHFIELD BANK, FOREST ROW	A SINGLE-STOREY EXTENSION TO THE REAR AND SIDE OF THE EXISTING DWELLING WITH ACCESS TO THE SIDE AND REAR OF THE SITE	GRANTED	NO OBJECTIONS TO THIS PROPORTIONATE EXTENSION
WD/2019/0647/F	MEADOWBROOK, PRIORY ROAD, FOREST ROW	INTERNAL AND EXTERNAL ALTERATIONS AND EXTENSIONS TO A DETACHED 6 BEDROOM FAMILY HOUSE	GRANTED	WE HAVE NO OBJECTIONS: THE PLOT IS LARGE AND THE EXTENSIONS AND ALTERATIONS ARE PROPORTIONATE, WITH NO ADVERSE EFFECT ON NEIGHBOURS OR THE ENVIRONMENT
WD/2019/0766/F	FLAT 38, OAKWOOD PARK, HARTFIELD ROAD, FOREST ROW	CHANGE OF STYLE OF 1 WINDOW AT THE REAR OF THE PROPERTY	GRANTED	NO OBJECTION TO THIS MINOR ALTERATION
WD/2019/0801/F	LAND SOUTH OF HARTFIELD ROAD, FOREST ROW	RE-OPENING OF EXISTING ACCESS AND REACTION OF NEW TRACK TO LINK UP WITH EXISTING TRACK	REFUSED	UNLESS HIGHWAYS HAVE OBJECTIONS, WE SUPPORT THIS SENSIBLE AMENDMENT
WD/2018/1968/F	BOWER FARM – BUILDING IN OWNERSHIP OF 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	GRANTED	IN THE LIGHT OF THE PRE-APPLICATION ADVICE GIVEN BY THE PLANNING DEPT, WE HAVE NO OBJECTION
WD/2019/0878/F	1 ORCHARD COTTAGES, CANSIRON LANE, ASHURST WOOD	TWO STOREY EXTENSION TO THE REAR	GRANTED	WE HAVE NO OBJECTION SUBJECT TO THERE BEING NO NEIGHBOUR OBJECTION RE OVERLOOKING
WD/2018/1848/F	BEECH COTTAGE, HARTFIELD ROAD, FOREST ROW	DEMOLITION OF TWO SHEDS AND ERECTION OF 1NO. DWELLING	REFUSED	WE OBJECT TO THIS APPLICATION ON THE FOLLOWING GROUNDS: 1. THE CLOSE PROXIMITY TO THE ASHDOWN FOREST 2. IT IS OUTSIDE THE DEVELOPMENT BOUNDARY 3. THE ACCESS IS POOR AND DANGEROUS 4. THE PROPOSED NEW DWELLING IS ON A LARGER FOOTPRINT AND DIFFERENT SITE TO THE 2 SHEDS
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	GRANTED	WE HAVE NO OBJECTION TO THE PRINCIPLE OF THE INSTALLATION OF A GENERATOR BUT THE SITING IS INAPPROPRIATE BECAUSE OF AN EVIDENCED FLOOD RISK.
WD/2019/0818/F	FIRST CALL HOUSE, LEWES ROAD, FOREST ROW	CONVERSION OF REMAINDER OF GROUND FLOOR OFFICE ACCOMMODATION AT REAR OF BUILDING IN ORDER TO EXTEND THE LIVING ACCOMMODATION OF THE EXISTING GROUND FLOOR DWELLING, TO	GRANTED	WE HAVE NO OBJECTIONS PROVIDED THAT THE CONSERVATION OFFICER HAS NO ADVERSE REPRESENTATIONS

