

SUMMARY OF PLANNING APPLICATIONS WITHIN BRIGHTLING PARISH 2023/'24

Reference	Location	Proposal	STATUS	PC Position
RR/2023/1179/P	Little Hollingrove Farm, Hollingrove Lane, Brightling TN32 5HT	Installation of ground mounted solar array in the paddock adjacent to the house and garden.	APPROVED CONDITIONAL	Brightling Parish Council supports this application for a solar array.
RR/2023/1267/P N3	1 Twelve Oaks Cottages, Cackle Street, Brightling TN32 5HS	Application for Prior Approval for the install solar panels on the roof of stables/outbuildings to the south of 1 Twelve Oaks Cottages	WITHDRAWN	Brightling Parish Council supports this application.
RR/2023/1341/P	Cock & Hen, Cackle Street, Brightling TN32 5HS	Erection of a side extension link to garage and conversion of existing garage to create home office, gym and utility room.	APPROVED CONDITIONAL	Brightling Parish Council has no objections to this application, but requests that the following conditions are included in any permission granted: 1. No, or limited, external lighting in order to support the 'Dark Skies' policy. 2. Planning permission should not be granted until satisfactory details of heating and energy use have been supplied, to conform with Rother's policy SRM1: Towards a Low Carbon Future.
RR/2023/1378/O	The Lodge - former stables building, Rose Hill Farm, Battle Road, Brightling TN21 9LQ	Certificate of Lawfulness for the existing use of The Lodge as a single dwelling house.	LAWFUL DC APPROVED	Brightling Parish Council is neutral on this request for a Certificate of Lawfulness. However, if planning permission is eventually granted, we would like to have included the condition that The Lodge may not in the future be sold under a separate title.

RR/2023/1773/P	Orchard Cottage, Perrymans Lane, Brightling TN32 5FH	Erection of a single storey extension.	APPROVED CONDITIONAL	Brightling Parish Council does not object to this application but would like to highlight that timber materials are only specified on the front for cladding and windows, but not on the other facades. This may be an oversight in the written detail, but needs to be clarified. Other conditions to be included are: 1. No, or limited, external lighting in order to support the 'Dark Skies' policy. 2. Planning permission should not be granted until satisfactory details of heating and energy use have been supplied, to conform with Rother's policy SRM1: Towards a Low Carbon Future.
RR/2023/1803/P	1 Cackle Street, Grants Cottages, Brightling TN32 5HZ	Conservatory extension (part retrospective).	REFUSED	Brightling Parish Council objects to this application on the grounds of design & materials used not being in keeping with the AONB. However, if Rother are minded granting permission, then we request a condition of no, or limited external lighting, and appropriate blinds or special glass be used to reduce light-emission in order to protect dark skies.
RR/2023/1924/P	Hollingrove Barn, Hollingrove Lane, Brightling TN32 5HT	Partial demolition and rebuild of existing fire damaged double garage and store.	APPROVED CONDITIONAL	Brightling Parish Council has no objections to the demolition and rebuild of the fire damaged building. If any additional external lighting is introduced, we ask that it respects the protection of the dark skies policy
RR/2023/1910/P	Hollingrove Farm, Hollingrove Lane, Brightling TN32 5HT	Addition of en-suite bathroom in the roofspace, with an amended roof pitch, clay tiles and a Conservation rooflight	APPROVED CONDITIONAL	Brightling Parish Council does not object to this application, but requests that any associated lighting that may come from the rooflight be pointed down, and if possible, special glass that eliminates or reduces light emission is used in order to protect dark skies.
RR/2023/2049/P	1 Twelve Oaks Cottages, Hollingrove Lane, Brightling TN32 5HS	Installation of solar panels on the roof of the stable/outbuilding to serve the main dwelling (grade 2 listed).	APPROVED CONDITIONAL	Brightling Parish Council supports the installation of solar panels as detailed in this application.

RR/2023/2077/P	Lake Cottage, Manor Farm, Brightling Road, Brightling TN32 5HB	Replacement dwelling	APPROVED CONDITIONAL	<p>8/11/23 Brightling Parish Council strongly objects to this application on the basis of appearance, sighting, size and materials not being in keeping with the AONB. There is a concern that mature trees will need to be felled, and that the size of the proposed building is too large on the plot. If Rother are minded granting permission, then we would like the following conditions included: 1. No, or limited external lighting, in order to protect dark skies. 2. Any new hardstanding is of a porous or semi-porous material to reduce water run-off.</p> <p>16/2/24 Brightling Parish Council continues to strongly object to this application on the basis of appearance, sighting, size, and materials not being in keeping with the HWAONB. There is a concern that mature trees will need to be felled, and that the size of the proposed building continues to be too large in relation to the plot. If Rother are minded granting permission, then we would like the following conditions included: 1. No, or limited, external lighting, in order to protect dark skies. 2. Any new hard standing is of a porous or semi-porous material to reduce water run-off. 3. The roof should be constructed of small module clay tiles, with natural camber (High Weald Housing Design Guide p.34), 4. The walls should be constructed from full dressed local stone, not imported from outside the HWAONB (High Weald Housing Design Guide p.34) and laid in level courses. 5. All materials used should be in keeping with HWAONB design guide and should be unambiguously specified as a condition if planning permission is granted.</p>
RR/2023/2117/P	Coldharbour Farm - Units At, Battle Road, Brightling TN21 9LQ	Creation of a temporary car park at Coldharbour Farm for a period of five (5) years	UNDECIDED	Brightling Parish Council objects to this application as there is no justification given for the creation of a car park. There are no details about the plan and we are concerned about the loss of bio-diversity as a number of mature trees would be replaced by hedging - also insufficient to conceal the visual impact. There is no detail about the plan to reinstate after 5 years, and what would be done with the plastic grid.

