

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 and Withers

(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 **MONDAY 13th JULY 2020** VIA ZOOM **7.00PM**.

Date: 8 July, 2020

David O'Driscoll
Parish Clerk

THE FIRST FIFTEEN 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 7.15PM.**
2. APOLOGIES FOR ABSENCE
3. MINUTES OF THE MEETING HELD ON 2nd MARCH 2020 – 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):
 - 23RD JULY AT 10.30AM
 - 20TH AUGUST 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. CORRESPONDENCE – if any
12. ITEMS FOR FUTURE CONSIDERATION BY THIS COMMITTEE OR FULL COUNCIL

“This meeting will be held electronically via ZOOM, and the meeting ID and password will be circulated separately to Members. The meeting is also open to public attendance (with an initial period for public questions), but for security reasons, any member of the public wishing to participate is asked to telephone or email the Parish Clerk in advance (01342 822661 or parishclerk@forestrow.gov.uk) for the access codes.”

Plans dealt with under delegated powers –

for meeting 13 July 2020

WD/2020/0587/F – 5 CHEQUERS GRANGE, FOREST ROW – NEW FIRST FLOOR EXTENSION

COMMENT: No objection to the extension in itself, which is on the same footprint as the existing building. However, it might be advisable to impose a condition controlling construction vehicle access to such a restricted site.

WD/2020/0537/F – PIXTON HILL STABLES, PIXTON HILL, FOREST ROW – CHANGE OF USE OF LAND TO RESIDENTIAL AND ERECTION OF A DETACHED ANNEXE IN THE FORM OF A MOBILE HOME FOR USE IN CONJUNCTION WITH THE MAIN DWELLING

COMMENT: No objection to the proposal as it stands (a free-standing annex building having apparently been advised against), but with the condition that its occupation be limited to the proposed family member and the structure be removed in the event of their decease or transfer to care elsewhere.

WD/2017/1837/MAO – LAND SOUTH OF HARTFIELD ROAD, FOREST ROW – OUTLINE PLANNING APPLICATION FOR 24 NEW DWELLINGS, INCLUDING 35% AFFORDABLE UNITS, WITH ACCESS, OPEN SPACE, ASSOCIATED INFRASTRUCTURE AND LANDSCAPING. Transport report received 20/04/2020

COMMENT: We strongly reiterate the comments which we previously lodged in respect of this application, which the additional document received does nothing to alter.

We object strongly to this proposal on the following grounds:

- The site is outside the development boundary
- The site is in AONB
- The site is in the 400m development exclusion zone surrounding the Ashdown Forest
- The increased risk of flooding
- The increased usage of drainage
- The safety of the access
- It is an inappropriate development for the village
- The loss of trees (TPO's)

It was also noted that the applicant's extensive documentation contains inaccuracies and misleading statements including the Statement of Community Involvement in which the level of interaction between Fairfax Acquisitions and the Parish Council is exaggerated.

WD/2020/0639/F – GRANARY BUNGALOW, LONDON ROAD, FOREST ROW – DEMOLITION OF EXISTING BUNGALOW AND REBUILDING OF A NEW BUNGALOW

COMMENT: No objections to this replacement dwelling

WD/2020/0670/MAJ & WD/2020/0671/LB – PIXTON HOUSE, HARTFIELD ROAD, FOREST ROW – CHANGE OF USE CLASS C2 (RESIDENTIAL INSTITUTIONS) TO RESIDENTIAL USE (C3) OF PIXTON HOUSE TO CREATE 13 CO-OPERATIVE RESIDENTIAL UNITS WITH SHARED COMMUNAL FACILITIES FOLLOWING INTERNAL AND EXTERNAL ALTERATIONS INCLUDING THE PARTIAL DEMOLITION OF LATER REAR EXTENSIONS AND ANCILLARY STRUCTURES AND ERECTION OF A SINGLE STOREY EXTENSION; ERECTION OF SINGLE STOREY DETACHED BUILDING TO THE REAR OF PIXTON HOUSE FOR A FURTHER 2 X CO-OPERATIVE RESIDENTIAL UNITS; PROVIDING A TOTAL OF 15 CO-OPERATIVE RESIDENTIAL UNITS. ERECTION OF A NEW BOUNDARY WALL; REVISIONS TO EXISTING CAR PARKING LAYOUT, AND NEW LANDSCAPING WITHIN THE SITE BOUNDARY

COMMENT: No objections provided due consideration is given to the suggestion of additional/extended passing places.

