

# 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 COMMITTEE:  
Cllrs McNally, Davies, Josephson, R Lewin, T  
Lewin, Moore, Spackman, Summers & Waters

(All other Councillors – for information)

Community Centre  
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Dear Sir/Madam,

You are invited to attend a meeting of the **PLANNING GROUP** to be held on **MONDAY 4<sup>th</sup> APRIL 2022** VIA ZOOM AT **7.00PM**.

Date: 30 March, 2022

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 28th February 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):
  - 19<sup>TH</sup> May 2022 AT 10AM
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 decision – Cherry Tree Cottage, Poplar Lane, 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 4<sup>th</sup> April 2022

WD/2022/0073/F – 46 HARTFIELD ROAD, FOREST ROW – PART SINGLE PART TWO STOREY REAR EXTENSION. REPLACEMENT FRONT PORCH

COMMENT: We object on the basis that this appears to substantially compromise the neighbours light and privacy.

WD/2022/0202/F – LITTLE BRAMBLETYE FARM, BRAMBLETYE LANE, FOREST ROW – 1 NO. COMMERCIAL POLYTUNNEL

COMMENT: No objections to this agricultural development

WD/2022/0208/F – LITTLE BRAMBLETYE FARM, BRAMBLETYE LANE, FOREST ROW – 1 NO. COMMERCIAL POLYTUNNEL

COMMENT: No objection to this agricultural development

WD/2022/0229/F – BRACKENSIDE, ASHDOWN ROAD, FOREST ROW – RETROSPECTIVE CONSENT FOR DOUBLE STOREY SIDE AND REAR EXTENSION INCLUDING GARAGE CONVERSION AND EXTENSION

COMMENT: We have no objections to what appears to be a minor adjustment to the original plans

PLANNING DECISION LIST - FOR COMMITTEE 04/04/2022

APPLICATION NO	ADDRESS	PROPOSAL	WEALDEN DISTRICT COUNCIL DECISION	FOREST ROW PARISH COUNCIL RESPONSE
WD/2021/1749/MAJ	HOMESTALL MANOR, HOMESTALL ROAD, ASHURST WOOD	CONVERSION OF SEVERAL EXISTING OUTBUILDINGS TO FORM 17 NO. DWELLINGS AND ERECTION OF 3 NO. DWELLINGS ON THE SITE OF THE FORMER POOL	WITHDRAWN	<p>My Council's observations in respect of this application are as follows:- We object to this application, just as we have done with previous applications at this site, until we have received satisfactory responses to the following points.."</p> <ol style="list-style-type: none"> <li>1. The Planning, Design and Access Statement ("PD&amp;A") states that the current application does not seek to vary any extant permission, namely the apparent conditional approval for the conversion of buildings into holiday lets and a hotel (incidentally a decision which WDC has not shared formally with this Council despite our objections to that application). We believe any approval of this application should specifically preclude a future hotel development since otherwise consideration of this application would be on false premises.</li> <li>2. Surface water drainage is clearly an issue, as highlighted by your consultee. The PD&amp;A states there is no difference from the holiday lets proposal, yet the latter included the provision of remote permeable carparking spaces to the South (by Homestall Road), not as now a large number of spaces to the North. It is currently the case that the footpath that runs North from the NW edge of the site (along the old road) is already a running stream after quite modest rainfall and increased hard surfaces will make this route unusable at times: the Rights of Way consultee clearly only looked at the map, not the topography.</li> <li>3. We are highly sceptical as to the claim in the PD&amp;A that the development would be unviable with an affordable housing component. No evidence of such is provided and would seem inconsistent with the high level of conversion rather than new build. If cannot be provided onsite, then a financial</li> </ol>