WD/2019/0693/F	EMERSON COLLEGE, PIXTON, HARTFIELD ROAD, FOREST ROW	INCLUDE SINGLE STOREY REAR EXTENSION ERECTION OF GLASSHOUSE ON CULTIVATED LAND FOR VEGETABLE GROWING, RESEARCH AND EDUCATION.	GRANTED	WE HAVE NO OBJECTIONS TO THIS PROPOSAL: THE APPLICATION IS FAIRLY SPARSE AND THERE IS NO MENTION OF WATER MANAGEMENT. WE SUGGEST SUITABLE PLANS FOR WATER RUN OFF, COLLECTION AND RE-USE ARE CONSIDERED. WE SUPPORT THIS APPROPRIATE DEVELOPMENT TO THE DWELLING
WD/2019/0859/F	YGGDRASIL, PRIORY ROAD, FOREST ROW	RELOCATION OF MAIN ENTRANCE, GARAGE CONVERSION AND INTERNAL ALTERATIONS. REPLACEMENT POOL HOUSE AND TIMBER FRAMED CARPORT	GRANTED	WE HAVE NO OBJECTIONS TO THIS APPLICATION
WD/2019/1042/F	DALINGRIDGE FARM, PLAWHATCH LANE, SHARPTHORNE	ERECTION OF TWO STOREY SIDE EXTENSION TO GARAGE TO INCORPORATE FULL SIZE STAIRCASE, WITH DORMER TO REAR ELEVATION AND INSTALLATION OF WINDOWS TO FRONT AND SIDE ELEVATIONS	REFUSED	
WD/2019/1074/F	OLD WHITE'S FARM, TOMPSET'S BANK, FOREST ROW	PROPOSED SIDE EXTENSION TO FORM NEW KITCHEN/DINING ROOM AND RELOCATED PLANT ROOM. PROPOSED 2 BAY GARAGE OUTBUILDING TO GARDEN WITH NEW VEHICULAR ACCESS. EXISTING GARAGE/FIRST FLOOR ACCOMMODATION TO BE DEMOLISHED	GRANTED <i>Response to Parish Council: The proposed garage will be built 1.5m off the boundary with Warrenside Cottage and set back from the beech tree canopy by approx. 2m. The development is not considered to interfere with the beech tree.</i>	WE HAVE NO OBJECTIONS TO THE EXTENSION TO THE HOUSE, BUT WE ARE CONCERNED THAT THE GARAGE AND ASSOCIATED NEW DRIVEWAY MAY IMPINGE UPON THE MATURE BEECH TREE.
WD/2019/0193/F & WD/2019/0194/LB	SHOVELSTRODE FARM, HOMESTALL ROAD, ASHURST WOOD	CONVERSION OF EXISTING BRICK OUTBUILDINGS WITHIN THE RESIDENTIAL AND LISTED CURTILAGE TO A GRANNY ANNEXE	GRANTED	WE HAVE NO OBJECTION TO A DEVELOPMENT WHICH APPEARS TO HAVE HAD INITIAL INPUT FROM PLANNING AND MAKES AN APPROPRIATE USE OF SPACE WITHIN THE ORIGINAL FOOTPRINT
WD/2019/0995/F	TARNWOOD, PLAWHATCH LANE, SHARPTHORNE	PLANNING APPLICATION TO INCREASE THE NUMBER OF BEDROOMS AND LIVING SPACE AT GROUND FLOOR BY EXTENSIONS TO THE REAR AND FRONT OF THE DWELLING, A NEW BALUSTRADE TO THE EXISTING BALCONY AND NEW BALCONY FROM SECOND FIRST FLOOR BEDROOM WITH THE CONVERSION OF EXISTING GARAGE INTO A STUDIO/GYM	GRANTED	WE HAVE NO OBJECTIONS TO THIS REVISED PROPOSAL.
WD/2019/1185/F	ROWENA COTTAGE, HIGHGATE ROAD, FOREST ROW	SINGLE STOREY GARDEN ROOM TO THE REAR	GRANTED	WE HAVE NO OBJECTIONS PROVIDED THAT THE NEIGHBOURS DO NOT OBJECT TO THE PROXIMITY TO THE BOUNDARY
WD/2019/1014/F	THE OLD FARMHOUSE, SOUTH PARK ROAD, WEIR WOOD, FOREST ROW	CONSTRUCTION OF FREE STANDING HARDWOOD PERGOLA	GRANTED	WE SUPPORT THIS MINOR DECORATIVE ADDITION TO THE PROPERTY
WD/2019/1039/F	15 MEDWAY DRIVE, FOREST ROW	SINGLE STOREY SIDE EXTENSION CREATING DOWNSTAIRS SHOWER ROOM AND STUDY	GRANTED	WE HAVE NO OBJECTION TO THIS SMALL ADDITION AS LONG AS THERE ARE NO OBJECTIONS FROM THE NEIGHBOURS AS THIS IS CLOSE TO THE BORDER

WD/2019/1415/F	BALLARDS, POPLAR LANE, FOREST ROW	EXTENSION TO EXISTING GARAGE/ANNEX	WITHDRAWN	WE OBJECT TO THIS APPLICATION AS IT SEEMS TO BE CREATING A SEPARATE DWELLING RATHER THAN MERELY EXTENDING THE EXISTING BUILDING
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THIS WEEKS PLANNING APPLICATIONS

WEEK ENDING 2nd AUGUST 2019

Application Number & Address	Proposals	Date Considered by Parish Council	Last Date for Comments to WDC
WD/2019/1497/F 64 HARTFIELD ROAD, FOREST ROW	PROPOSED FIRST FLOOR REAR EXTENSION	05/08/2019	06/08/2019
WD/2019/1256/F LAND ADJACENT TO HORNPIPE, PARK ROAD, FOREST ROW	CONSTRUCTION OF A DWELLING, GARDENS AND PARKING AND ACCESS	05/08/2019	07/08/2019
WD/2019/1431/F STEP BY STEP SCHOOL, NEYLANDS FARM, GRINSTEAD LANE, FOREST ROW	RETENTION OF THE EXISTING (OLD) CLASSROOM PORTAKABIN AND COVERED LINK TO NORTH BLOCK (AS APPROVED UNDER WD/2014/1201/FT) AND RETROSPECTIVE REPLACEMENT OF STAFFROOM PORTAKABIN WITH LARGER ONE	05/08/2019	12/08/2019
WD/2019/0891/F PIXTON HILL FARM, PIXTON HILL, FOREST ROW	CONVERSION OF EXISTING AGRICULTURAL BUILDING INTO 1 DWELLING WITH CHANGE OF USE OF LAND TO RESIDENTIAL. <i>Amended plans received 18/07/19</i>	05/08/2019	02/08/2019 (EXTENSION GRANTED TO FRPC UNTIL 06/08/2019
WD/2019/1072/F VENUE ON THE GREEN, FORESTERS GREEN, FOREST ROW	ERECTION OF FIVE POST TOP LANTERNS. RETENTION OF EXTERNAL GAMES AREA IN RE-ORIENTATED POSITION AND PLACEMENT OF COMBINED MULTI GOAL AND BASKETBALL HOOP	05/08/2019	15/08/2019
WD/2019/1530/F BYWAYS, HIGHFIELDS, FOREST ROW	REPLACEMENT OF EXISTING REAR EXTENSION, SIDE EXTENSION, ATTIC CONVERSION AND NEW DORMER WINDOWS TO FRONT AND REAR.	05/08/2019	20/08/2019