WD/2020/0967/F – 71 HARTFIELD ROAD, FOREST ROW – PROPOSED SINGLE STOREY REAR EXTENSION

COMMENT: No objection to this proportionate extension.

WD/2020/0871/F – WALLHILL FARMHOUSE, LONDON ROAD, FOREST ROW – ERECTION OF WOODEN SHED IN LINE WITH EXISTING GARAGE BLOCK

COMMENT: No objection to this minor additional facility

PLANNING DECISION LIST - FOR COMMITTEE 13/07/2020

APPLICATION NO	ADDRESS	PROPOSAL	WEALDEN DISTRICT COUNCIL DECISION	FOREST ROW PARISH COUNCIL RESPONSE
WD/2019/2654/F	THE BARN, HAMMERWOOD LANE, HAMMERWOOD	CHANGE OF USE AND CONVERSION OF REDUNDANT BARN TO A DWELLING	GRANTED	WE OBJECT TO THIS APPLICATION, AS WE DO NOT FEEL THERE IS SUFFICIENT INFORMATION REGARDING THE RIGHTS OF ACCESS, SERVICES AND PARKING FACILITY
WD/2019/2712/F	WRETHAM LODGE, PRIORY ROAD, FOREST ROW	CHANGE OF USE OF LAND TO RESIDENTIAL TO PROVIDE A LARGER GARDEN. CONSTRUCTION OF A NEW ACCESS ROADWAY AND A DETACHED CAR-BARN STRUCTURE FOR ANCILLARY USE	GRANTED <i>Response to Parish Council: The Parish Council's comments are noted. / This is a revised application following the recent approval of an almost identical application (WD/2019/1661/F), to which the Parish Council had no objection to any aspect of. The building, new access drive and change of use of the surrounding land to residential have already been approved under the previous application (to which the Parish Council previously commented that they have "no objection to this development given the size of the property and the proposed layout"). A small number of minor alterations to the approved garage building elevations are now proposed, along with its slight re-siting closer to the dwelling. In all other aspects the application remains the same as approved.</i>	WE DO NOT HAVE ANY OBJECTION TO THE PRINCIPLE OF THE BUILDING OR THE NEW ACCESS ROADWAY AS SUCH, BUT WE DO OBJECT TO THE CHANGE OF USE OF SURROUNDING LAND THE LIKELY CONSEQUENCE OF RESIDENTIAL CREEP.
WD/2020/0079/F	5 WEIR WOOD COTTAGES, PRIORY ROAD, FOREST ROW	ENLARGE EXISTING SINGLE GARAGE TO DOUBLE GARAGE	GRANTED	WE HAVE NO OBJECTIONS TO THIS PROPOSAL
WD/2019/2545/F	40 HARTFIELD ROAD, FOREST ROW	REPLACEMENT OF FRONT PORCH, FRONT DOOR AND WINDOWS. DEMOLITION OF REAR PORCH AND OUTHOUSE. ERECTION OF SINGLE STOREY EXTENSION. DEMOLITION OF SHED AND ERECTION OF OFFICE BUILDING WITH INTERNAL GARDEN STORAGE	GRANTED	WE HAVE NO OBJECTIONS TO THIS APPLICATION AS LONG AS THE OUTBUILDING HAS APPROPRIATE MEASURES FOR THE SLOWING DOWN OF SURFACE WATER RUN OFF.

