

# Forest Row Parish Council

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

(Office Hours: Monday to Friday 9am to 2pm)



To: All members of the PLANNING GROUP  
Cllrs Davies (Chairman), Hopkins, Josephson, R  
Lewin, T Lewin, Spackman, Summers & Waters

(All other Councillors – for information)

Community Centre  
Hartfield Road  
Forest Row  
East Sussex  
RH18 5DZ

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Website: www.forestrow.gov.uk

Dear Sir/Madam,

You are invited to attend a meeting of the **PLANNING GROUP** to be held on **MONDAY 8<sup>th</sup> AUGUST 2022** VIA ZOOM AT **7.00PM**.

Date: 27 July, 2022

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

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 27<sup>TH</sup> June 2022 – 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):
  - 18<sup>TH</sup> August 2022
  - 15<sup>th</sup> September 2022
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 – Appeal – Cottage, land north of Wild Cherry Orchard, Lewes Road, Forest Row
12. ITEMS FOR FUTURE CONSIDERATION BY 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](mailto:parishclerk@forestrow.gov.uk)) for the access codes.”**

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

for meeting 8<sup>th</sup> August 2022

WD/2022/1395/F – TWIGS, RYSTWOOD ROAD, FOREST ROW – NEW FRONT GARAGE ATTACHED TO EXISTING FRONT GARAGE

COMMENT: No objections to this proportionate extension

WD/2022/1495/F – WOODLANDS, RYSTWOOD ROAD, FOREST ROW – SINGLE STOREY FRONT EXTENSION, CONVERSION OF EXISTING GARAGE TO HABITABLE LIVING SPACE & PROPOSED GARAGE TO SIDE

COMMENT: No objections to this proportionate extension

WD/2022/1548/F – HONEYPOT HOUSE, PARK ROAD, FOREST ROW – HIP TO GABLE CONVERSION AND ERECTION OF REAR DORMER WINDOW TO FACILITATE LOFT CONVERSION

COMMENT: No objection to the proposed works

WD/2022/1685/F – MOUNT LODGE, ASHDOWN ROAD, FOREST ROW – CARPORT FOR 2 VEHICLES, OUTDOOR STORAGE AND GAMES AREA, AND SECURE STORAGE BUILDING TO REPLACE EXISTING FACILITY

COMMENT: No objections to this proportionate installation

WD/2022/1691/F – NEW COTTAGE, 34A UPPER CLOSE, FOREST ROW – VERANDA TO THE FRONT, LOBBY TO THE SIDE AND NEW PEDESTRIAN ACCESS

COMMENT: Provided there are no objections from the neighbours to the south, concerning the building being right up to the boundary, we would have no objections.

PLANNING DECISION LIST - FOR COMMITTEE 08/08/2022

APPLICATION NO	ADDRESS	PROPOSAL	WEALDEN DISTRICT COUNCIL DECISION	FOREST ROW PARISH COUNCIL RESPONSE
WD/2022/0672/F	HIGH STACKS, WALL HILL ROAD, ASHURST WOOD	DEMOLITION OF EXISTING FLAT ROOF ATTACHED DOUBLE GARAGE AND ERECTION OF KITCHEN/FAMILY ROOM EXTENSION. PROPOSED REPLACEMENT PORCH	GRANTED	No objection to these plans but would ask for more hard standing for off road parking.
WD/2022/0641/F	CRAMOND, ASHDOWN ROAD, FOREST ROW	ERECTION OF GARDEN ROOM	GRANTED	No objections to this proposal
WD/2021/2441/F	ROSE WATER BARN, THORNHILL, ASHURST WOOD	CHANGE IN USE OF LAND FROM SITING OF A MOBILE HOME FOR USE AS FARM OFFICE, TO USE OF LAND FOR SITING MOBILE HOME FOR USE AS HOLIDAY ACCOMMODATION	GRANTED	Leaving aside the considerable opposition from neighbours to the original application, as already summarised by the neighbour response on the planning portal, and the way in which a Permitted agricultural development was gamed into something far more by the original land owner, this would be a poor development. It would be the only habitation on the whole 2km stretch of the road, from the East Sussex border up to Dog Gate Lodge, that lies to the North of said road, visible across a large valley to the North. An extremely rural landscape with all houses to the South of the road being substantial, not static caravans like this. As such it would represent an appalling precedent, not least since the outward look of the building is the same as the far larger agricultural barn immediately adjacent (it is not a log cabin: see your Officer's original comments). Both have wooden slat walls and the same red metal roofing material. We would also refer you back to an application to develop a group of now derelict agricultural buildings exactly on the East/West Sussex border on the same road, including a new house and renovation of the farm. This was rejected by WDC, despite support from this Council, from the adjacent Ashurst Wood Village Council and all immediate neighbours. Finally, we find it strange that the Applicant's Planning Statement conveniently ignores paragraph 4 of WDC's Planning Enforcement Officer's original comments on the 'office' even though it is included as an attachment.
WD/2020/0914/MAJ	HOMESTALL MANOR, HOMESTALL ROAD, ASHURST WOOD	DEVELOPMENT OF THREE PHASES OF WORKS COMPRISING: PHASE 1; CONVERSION OF FORMER SCHOOL OUTBUILDINGS TO 5 NO. HOLIDAY COTTAGES. PHASE 2; CONVERSION OF FORMER SCHOOL OUTBUILDINGS TO 10 NO. HOLIDAY COTTAGES. PHASE 3; CHANGE OF USE OF HOMESTALL MANOR FROM A DWELLING TO A 27	GRANTED <i>Response to Parish Council: The scheme is considered to be a supportable re-use of a valued heritage asset and various ancillary building in its grounds. It accords with saved policy DC7 of</i>	We object to this proposal. Whilst re-use of the outbuildings as holiday lets is a good use of the buildings, the layout does not fit with the parking proposals and landscaping around the holiday lets is absent for what is quite a dense proposal. Parking proposals overall seem ill thought out both in relation