WD/2021/3021/FA	WRETHAM LODGE, PRIORY ROAD, FOREST ROW	VARIATION OF CONDITION 3 OF PLANNING APPLICATION WD/2020/0943/FA (MINOR MATERIAL AMENDMENT OF PLANNING APPLICATION WD/2019/2712/F (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) TO ALLOW THE CONVERSION OF THE GARAGE TO A HABITABLE ROOM	REFUSED	<p>contribution elsewhere in the Parish, where it is sadly lacking, should be a condition.</p> <p>4. We remain very concerned about traffic issues regarding the limited sight lines for the egress from the site onto a road with an unrestricted speed limit (see our objections to extant conditional permission) and note that the Transport submissions seem at odds with the PD&amp;A in that they are based on the premise that the hotel development will not now occur.</p> <p>5. Finally, we find the information provided is very difficult to unpick regarding the conversions as against the new builds, perhaps intentionally so. We would, as a matter of principle, expect to see a great deal more information on any new-build house in this Parish, here in the AONB and in such a rural area.</p>
WD/2022/0038/LB	MONDAY COTTAGE, HOLTYE ROAD, HAMMERWOOD	REPOSITIONING OF INTERNAL DOOR OPENING, AND REPLACEMENT OF MODERN GLAZED DOOR WITH PLANKED DOOR	GRANTED	The condition which is sought to be varied is very clear that this should not be converted into habitable accommodation therefore we object strongly to this proposal
WD/2022/0124/F	46 FRESHFIELD BANK, FOREST ROW	PROPOSED SINGLE-STOREY INFILL EXTENSION BEHIND THE GARAGE WITH NEW FRONT 2 STOREY PORCH AND GARAGE CONVERSION	GRANTED	No objections to this proposal
WD/2021/3081/F	FINMERE, LANE END, GILHAM LANE, FOREST ROW	SINGLE STOREY REAR EXTENSION. EXISTING ROOF RAISED TO FORM FIRST FLOOR ACCOMMODATION AND TO DEMOLISH EXISTING GARAGE AND GARDEN ROOM AND REPLACE WITH A 2 STOREY EXTENSION ALONG WITH TWO PITCHED DORMERS TO THE REAR AND TWO TO THE FRONT	GRANTED	No objections to this proposal
WD/2021/1190/F & WD/2021/1191/F	THE WALLED GARDEN, HAMMERWOOD, HOLTYE ROAD, HAMMERWOOD	THE REMOVAL OF AN EXISTING STATIC CARAVAN AND INTRODUCTION OF THREE TEMPORARY STRUCTURES TO BE USED AS TEMPORARY SLEEPING ACCOMMODATION, TEMPORARY DAYTIME ACCOMMODATION AND TEMPORARY TEACHING SPACE	REFUSED	The applicants appear to have addressed the concerns expressed in the previous rejected application and we can see no objection to this application.
WD/2021/2990/F	WHITE GABLES,	SOLAR LIGHTING IN OUR 50X25M RIDING ARENA	REFUSED	We object strongly to this application. There is no need for 3 separate structures. This is development 'creep' and detrimental to this historic area. There is insufficient justification for agricultural use. We have concerns that this is an interim proposal to get full and permanent permission which is unsuitable in this historic ANOB
				No objections as long as the lights are turned off at

	8pm		
WD/2021/1916/F	HOMESTALL STUD, ASHURST WOOD,EAST GRINSTEAD	ERECTOR OF 4 NO. NEW DETACHED DWELLINGS AND ASSOCIATED GARAGING. FORMATION OF A NEW ACCESS FROM HARTFIELD ROAD	REFUSED
			<p>We object strongly to this proposal on the following grounds:</p> <ul style="list-style-type: none"> <li>• The site is outside the development boundary.</li> <li>• The site is in AONB.</li> <li>• The site is in the 400m development exclusion zone surrounding the Ashdown Forest.</li> <li>• The increased risk of flooding.</li> <li>• The increased problems of drainage, including the proposal to pump water to neighbouring land.</li> <li>• The safety of the access.</li> <li>• It is an inappropriate development for the village.</li> <li>• The loss of trees (TPO's).</li> </ul> <p>There have been no consultations (which are a legal requirement) regarding the proposed new pinch point.</p> <p>It was also noted that the documentation contains a lot of inconsistencies especially regarding trees.</p> <p>This development would change the landscape character of the AONB and the approach to Forest Row</p> <p>No objections to this agricultural development</p>
WD/2022/0208/F	LITTLE BRAMBLETYE FARM, BRAMBLETYE LANE, FOREST ROW	1 NO. COMMERCIAL POLYTUNNEL	GRANTED
WD/2022/0202/F	LITTLE BRAMBLETYE FARM, BRAMBLETYE LANE, FOREST ROW	1 NO. COMMERCIAL POLYTUNNEL	GRANTED

**THIS WEEKS PLANNING  
APPLICATIONS  
WEEK ENDING  
1<sup>st</sup> APRIL 2022.**

Application Number & Address	Proposals	Date Considered by Parish Council	Last Date for Comments to WDC
WD/2022/0292/FR 80 HARTFIELD ROAD, FOREST ROW	PART RETROSPECTIVE APPLICATION FOR FIRST FLOOR SIDE EXTENSIONS, TWO STOREY FRONT AND REAR EXTENSIONS WITH INTERNAL ALTERATIONS (APPROVED UNDER WD/2021/1504/F) TO INCLUDE THE FOLLOWING AMENDMENTS FIRST FLOOR EXTERNAL WALL FINISH TO CHANGE FROM PLAIN, VERTICAL TILE HANGING TO HIGH PERFORMANCE, PRE-COLOURED RENDER SYSTEM, TO MATCH GROUND FLOOR. FENESTRATION ALTERATIONS TO SOUTH ELEVATION. INSTALLATION OF PHOTOVOLTAIC PANELS TO EAST, WEST ELEVATION PITCHED ROOF SLOPES AND SET ON FLAT ROOF	04/04/2022	13/04/2022
WD/2022/0367/MAJ MID SUSSEX TIMBER CO LTD, STATION ROAD, FOREST ROW	DEMOLITION OF THE EXISTING OFFICE BUILDING AND THE PROVISION OF ANCILLARY OFFICE/WELFARE/SHOP FACILITIES WITHIN AN EXISTING STORAGE BUILDING WITH ASSOCIATED EXTERNAL ALTERATIONS	04/04/2022	18/04/2022