WD/2019/2674/FA	OLD PLAWHATCH COTTAGE, PLAWHATCH LANE, SHARPThorNE	VARIATION OF CONDITIONS 2 (MATERIALS) SMD 5 (PLANS) OF WD/2018/0734/F (EXTENSION TO PROVIDE GARDEN ROOM AND POOL CHANGING/SHOWER; PROVISION OF NEW GLAZED ENTRANCE; ALTERATIONS TO EXISTING HOUSE AND ENLARGEMENT OF DORMER WINDOW) TO ALLOW AMENDMENTS TO THE PROPOSED EXTERNAL MATERIALS AND OMISSION OF A BRICK CHIMNEY	GRANTED	WE HAVE NO OBJECTIONS TO THIS PROPOSAL
WD/2019/2705/F	THE OLD BAKERY, LEWES ROAD, FOREST ROW	PROPOSED REINSTATEMENT OF TWO GROUND FLOOR SIDE WINDOWS, ONE NEW FIRST FLOOR SIDE WINDOW, AND REPLACEMENT OF EXISTING FIRST FLOOR REAR ACCESS DOOR WITH GLAZED WINDOW	GRANTED	WE HAVE NO OBJECTIONS TO THE REPLACEMENT OF THE WINDOWS AND DOORS SUBJECT TO AGREEMENT BY THE CONSERVATION OFFICER
WD/2019/2700/F	TROJAN HOUSE, FLAT, LEWES ROAD, FOREST ROW	TO REPLACE TWO EXISTING FLASH CASEMENT TIMBER WINDOWS WITH EVOLUTION FLASH CASEMENT WINDOWS, TIMBER EFFECT, TO REPLACE EXISTING TIMBER FRONT DOOR WITH A TIMBER DOOR	GRANTED	WE HAVE NO OBJECTIONS TO THIS PROPOSAL
WD/2019/1884/LB	THE BOWER HOUSE, HAMMERWOOD	EXTERNAL REPAIR WORK TO THE GABLE INCLUDING WORKS TO WINDOW AND ROOF	GRANTED	WE HAVE NO OBJECTIONS AS LONG AS THIS COMPLIES WITH LISTED BUILDING REGULATIONS
WD/2020/0301/F	19 ASHDOWN CLOSE, FOREST ROW	SINGLE STOREY REAR EXTENSION	GRANTED	WE ARE HAPPY TO SUPPORT THIS APPLICATION
WD/2020/0221/FR	15 ASHDOWN CLOSE, FOREST ROW	RETROSPECTIVE APPLICATION FOR A GARDEN ROOM	GRANTED	WE SUPPORT THIS RETROSPECTIVE PROPOSAL
WD/2020/0245/F	CREEVAGH, FOREST ROAD, FOREST ROW	DEMOLITION OF CONSERVATORY AND ERECTION OF SINGLE-STOREY REAR EXTENSION	GRANTED	WE HAVE NO OBJECTIONS TO THIS PROPOSAL
WD/2020/0267/F	LANDALE HOUSE, WALL HILL ROAD, ASHURST WOOD	TWO STOREY EXTENSION AND FULL REFURBISHMENT OF MAIN HOUSE. DEMOLITION OF EXISTING DOUBLE GARAGE BUILDING TO BE REPLACED BY NEW DOUBLE GARAGE BUILDING WITH TWO BEDROOM ANNEX ABOVE. NEW INTEGRATED LANDSCAPING	GRANTED	WE HAVE NO OBJECTIONS TO THIS PROPOSAL
WD/2020/0341/F	PIXTON HILL GRANGE, PICTON HILL, FOREST ROW	REPLACEMENT OF EXISTING CONSERVATORY	GRANTED	WE SUPPORT THIS APPLICATION
WD/2019/2669/F	1 BANK VIEW, FOREST ROW	DEMOLITION OF SINGLE STOREY REAR EXTENSION AND CONSTRUCTION OF SINGLE STOREY SIDE/REAR EXTENSION. ENLARGED PORCH AND FIRST FLOOR BATHROOM EXTENSION (TO REPLACE EXISTING CONSENT WD/2016/1181/F.)	GRANTED	WE HAVE NO OBJECTIONS TO THIS PROPOSAL
WD/2017/1837/MAO	LAND SOUTH OF HARTFIELD ROAD, FOREST ROW	OUTLINE PLANNING APPLICATION FOR 24 NEW DWELLINGS, INCLUDING 35% AFFORDABLE UNITS, WITH ACCESS, OPEN SPACE, ASSOCIATED INFRASTRUCTURE AND LANDSCAPING	WITHDRAWN	WE STRONGLY REITERATE THE COMMENTS WHICH WE PREVIOUSLY LODGED IN RESPECT OF THIS APPLICATION, WHICH THE ADDITIONAL DOCUMENT RECEIVED DOES NOTHING TO ALTER. WE OBJECT STRONGLY TO THIS PROPOSAL ON THE FOLLOWING GROUNDS: THE SITE IS OUTSIDE THE DEVELOPMENT BOUNDARY THE SITE IS IN AONB

