

**Planning Minutes 15<sup>th</sup> December 2016**

**Present: AL, DM, SBa, SB, AC, AB, KL, JP, JW**

**Apologies RR and LY**

<b>Application No</b>	<b>Comment</b>	<b>Recommendation</b>
RR/2016/2625/P Electric Gates London Barn Farm	It was felt that the proposed five bar wooden gate was in keeping with the area and the pedestrian gate provided access to the footpath which should remain accessible at all times.	Recommendation for approval
RR/2016/2945/P Phone Mast Bell Field	DM, & SB, as directors of Bell Field Co and AC as a neighbour to the field, declared a personal interest and left the hall. It was suggested that the positioning of the mast could be moved towards the north-western corner of the field, away from the nearest properties. The football club would not object to this position as long as it would not intrude on the larger pitch area that can be achieved once drainage works are completed. One member of the public spoke against this suggestion. A member of the public suggested that a mast could be sited away from the centre of the village, rather than on the football field.	Recommendation for approval - with rider that consideration be given to moving it along the boundary subject to confirmation that it would not be less effective and would remain consistent with fulfilling its function.
RR/2016/3033/P Old Vineyard	Occasional use of caravan for loo, storage and tea room Enforcement proceedings have been issued by Rother for the removal of the caravan within 28 days from date of serving the notice. It was unanimously agreed to object to the siting of the caravan which has been lived in for several months and therefore support the enforcement notice issued by RDC.	Refusal.
RR/2016/2798/P Old Vineyard	Change of use of land from agricultural to equestrian. After much discussion it was agreed that equestrian use of land was a reasonable change of use, subject to the change of use not involving the construction or placing of a dwelling or any type of building that would be capable of being converted into a dwelling. It is noted that in the draft Development and Site Allocations Local Plan, RDC recommend that the countryside should be protected and applicants should 'preferably utilise mobile field shelters' and that sites should be close to the bridleway system.	Recommendation for approval
RR/2016/3067/P Dalehurst	Porch.	Recommendation for approval.

<p>RR/2016/2161/P Cross Lane Gardens</p>	<p>APPEAL It was agreed to reiterate the original comments on this application to the planning inspector: Substantial detached property within a restricted plot that would overlook No 6 Cross Lane Gardens from upstairs windows creating loss of privacy. There would not be a reasonable level of amenity area which would be oppressive and of poor quality. Contrary to OSS4 (ii) of Rother Local Plan (2014) – over development of the site.</p>	<p>Recommendation for refusal.</p>
<p>RR/2016/2949/P Bryants House</p>	<p>It was felt that the revised proposal was more acceptable and less obtrusive – recommendation for a 106 agreement to ensure that the main property cannot be separated away from the outbuilding</p>	<p>Recommendation for approval</p>
<p>RR/2016/2951/P Hebditches Field New Build 24 dwellings</p>	<p>Several members of the public were present to object to the application. It was felt that the development was not sustainable, creating a staggered junction in the High Street, which has acknowledged speeding problems. The intrusion into the landscape of agricultural land was felt to be unacceptable and whilst this application did provide some green space, the consequence was that the dwellings were over-crowded. The impact to neighbours on the High Street and Cross Lane Bungalows would be detrimental to their outlook and sense of space and it was felt that the proposal would have an unacceptable impact on the landscape and scenic beauty – contrary to policy EN1 para 116 NPPF.</p>	<p>Unanimous recommendation for refusal.</p>
<p>RR/2016/329/P Bantham Farm Appeal APP/U1430/W/16/3160183</p>	<p>Cllr. Lloyd filled in the on-line comment to Inspector 15.12.16 Latest in a long run of applications to obtain residential use on the land. The proposal would have an adverse effect on the High Weald AONB, intruding on the distinctive identified landscape character ecological features and settlement pattern of the Weald Area of ONB and the tranquil and remote areas, including the dark night sky. The proposal is an unjustified new residential accommodation which would be harmful to intrinsic character and beauty – conflicts with Policies OSS4 (iii) and RA3 (iii) of the Rother Local Plan 2011 – 2028 and paragraphs 17 and 55 of the NPPF. Proposed change of use, would cause harm to the landscape character , settlement pattern, tranquillity and dark night sky of this part of the High Weald Area of Outstanding Natural Beauty contrary to Policy EN1 (i) and (vii) of the RDC Local Plan 2011-2028 and para 115 of the NPPF.</p>	<p>Recommendation for refusal.</p>
<p>RR/2016/620/P Land at Dunsters Mill Lane Appeal APP/U1430/W/16/3156602</p>	<p>Little evidence of farming at Strakes Farm The buildings were brought to the attention of the enforcement team in 2015 - the applicants agent confirmed that the buildings had not been in use and that the flock of ewes were at that time accommodated on another farm. There is also a fourth building under construction within the yard area. ‘ by virtue of their siting, design and materials the three buildings are causing harm to the character and appearance of the rural landscape of this part of the High Weald AONB’ RDC Officer. It</p>	<p>Recommendation for refusal.</p>

	<p>is not accepted that the buildings are reasonably necessary taking into account the level of agricultural. The one permitted building (4<sup>th</sup> one in the yard) has not been completed in the last five years. Contrary to Policy RA2 (iii) of the Rother Local Plan Core Strategy.</p> <p>The applicant had taken issue with comment made by the parish council about local residents and it was accepted that whilst oral reports had been made through the parish council office, anyone seeking to object to the application should write in person.</p>	
Singehurst Farm	<p>It was resolved to recommend refusal for the site – reason for the change in recommendation was due to the historical landscape report which made a significant difference to opinion. The historical landscape data will be relied upon in many areas of the parish and the PC felt that this new information would compromise the cultural value of the AONB. Sustainable criteria is emerging through the Neighbourhood Plan process which will compliment the historical and cultural identity of the parish. Six Cllrs. for the motion, two against.</p>	Recommendation for refusal.