

Minutes of the **PLANNING COMMITTEE** meeting held on Tuesday 28th January 2020 at 7.00pm at The Old Station, Groombridge

PRESENT: Cllrs Robin Ashby, Andrew Fane, Di Kelly, Jill Pardey, Marcus Tarling (Chair).

In attendance: Natalie Brett – Assistant Clerk (minutes)
Councillor Hardy (Wealden District Council) Item 5
Councillor Obbard (Wealden District Council) Item 5
Cllr Paul Watkins (Withyham Parish Council) to observe

Members of the public are encouraged to come to the meetings and there is a 10 minute opportunity at the start of the meeting for them to address the Planning Committee. There were two members of the public in attendance.

The members of the public were in attendance to lodge an objection against 8.1. Details of the objection letter dated 21st January 2020 and submitted to Wealden District Council on the application by the members of the public were préciséd for the committee. These included the continual flouting of the condition that there should not be a circular track for vehicles, which was referred to the ombudsman who commented that *Wealden District Council failed to enforce the condition and had allowed uncontrolled development of the site*. The issues of light pollution and noise pollution were also raised as well as the anti-social nature of visitors to the facility. Including having to accommodate overnight a guest of the B&B who had been locked out and dealing with a different guest requesting breakfast. It was further detailed that sewage and refuse from the business has had a significant effect on the residents.

Wealden District Councillor Hardy was unaware of the application but advised he would be happy to deal with the residents directly to investigate the lack of enforcement. The Assistant Clerk to provide the residents with Cllr Hardy's contact information.

Cllr Tarling advised that the sewage issue would be a matter for the water company and recommended the residents pursue them on the matter if they had not done so already.

Cllr Tarling thanked the members of the public for their comments and opened the meeting.

1. **ENQUIRE WHETHER ANYONE PRESENT INTENDS TO FILM, PHOTOGRAPH AND/OR RECORD THE MEETING:** None.
2. **APPOLOGIES** - None
3. **DECLARATIONS OF INTEREST** – None

4. MINUTES

4.1 Minutes of the meeting held on 13th January 2020

001832 **RESOLVED** that the notes of the meeting held on 13th January 2020 be taken as read and signed by the Chairman.

4.2. Matters Outstanding from these minutes

Cllr Tarling and Pardey were asked as part of their work on Tree Preservation Orders to look at houses that had been placed for sale in the Parish as a first priority. It was further requested that No. 11 Orchard Rise was reviewed as this was on the market and has a potential at-risk Oak Tree.

5. WEALDEN DISTRICT COUNCIL LOCAL PLAN TO INCLUDE REPORT FROM DISTRICT COUNCILLORS

Cllr Tarling thanked Cllrs Hardy and Obbard for their attendance at the meeting and expressed the disappointment felt by everyone at the Wealden Local Plan being rejected by the inspector.

Cllrs Hardy and Obbard provided the following updates:

- The delay in providing Wealden District Council with a decision was something that Wealden District Council were very unhappy about.
- The decision to withdraw the Wealden Local Plan will be taken at a Full District Council meeting on the 19th February.
- It was felt that an appeal would not be successful or advisable based on the inspector's reasons for dismissal.
- Start on the new plan will commence shortly and is anticipated to take approx. 2 years as some of the work from the old plan will still be applicable.
- The Ashdown Forest is still a protected site and has legislation in place to protect it, this also applies to the AONB. How and if the removal of the plan will weaken this is not yet certain.
- It is still unclear why the advice from Natural England was not taken.
- Whilst it was felt by some that it was irresponsible for Wealden District Council to submit the plan with such a weakness in the duty to cooperate it was noted that this was not the only plan to have been refused under this area and that goal posts in the last four years have changed considerably, although the frustration was understood.
- Another call for development site will be made soon to start the new plan.
- It is expected that there will be a large number of new applications and appeals as a result of the inspector's decision.

Cllrs Hardy and Obbard were asked the following question which they agreed to respond to via the Assistant Clerk:

- Will CiL payments be expected to go up or down as conflicting advice had been received
- Whilst Wealden District Council are not the statutory body for sewerage it would appear that they are making it part of their planning process, for example the decision not to allow occupancy of new builds until the sewerage system is up to standard. How will this work and how will it be enforced.
- When will Wealden District Council start enforcing conditions on applications, such as the one that local residents have come to the meeting today to discuss, as this is a consistent issue.

6. TO NOTE PARISH PANEL MEETING DATES

The dates for the Wealden District Council Parish Panel meetings were noted.

7. ENFORCEMENT – The Matrix was noted.

8. PLANNING APPLICATIONS TO BE RECONSIDERED

- 8.1 Application No. WD/2017/1610/FR PART RETROSPECTIVE APPLICATION FOR INTERNAL ALTERATIONS TO PROVIDE LETTABLE (B & B) BEDROOMS FROM THE EXISTING FIRST FLOOR ACCOMMODATION. THE DORSET ARMS, BUCKHURST PARK, WITHYHAM, HARTFIELD, TN7 4BD (Expiry date for comments 20th January extended to 29th January)

It was questioned if the retrospective work had been done with the permission of the Listed Buildings Officer. The committee felt unable to support the application without the conditions originally set by Wealden District Council, being a fixed obstacle (not a gate) to prevent the circular flow of traffic, being enforced. The condition had not been adhered to at any time since it was made and should be vigorously enforced. They also supported the comments made by the residents in attendance.