<p>THE SITE IS IN THE 400M DEVELOPMENT EXCLUSION ZONE SURROUNDING THE ASHDOWN FOREST THE INCREASED RISK OF FLOODING THE INCREASED USAGE OF DRAINAGE THE SAFETY OF THE ACCESS IT IS AN INAPPROPRIATE DEVELOPMENT FOR THE VILLAGE THE LOSS OF TREES (TPO'S) IT WAS ALSO NOTED THAT THE APPLICANT'S EXTENSIVE DOCUMENTATION CONTAINS INACCURACIES AND MISLEADING STATEMENTS INCLUDING THE STATEMENT OF COMMUNITY INVOLVEMENT IN WHICH THE LEVEL OF INTERACTION BETWEEN FAIRFAX ACQUISITIONS WITH THE PARISH COUNCIL IS EXAGGERATED.</p>			<p>THE CLOCK HOUSE, BROADSTONE FARM, WYCH CROSS, FOREST ROW</p>	<p>WD/2019/0017/F</p>
<p>WE OBJECT TO THIS APPLICATION. THE APPLICANTS ARE PROPOSING TO REPLACE N AGRICULTURAL BUILDING (WHICH HAS NEVER HAD MORE THAN SERVICE ACCOMMODATION) WITH YET ANOTHER INDEPENDENT DWELLING. WE WOULD, HOWEVER, SUPPORT DEMOLITION AND REPLACEMENT WITH A DIFFERENT AGRICULTURAL/ECOLOGICALLY SOUND BUSINESS OR USE ANCILLARY TO THE MAIN DWELLING</p>	<p>GRANTED <i>Response to Parish Council: The scheme as amended is a genuine conversion of the more valued buildings within the scope of adopted planning policies – DC8 in particular of the Wealden Local Plan 1998. The application has sought to show that the existing building is a Heritage Asset, and it is considered to be so – a curtilage listed building associated with Broadstone Farm House. The scheme would look to secure the long term preservation of the more valued buildings at the site whilst removing those less attractive farming buildings from within the woodland. The scheme, through Planning Agreement, would also seek to remove a lawful mobile home from adjacent land within the Ashdown Forest SPA thereby equalizing the increase in dwellings within this site and adjacent to the Ashdown Forest Special protection Area. Indeed there would be some</i></p>	<p>DEMOLITION OF ASSORTED OUTBUILDINGS. CONVERSION OF EXISTING BUILDINGS INTO A RESIDENTIAL DWELLING. CONSTRUCTION OF CAR PORT</p>		

