

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 (Chaiman), Hopkins, Josephson, R
Lewin, T Lewin, Spackman, Summers & Waters

Community Centre
Hartfield Road
Forest Row
East Sussex
RH18 5DZ

(All other Councillors – for information)

Tel: 01342 822661
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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 21ST NOVEMBER 2022** VIA ZOOM AT **7.00PM**.

Date: 16 November, 2022

A handwritten signature in black ink, appearing to be '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 31ST October 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):
 - 8th December 2022 at 10am
 - 19th January 2023 at 10am
6. REPORT FROM DISTRICT COUNCILLOR ON PLANNING MATTERS
7. PLANS DEALT WITH UNDER DELEGATED POWERS – if any
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
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) for the access codes.”

Plans dealt with under delegated powers –

for meeting 21ST NOVEMBER 2022

WD/2022/2728/F – HAYES, DALE ROAD, FOREST ROW. DEMOLITION OF CONSERVATORY REPLACED WITH REAR GROUND FLOOR EXTENSION, FIRST FLOOR EXTENSION, FULL RE CLADDING AND RENDERING OF EXISTING PROPERTY, ERECTION OF DETACHED GARAGE WITH ANNEX STUDIO

COMMENT: No objections on the basis that the annex is not part of this application

PLANNING DECISION LIST - FOR COMMITTEE 21/11/2022

APPLICATION NO	ADDRESS	PROPOSAL	WEALDEN DISTRICT COUNCIL DECISION	FOREST ROW PARISH COUNCIL RESPONSE
WD/2022/1215/F	30 HARTFIELD ROAD, FOREST ROW	TO ERECT A GARDEN ROOM AT THE END OF THE GARDEN	GRANTED	No objections to this proposal
WD/2022/2214/F	ROSARY, PRIORY ROAD, FOREST ROW	PROPOSED SINGLE STOREY REAR EXTENSION & REDUCTION OF LENGTH OF EXISTING GARAGE	GRANTED	No objections to this proposal
WD/2022/2081/F	WALTON COTTAGE, 53 HARTFIELD ROAD, FOREST ROW	APPLICATION FOR A DROPPED KERB FOR OFF STREET PARKING TO CHARGE ELECTRIC CAR	GRANTED	No objections to this amended proposal
WD/2022/2354/F	55 HARTFIELD ROAD, FOREST ROW	TWO-STOREY REAR EXTENSION AND OUTBUILDING IN REAR GARDEN	GRANTED The Parish Council's comments and concerns are noted. The application is considered to be proportionate to the size of the dwelling and the plot and is not considered to be overdevelopment. Many other properties in the vicinity have been similarly extended with two storey/single storey extensions of similar proportions. In this instance, the footprint of the building would be only marginally increased in size, by 1.5m to the rear and approximately 1.2m to the side. This would be to replace and upgrade the existing haphazard and unsightly rear additions and would create a larger kitchen and dining room. At first floor level, the extension would measure 3.2m (w) x 4.3m (d) to provide a third bedroom. It would be set in and therefore narrower than the ground floor extension below, to reduce any impact on the adjoining property. It would not breach the 45 degree line and would therefore not lead to any undue overshadowing or loss of light. The ground floor room in the rear extension if the adjoining property would still receive adequate natural light, being	We are concerned regarding the effect on the neighbours of the overdevelopment of the house. We have no objection to the garden building.

	WD/2022/2193/F	ERECTION OF FIRST FLOOR SIDE EXTENSION	<p>served by windows to both the side and rear. The relationship between no.55 and its adjoining neighbour would not be adversely affected, with the limited increase in bulk at first floor having no overbearing impact on light and privacy to habitable rooms. In addition, no third party comments have been received from the adjoining neighbour.</p> <p>GRANTED</p>	No objections to this proposal
WD/2022/2035/MFA	HONEYPOT HOUSE, PARK ROAD, FOREST ROW HOMESTALL MANOR, HOMESTALL ROAD, ASHURST WOOD	<p>VARIATION OF CONDITIONS 2, 3 & 16 OF WD/2020/0914/MAJ (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 BEDROOM 5 STAR HOTEL INCLUDING RETROSPECTIVE LISTED BUILDING CONSENT FOR INTERNAL ALTERATIONS TO HOMESTALL MANOR) TO ALLOW FOR PHASING OF THE WORKS REQUIRED BY THOSE CONDITIONS.</p>	<p>GRANTED</p> <p><i>Response to Parish Council:</i> The phasing cannot be changed as an amendment to the original, therefore this will remain the same. The only variations now are to conditions re drainage and cycle storage, to allow for details prior to each phase.</p>	<p>We have no objections to phasing but would insist that the development, as a whole, will be implemented as originally agreed. Penalties should be imposed if this is not done.</p>

**THIS WEEKS PLANNING
APPLICATIONS
WEEK ENDING 18th
NOVEMBER 2022**

Application Number & Address	Proposals	Date Considered by Parish Council	Last Date for Comments to WDC
WD/2022/2670/F PLAWHATCH CORNER, PLAWHATCH LANE, SHARPTHORNE	GROUND AND FIRST FLOOR REAR EXTENSIONS	21/11/2022	22/11/2022
WD/2022/2756/F HAMMERWOOD COTTAGE, HOLTYE ROAD, HAMMERWOOD	ALTERATIONS TO AN EXISTING SINGLE STOREY SIDE EXTENSION INCLUDING A NEW ROOF AND BAY WINDOW AND VARIOUS ITEMS OF INTERNAL RECONFIGURATION	21/11/2022	24/11/2022
WD/2022/2793/F SHOVELSTRODE LODGE, SHOVELSTRODE LANE, ASHURST WOOD	REAR DOUBLE STOREY EXTENSION WITH SIDE SINGLE STOREY EXTENSION	21/11/2022	28/11/2022
WD/2022/2789/F BRAMBLETYE MANOR STABLES, BRAMBLETYE LANE, FOREST ROW	CONSTRUCTION OF NEW DWELLING AND ASSOCIATED STORAGE BARN	21/11/2022	30/11/2022