

# 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, Spackman, Waters and Withers

(All other Councillors – for information)

Community Centre  
Hartfield Road  
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East Sussex  
RH18 5DZ

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Website: www.forestrow.gov.uk

Dear Sir/Madam,

Your attendance is required at a meeting of the **PLANNING COMMITTEE** to be held on **MONDAY 22<sup>ND</sup> FEBRUARY 2021** VIA ZOOM **7.00PM**.nd

Date: 17 February, 2021

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 25<sup>th</sup> JANUARY 2021 – 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):
  - 4<sup>TH</sup> MARCH 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
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](mailto:parishclerk@forestrow.gov.uk)) for the access codes.”**

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

for meeting 22<sup>ND</sup> FEBRUARY 2021

WD/2020/2444/F – CHERRY TREE COTTAGE, POPLAR LANE, FOREST ROW – PROPOSED NEW HIGHWAYS ACCESS AND ASSOCIATED HARD STANDING WITH WOODEN FENCE AND GATES

COMMENT: We consider there is a potential highways issue but otherwise have no objections to this proposal

WD/2020/2457/F – OVERTON GRANGE, RYSTWOOD ROAD, FOREST ROW – ALTERATIONS TO EXISTING POOL HOUSE INCLUDING THE ADDITION OF A TERRACE

COMMENT: No objection to this proposal

WD/2021/0135/F – MOUNT LODGE, ASHDOWN ROAD, FOREST ROW – CARPORT FOR 4 VEHICLES AND STORAGE BUILDING TO REPLACE EXISTING FACILITY

COMMENT: No objections to this replacement building

WD/2021/0106/F – MONKS WOOD, TOMPSETS BANK, FOREST ROW – REPLACEMENT OF SMALL GABLE WINDOW WITH LARGER WINDOW. RESTORATION OF EXISTING BALCONY STRUCTURE

COMMENT: No objections to this proportionate alteration

PLANNING DECISION LIST - FOR COMMITTEE 22/02/2021

APPLICATION NO	ADDRESS	PROPOSAL	WEALDEN DISTRICT COUNCIL DECISION	FOREST ROW PARISH COUNCIL RESPONSE
WD/2020/1801/F	FORESTERS GREEN, HARTFIELD ROAD, FOREST ROW	INCREASE IN SIZE OF THE EXISTING SKATE PARK	GRANTED	WE SUPPORT THIS APPLICATION
WD/2020/2232/FR	ASHSTED, PARK ROAD, FOREST ROW	PART RETROSPECTIVE APPLICATION FOR A CARPORT	GRANTED	NO OBJECTION TO THIS PROPOSAL
WD/2020/0915/LBR	HOMESTALL MANOR, HOMESTALL ROAD, ASHURST WOOD	DEVELOPMENT OF TWO PHASES OF WORKS COMPRISING: PHASE 1; CONVERSION OF FORMER SCHOOL OUTBUILDINGS TO 15 NO. HOLIDAY COTTAGES. PHASE 2: 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	GRANTED <i>Response not required in respect of the listed building consent issues, which are linked to the physical changes to the historic fabric of the heritage asset, including the new extension. The majority of changes for the outbuildings concern non listed buildings, and those within the main G11 house are very limited changes, or ones which have been historically approved under earlier permissions/consents (e.g. WD/2015/0344/F &amp; 0345/LB for the Orangery). The issues of intensity and traffic generation linked to the use are more related to the full planning application and would be assessed separately in that regard. The issues within the listed building remit are not identified as objections which require response or indeed consent for delegation under the Councils' approved scheme of delegation.</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 TO THE HOLIDAY LETS AND THE MAIN HOTEL. TRAFFIC IS THE MAJOR CONCERN, BOTH DURING CONSTRUCTION AND THE ONGOING USE OF THE PREMISES. AN INDEPENDENT, LOCALLY BASED TRAFFIC SURVEY AND IMPACT STUDY IS NECESSARY TO TAKE PROPER ACCOUNT OF THE RESTRICTED NATURE OF THE ROADS IN THE IMMEDIATE VICINITY AND ACCESS FROM EITHER THE SOUTH OR NORTH. THE SUBMITTED TRAFFIC IMPACT ASSESSMENT MAKES SOME VERY OPTIMISTIC ASSUMPTIONS ABOUT THE PROPORTION OF JOURNEYS BY FOOT, CYCLE OR PUBLIC TRANSPORT RELATING TO BOTH THE HOLIDAY LET AND HOTEL BUSINESSES AND MINIMISES THE POTENTIAL IMPACT OF INCREASED TRAFFIC TO THE SITE WHICH WE THINK WOULD BE MORE PROBLEMATIC.
WD/2020/2363/F	9 PARK CRESCENT, FOREST ROW	TWO STOREY REAR EXTENSION	GRANTED	NO OBJECTIONS TO THIS PROPOSAL
WD/2020/2472/F	LAND BELONGING TO LITTLE PINEWOOD, ASHDOWN PLACE, FOREST ROW	PROPOSED NEW GREENHOUSE AND SHED	GRANTED	NO OBJECTION TO THIS PROPOSAL

# THIS WEEKS PLANNING APPLICATIONS

WEEK ENDING 19th FEBRUARY 2021.

Application Number & Address	Proposals	Date Considered by Parish Council	Last Date for Comments to WDC
WD/2021/0027/F – MEADOWBROOK, PRIORY ROAD, FOREST ROW	PROPOSED EXTENSION TO EXISTING FRONT ENTRANCE PORCH, AND NEW DETACHED GARAGE AND RESIDENTIAL ANNEXE	22/02/2021	23/02/2021
WD/2020/2285/F – 32 HARTFIELD ROAD, FOREST ROW	SINGLE STOREY EXTENSIONS TO THE FRONT AND REAR. DORMER EXTENSIONS TO THE FRONT AND REAR AND DECKING TO THE REAR	22/02/2021	23/02/2021
WD/2021/0042/F – BRAMLEY COTTAGE, SPRING MEADOW, FOREST ROW	NEW SLIDING DOORS TO KITCHEN AND LIVING ROOM. BALCONY WITH NEW DOOR AND SIDELIGHTS TO MASTER BEDROOM, REPLACE EXISTING ROOF LIGHT AND INTERNAL ALTERATIONS	22/02/2021	26/02/2021
WD/2021/0136/F – 15 ASHDOWN CLOSE, FOREST ROW	PART ENCLOSED COVERED LEAN TO INCORPORATING GREEN ROOF. INSTALLATION OF DORMER WINDOW TO REAR ROOF SLOPE	22/02/2021	04/03/2021
WD/2021/0248/F – HAZEL COTTAGE, LOWER ROAD, FOREST ROW	TWO-STOREY EXTENSION TO REAR AND SIDE. GARDEN ROOM	22/02/2021	08/03/2021