			<p><i>biodiversity benefit as the site of the conversion at least lies outside of the SPA, and removes old poultry sheds. The subject buildings are very large and require considerable investment and upkeep to avoid deterioration. The scheme is considered to deliver significant environmental gains by removing less slightly buildings and a mobile home from sensitive location. A recommendation of support, subject to planning conditions and a Planning Agreement, are recommended.</i></p>	
WD/2020/0346/F	OWLETT'S FARM, THORNHILL ROAD, ASHURSTWOOD	ENTRANCE TRACK LEADING TO OWLETT'S FARM COMPLEX FROM AN EXISTING GATED ACCESS	WITHDRAWN	WE HAVE NO OBJECTIONS
WD/2020/0309/F	HURSTVIEW, HIGHFIELDS, FOREST ROW	TWO STOREY SIDE EXTENSION, SINGLE STOREY RAR EXTENSION	GRANTED	NO OBJECTION IN THE CONTEXT OF SIMILAR DEVELOPMENTS BY MANY NEIGHBOURING PROPERTIES
WD/2020/0135/F	THE COTTAGE, HIGHFIELDS, FOREST ROW	SINGLE STOREY REAR EXTENSION	GRANTED	WE HAVE NO OBJECTIONS TO THIS PROPOSAL
WD/2019/2512/F	2 DEERHURST PARK, FOREST ROW	GROUND AND FIRST FLOOR EXTENSION TO PROVIDE ONE NEW BEDROOM ON THE FIRST FLOOR AND A COVERED OPEN TERRACE ON THE GROUND FLOOR. CONVERSION OF GARAGE ON A GROUND FLOOR TO FITNESS AND SAUNA ROOM	GRANTED	WE DO NOT OBJECT TO THIS MINOR EXTENSION OF AN ALREADY LARGE DWELLING WHICH DOES NOT APPEAR TO ADVERSELY AFFECT NEIGHBOURING PROPERTIES
WD/2020/0587/F	5 CHEQUERS GRANGE, FOREST ROW	NEW FIRST FLOOR EXTENSION	GRANTED <i>Response to Parish Council: The condition suggested by the Parish Council in respect to controlling construction vehicles is noted; however, given the modest nature of the proposal and the extent of on-site parking provision such a condition is not considered to be reasonable or necessary in this instance</i>	NO OBJECTION TO THE EXTENSION IN ITSELF, WHICH IS ON THE SAME FOOTPRINT AS THE EXISTING BUILDING. HOWEVER, IT MIGHT BE ADVISABLE TO IMPOSE A CONDITION CONTROLLING CONSTRUCTION VEHICLE ACCESS TO SUCH A RESTRICTED SITE
WD/2020/0229/F	PIXTON LODGE, 101 HARTFIELD ROAD,	SINGLE STOREY EXTENSION TO REAR (NORTH ELEVATION) OF PROPERTY, DOUBLE STOREY	GRANTED	NO OBJECTIONS: THE EXTENSION IS PROPORTIONATE TO THE SITE AND THE EXISTING BUILDING

FOREST ROW

EXTENSION TO SIDE (EAST ELEVATION)

THIS WEEKS PLANNING APPLICATIONS

WEEK ENDING 10th JULY 2020

Application Number & Address	Proposals	Date Considered by Parish Council	Last Date for Comments to WDC
WD/2020/0993/FT STEP BY STEP SCHOOL, NEYLANDS FARM, GRINSTEAD LANE, FOREST ROW	RENEWAL OF TEMPORARY APPROVAL FOR THE EXISTING NEW CLASSROOM PORTAKABIN AND CURRICULUM MATERIALS STORE PORTAKABIN	13/07/2020	16/07/2020
WD/2020/1078/F MANY LEVELS, 1 BROADSTONE, PARK ROAD, FOREST ROW	SINGLE STOREY EXTENSION TO SIDE/REAR, REAR DORMER WITH THE ADDITION OF ROOF LIGHTS, EXTERNAL WORKS AND REMODELLED REAR TERRACE INCLUDING RAISED PLATFORM TO SERVE NEW ACCESS TO GARAGE	13/07/2020	21/07/2020
WD/2018/2355/F PILSTYE, STATION ROAD, FOREST ROW	ALTERATIONS, MINOR ADDITIONS AND REFURBISHMENT OF EXISTING STABLE BUILDING Amended plans received 19 June 2020	13/07/2020	28/07/2020