WD/2022/0338/F	WORKSHOP LOCATED TO THE NORTH EAST OF 1 UPPER CLOSE, FOREST ROW	DEMOLISH EXISTING DILAPIDATED TIMBER WORKSHOP AND REPLACE WITH BRICK BUILDING	GRANTED	associated with the site. Overall, whilst the highway position is not ideal accessing onto a semi-rural lane and, in one direction, through Ashurst Wood village, such a use should not be prevented as it would not create unacceptable impact on the highway network regarding safety levels, nor would the residual cumulative impacts upon the road network be regarded as 'severe'. The terms of 109 of the NPPF concerning highway impact would be respected, and this is the feedback from Highway Authorities affected by the development.	No objections to this proposal
WD/2022/0921/F	2 ORCHARD COTTAGES, CANSIRON LANE, ASHURST WOOD	ERECTION OF A DETACHED SINGLE STOREY TIMBER GARDEN ROOM	GRANTED		No objections to this proposal
WD/2022/0551/AI	TESCO EXPRESS AND PETROL STATION, LEWES ROAD, FOREST ROW	ILLUMINATED PRICE SIGN TO REPLACE EXISTING	GRANTED		We feel that this is a matter for the Conservation Officer.
WD/2022/0595/F	MARTLET HOUSE, LEWES ROAD, FOREST ROW	SINGLE STOREY REAR EXTENSION	GRANTED		No objections to this proposal
WD/2022/0612/LB	4 ROSE COTTAGES, LONDON ROAD, FOREST ROW	REMOVAL OF A FIRECLAY FIREBACK AND BRICK BACKFILLING TO AN EXISTING OPEN FIRE, FIREBOARDING OF THE FIREPLACE OPENING AND THE INSTALLATION OF A SMALL 4KW WOODBURNING STOVE AND A 100MM FLEXIBLE STAINLESS STEEL CHIMNEY LINER LEADING TO A CHIMNEY COWL. EXISTING CAST IRON FIREPLACE TO REMAIN	GRANTED		No objections to this proposal
WD/2022/0683/F	18 POST HORN LANE, FOREST ROW	GROUND FLOOR EXTENSION TO THE REAR, GROUND FLOOR EXTENSION TO THE FRONT, FIRST FLOOR EXTENSION TO THE SIDE AND PORCH TO FRONT	GRANTED		No objections to this proposal
WD/2022/0514/F	HEN BARN, SPRING HILL FARM, PRIORY ROAD, FOREST ROW	ERECTION OF SINGLE STOREY DETACHED ANNEXE	GRANTED		No objections to this improved location
WD/2022/0877/F	7A STONEDENE CLOSE, FOREST ROW	REPLACEMENT OF EXISTING GLASS ROOF PANELS IN CONSERVATORY WITH ENERGY EFFICIENT SOLID WHITE PANELS	GRANTED		No objections to this proposal
WD/2022/0768/F	PILSTYE COTTAGE, LONDON ROAD,	SINGLE STOREY SIDE EXTENSION. SOLAR PANELS	GRANTED		No objections to this proposal

**THIS WEEKS PLANNING  
APPLICATIONS  
WEEK ENDING  
29TH JULY 2022**

Application Number & Address	Proposals	Date Considered by Parish Council	Last Date for Comments to WDC
WD/2022/1685/F MOUNT LODGE, ASHDOWN ROAD, FOREST ROW	CARPORT FOR 2 VEHICLES, OUTDOOR STORAGE AND GAMES AREA, AND SECURE STORAGE BUILDING TO REPLACE EXISTING FACILITY	COMMENT SUBMITTED	05/08/2022
WD/2022/1691/F NEW COTTAGE, 34A UPPER CLOSE, FOREST ROW	VERANDA TO THE FRONT, LOBBY TO THE SIDE AND NEW PEDESTRIAN ACCESS	COMMENT SUBMITTED	05/08/2022
WD/2022/1716/F OWLETT'S FARM, FLEUR COTTAGE, THORNHILL, ASHURST WOOD	APPLICATION TO AMEND DESIGN OF DWELLING HOUSE APPROVED UNDER WD/2015/1881/F	08/08/2022	09/08/2022
WD/2022/1772/F LAKEVIEW, PRIORY ROAD, FOREST ROW	SINGLE STOREY REAR AND SIDE EXTENSION	08/08/2022	09/08/2022
WD/2022/1771/F 6 COLCHESTER VALE, FOREST ROW	SINGLE STOREY REAR EXTENSION, FRONT PORCH EXTENSION AND NEW PITCHED ROOF, REAR STAIR ACCESS TO EXISTING STUDIO, REPLACEMENT CLADDING TO FRONT ELEVATION	08/08/2022	09/08/2022
WD/2022/1337/FA BEECH COTTAGE, PRIORY ROAD, FOREST ROW	VARIATION OF CONDITIONS 2 AND 3 OF WD/2021/1547/F (PARTIALLY REBUILD EXISTING GROUND FLOOR FLAT ROOF EXTENSION WITH NEW FIRST FLOOR EXTENSION ABOVE, TO FORM NEW ENSUITE AND DRESSING ROOM). TO CHANGE THE COLOUR OF THE ZINC STANDING SEAM ROOF AND SLIGHTLY EXTEND THE EXISTING KITCHEN TO FORM A NEW DINING ROOM	08/08/2022	10/08/2022