

Minutes of the **PLANNING COMMITTEE** meeting held on Tuesday 23rd April 2019 at 7.00pm at the **PARISH OFFICE, THE OLD STATION, GROOMBRIDGE**

PRESENT: Cllrs Robin Ashby, Diana Kelly, Jill Pardey, Marcus Tarling (Chair)

In attendance: Natalie Brett – Assistant Clerk (minutes)
Two members of the public for item 6.1

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 Council.

There were two members of the public in attendance for item 6.1. It was commented that the application is not a farm and the land would be unsuitable for farming as it is too boggy therefore a caravan would be unnecessary. There was also concern for abuse of use and possible future development.

A resident spoke of Hoadleys Lane being a quiet country lane that has minimal traffic and no commercial activity. The site was noted as a quiet stable area for the past 15 years with few visitors. The proposals clearly show a change of use and step change level of use. An office and rest rooms would be inappropriate for the level of activity. The size and appearance are out of keeping and over development. The barn is out of scale for the 2 acres of land and two horses. The external alterations being solid concrete are out of scale and not in keeping for a rural area. The appearance is that of a security compound. Concerns were raised on the activities, increase in noise and disturbance, increase in traffic movements and visual impact with this out of scale development. The members of the public were thanked for their comments by the chairman.

1. **ENQUIRE WHETHER ANYONE PRESENT INTENDS TO FILM, PHOTOGRAPH AND/OR RECORD THE MEETING:** No

2. **APOLOGIES:** None

3. **DECLARATIONS OF INTEREST:** None

4. **MINUTES**

4.1 Minutes of the meeting held on 8th April 2019

001629 RESOLVED that the minutes of the meeting held on 8th April be taken as read and signed by the Chairman

4.2 Matters Arising

None

5. **ENFORCEMENT** – The updated enforcement matrix was circulated prior to the meeting.

6. **PLANNING APPLICATIONS**

COMMENTS TO BE RETURNED TO WEALDEN DISTRICT COUNCIL

- 6.1 **WD/2019/0214/FR** LAND ADJOINING HOADLEYS COTTAGE, HOADLEYS LANE, CROWBOROUGH, TN6 1TH Description: PART RETROSPECTIVE APPLICATION FOR THE PARTIAL REMOVAL OF AN EARTH BANK, THE FORMATION OF HARDSTANDING & RETAINING WALLS, ERECTION OF A BARN AND SITING OF A CARAVAN TO BE USED FOR TEA & COFFEE MAKING FACILITIES, REST ROOMS & FARM OFFICE USE (Expiry date for comments: 3 May 2019)

It was noted that an earth bank had been removed and hard standing with a barn built prior to the application. The site is a small stable with limited grazing of two acres for two horses and not a farm as detailed in the application. The application would be a change of use from a small stable to something much larger. No financial information/records had been provided in support of the application being for a farm and this would require an application for change of use. It was commented that a traffic movement survey should have been undertaken and the impact of the application on the Ashdown Forest Zone of influence must also be considered. The significant and detrimental changes already made to the ancient drover's way, which had previously been the reason for refusal on application WD/2016/2819/F also in the lane, must be taken into account. Concerns were also raised regarding the visual appearance and buildings not being in keeping with the site. It was felt that the stables currently in place would be sufficient and there should be no need for any other buildings. The committee also supported the comments of the members of the public in attendance noted above.

Withyham Parish Council Objects to this application

The members of the public left the meeting.

- 6.2 **WD/2019/0752/F** 2 BROOK VILLAS, SUSSEX LANE, BLACKHAM, WITHYHAM, TN3 9UL Description: SINGLE STOREY REAR EXTENSION TO PROVIDE A FLEXIBLE OPENPLAN KITCHEN/DINING SPACE AS WELL AS ADDITIONAL FAMILY LIVING AND UTILITY SPACE. (Expiry date for comments: 3 May 2019)

It was noted that this was a grand looking application and a sensible use of space. No neighbour objections were observed.

Withyham Parish Council Supports this application

- 6.3 **WD/2019/0759/LB** CORSELEY FARM, CORSELEY ROAD, GROOMBRIDGE, TN3 9SF Description: ADDITION OF CONSERVATION ROOFLIGHTS TO WEST ROOF OF GARAGE APPROVED UNDER WD/2018/2233/LB. ADDITION OF NEW WINDOW TO WEST ELEVATION OF EXISTING SHED. (Expiry date for comments: 3 May 2019)

Withyham Parish Council defers to the Listed Buildings Officer

- 6.4 **WD/2018/1564/F** LODGEFIELD FARM, WATCH OAK HILL, BLACKHAM, TN3 9TN Description: WIDENING AND PART RE-SURFACING OF THE EXISTING RESIDENTIAL ACCESS TO LODGEFIELD FARMHOUSE AND THE OAST HOUSE AT LODGEFIELD FARM. Revisions to scheme including reduction in extent of works omitting bridleway south of the existing concrete surfaced access. . (Expiry date for comments: 30 April 2019)

The planning committee would like to see this application be a new standalone application and not linked to the previously refused application. It was felt that the previous comments made on this application should stand as the committee felt unable to review clearly whilst being a revision of the refused application.

Withyham Parish Council does not support this application

7. APPLICATIONS RECEIVED AFTER AGENDA - None

001630 **RESOLVED** that the observations on planning issues detailed in these minutes be submitted to the Planning Authority.

**8. APPEAL Planning Inspectorate Ref: APP/C1435/W/18/3217241 -
WD/2018/0903/F ROYAL MIRES NURSERY, LYE GREEN,
CROWBOROUGH, TN6 1UU**

The committee's original comments on this application stand.

**9. WD/2018/2015/F - LAND ADJACENT TO THE OLD HOUSE, CORSELEY
ROAD, GROOMBRIDGE TN3 9QX**

It was agreed to write to Wealden District Council Head of Planning to query some of the references made in the decision. It was further agreed to request that Wealden District Council provide Towns and Parishes with a yearly update on all applicable policies relevant for a planning committee to carry out its role efficiently as planning consultees.

**10. PLANNING DECISIONS
APPROVED**

WD/2019/0190/FR RETROSPECTIVE APPLICATION TO CONSTRUCT A SINGLE-STOREY OAK FRAMED CONSERVATORY TO THE SIDE OF THE MILL HOUSE IN PLACE OF THE SECOND GABLE AS APPROVED UNDER WD/2010/0431/F AND WD/2010/0432/LB AND TO REGULARISE SOME MINOR UNAUTHORISED WORKS TO THE EXTERNAL ELEVATIONS OF THE DWELLING. THE MILL HOUSE, DUCKINGS FARM, WITHYHAM ROAD, WITHYHAM, TN7 4BE - Noted

WD/2018/0352/F CONVERT THE EXISTING BARN INTO A RESIDENTIAL PROPERTY. THE EXISTING PIG DEN OFFICE TO BE EXTENDED AND A NEW GARAGE TO BE BUILT. THE OAST HOUSE, ERIDGE ROAD, GROOMBRIDGE, TN3 9NL - Noted

11. MEETINGS ATTENDED - None

12. TERMS OF REFERENCE – Agreed

001631 **RESOLVED** to recommend to council to adopt the terms of reference for the Planning Committee.

**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 Tuesday 13th
May 2019 at 7.00pm in the PARISH OFFICE.**

The meeting closed at 7.40pm