RR/2023/2423/P	Bannisters, Deer Park Road, Brightling TN32 5HL	Alternative scheme to previously refused permission RR/2023/189/P for the conversion of existing garage/ store / office to a 1 bedroom annexe at ground floor level with a store/ office space above.	APPROVED CONDITIONAL	Brightling Parish Council supports this application, provided that the following conditions are included: 1) No external means of illumination of the extension shall be provided, installed, or operated at the site without a further planning permission, to safeguard the special character and dark skies of the rural area within the High Weald AONB in accordance with Policies OSS4 (iii) and EN1 of the Rother Local Plan Core Strategy and DEN2 and DEN7 of the Development and Site Allocations Local Plan. 2) That timber windows, rather than aluminium, are installed to be in keeping with the local vernacular architecture. 3) That permission be subject to a Section 106 Planning Agreement to prevent the converted accommodation being sold off separately. 4) Planning permission should not be granted until satisfactory details of heating and energy use have been supplied, to conform with Rother's policy SRM1: Towards a Low Carbon Future.
RR/2024/280/P	Hollingrove Farm, Hollingrove Lane, Brightling TN32 5HT	Addition of en-suite bathroom in the roofspace, with an amended roof pitch, clay tiles, dormer and apex window.	UNDECIDED	Brightling Parish Council does not object to the proposed inclusion of a small dormer window but has concerns that the additional apex window is incongruous with the existing fenestration, therefore objects to its inclusion in the design. Brightling Parish Council is committed to preserving the quality of dark skies in the area, and encourages Rother to give due consideration to this if minded to granting permission.

RR/2024/416/P	Coldharbour Farm Estate, Battle Road, Brightling TN21 9LQ	Variation of condition 2 imposed on RR/2018/480/P to amend the approved materials, methods of construction, fenestration and appearance	UNDECIDED	<p>Brightling Parish Council supported the original RR/2018/480/P application. The revised plans submitted under RR/2024/416/P are not supported by Brightling Parish Council on the basis that: -Change of materials from larch cladding to steel Trimapanel is not considered a visually 'close match', as suggested by the applicant's planning consultant. The change of the materials from wood to metal significantly alters the entire aesthetic and ethos of the development from one that looks attractive and is sympathetic to the natural environment, to the erection of two large grey metal sheds not suited to the rural surroundings. Note the brochure for Trimapanel (https://planweb01.rother.gov.uk/OcellaWeb/viewDocument?file=dv_pl_files%5CR_2024_416_P%5CTrimapanel+Brochure.pdf&module=pl) has no images of rurally located buildings, instead large monolithic modern industrial units and car sales courts. -The change of materials means that the comments under 4.1 ('thoughtfully designed buildings, - providing substantial visual enhancement to the wider countryside') and 4.2 ('traditional material pallet complimentary to the rural location') of the original heritage statement for RR/2018/480/P are no longer applicable. -The documentation in RR/2018/480/P stated that careful consideration of external materials would ensure the replacement buildings would be an 'enhancement to their rural setting'. This can no longer be said to apply. -The increase of metal in the structure and risks reducing the sound absorption qualities of the building, which is important given the close proximity of residential properties. -The addition of 96 roof lights and a roof lantern is contrary to Brightling Parish Council's Dark Skies Policy and commitment to seeking Dark Skies Accreditation with neighbouring parishes. The introduction of roof lights and lanterns to an original plan that contained none cannot be considered a 'minor amendment', as suggested by the applicant's planning consultant; it is a major design alteration that risks causing significant light pollution to the area. -Although a subtle change, the removal of the hipped roof element to the large buildings reduces the quality of the design and makes it less in keeping with HWAONB design vernacular. -Whilst the design in the original application was considered sensitive to the nearby Grade 2 listed properties, the new design materials are not and the addition of 96 roof lights risks causing unacceptable light pollution for the neighbouring properties (and the wider area).</p>
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