Withyham Parish Council Objects to this application and recommends vigorous enforcement of the original conditions.

- 8.2 Application No. WD/2017/1180/F PROPOSED CONVERSION OF EXISTING AGRICULTURAL OAST HOUSE TO A TWO BED DWELLING FLORENCE FARM, WITHYHAM ROAD, GROOMBRIDGE TN3 9QL (Expiry date for comments 20th January extended to 29th January)

The comments from the officers were supported by the committee. It was noted that the historic nature of the Oast House should if possible be preserved.

Withyham Parish Council supports this application subject to the comments of the Listed Buildings Officer, Highways and the Conservation Officer.

9. PLANNING APPLICATIONS

COMMENTS TO BE RETURNED TO WEALDEN DISTRICT COUNCIL

- 9.1 WD/2019/2680/F PENGARTH, CORSELEY ROAD, GROOMBRIDGE, TN3 9PR Description: GROUND FLOOR, SIDE EXTENSION OF REATE A NEW SUMMER ROOM AND AN EXTENDED VERANDAH AREA. 2NO. ROOF LIGHTS PROPOSED TO FLAT ASPECT OF ROOF, WITH PITCH ROOF DESIGN TO EDGES OF EXTENSION ROOF. ADJUSTMENTS TO HARD AND SOFT LANDSCAPING TO SUIT. (Expiry date for comments 29th January)

The committee felt this was a reasonable application with a good use of space. No neighbour objections were noted.

Withyham Parish Council Supports this Application

- 9.2 WD/2019/2621/F LAND ADJACENT THE OLD HOUSE, CORSELEY ROAD, GROOMBRIDGE, TN3 9QX Description: CONVERSION OF 2NO UNITS (APPROVED UNDER WD/2018/2015/F). INTO 1NO. UNIT WITH ALTERED INTERNAL LAYOUT AND MINOR EXTERNAL CHANGES (Expiry date for comments 4th February)

The committee agreed that there was still a significant safety concern with access and that the unique nature of the site necessitated that a full survey is carried out by East Sussex County Council Highways to include a site visit.

Withyham Parish Council strongly requests a full review of the access, to include a site visit, by East Sussex County Council Highways.

- 9.3 WD/2020/0005/F 9 THE RIDGE, WITHYHAM ROAD, GROOMBRIDGE, TN3 9QU Description: PROPOSAL TO EXTEND EXISTING PROPERTY WITH A 2 STORY SIDE EXTENSION WITH A BEDROOM AND BATHROOM ON 2ND STORY AND KITCHEN AND GARAGE ON THE GROUND IN REPLACEMENT OF EXISTING LEAN TO GARAGE. INCLUDING A DROPPED KERB TO THE FRONT OF THE PROPERTY (Expiry date for comments 5th February)

It was noted that this was some distance from neighbours and would support a disabled family member. It was considered a reasonable development of the site.

Withyham Parish Council Supports this Application.

- 9.4 WD/2019/2714/FA THE LINDENS, FLORANCE LANE, GROOMBRIDGE, TN3 9SH Description: VARIATION OF CONDITION 3 (PLANS) OF APPLICATION WD/2019/1401 (EXISTING SINGLE STOREY EXTENSION TO BE REPLACED WITH NEW TWO STOREY EXTENSION AND SINGLE STOREY ADDITION) TO ALLOW FOR CHANGES TO THE EXTERNAL DOOR AND WINDOW POSITION (Expiry date for comments 10th February)

This was noted as a suitable application for the area.

Withyham Parish Council Supports this Application

10. APPLICATIONS RECEIVED AFTER AGENDA - None

001833 RESOLVED that the observations on the planning issues detailed in these minutes be submitted to the Planning Authority.

11. PLANNING DECISIONS

APPROVED

WD/2019/2435/F SINGLE STOREY REAR EXTENSION UNDERHILL,
WITHYHAM ROAD, GROOMBRIDGE, TUNBRIDGE WELLS, TN3 9QP -
Noted

WD/2019/2397/FR RETROSPECTIVE APPLICATION FOR REPAIRS TO
EXISTING SHED TO INCLUDE REPLACEMENT OF RAFTERS, WALL
PLATES AND RIDGE BEAM, UNDERPINNING AND REPLACEMENT OF
TILED ROOF WITH SLATES CORSELEY FARM, CORSELEY ROAD,
GROOMBRIDGE TN3 9SF – Noted

The Assistant Clerk was asked to follow up if the condition requested by the Parish Council of tiles rather than slate was applied.

WD/2019/2398/LBR RETROSPECTIVE APPLICATION FOR REPAIRS TO
EXISTING SHED TO INCLUDE REPLACEMENT OF RAFTERS, WALL
PLATES AND RIDGE BEAM, UNDERPINNING AND REPLACEMENT OF
TILED ROOF WITH SLATES CORSELEY FARM, CORSELEY ROAD,
GROOMBRIDGE TN3 9SF - Noted

12. MEETINGS ATTENDED – Cllr Tarling attended the Wealden District Council Parish Panel meeting notes from which had been circulated to the committee prior to the meeting.

13. MATTERS OF URGENT IMPORTANCE FOR NOTING OR INCLUSION ON A FUTURE AGENDA - None

14. DATE OF MEETING - noted that the date of the next meeting is on Monday 10th February 2020 at 7.00pm in the PARISH OFFICE.

Meeting closed at 8.05pm