

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 23rd July 2018 at 7.00pm at The Old Station, Groombridge

PRESENT: Cllrs Anne Jenkins, Diana Kelly, Jonathan Kelly, Jill Pardey, Marcus Tarling (Chair), Stephen Whittaker

In attendance: Natalie Brett – Assistant Clerk (minutes)

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 no members of the public present.

1. **ENQUIRE WHETHER ANYONE PRESENT INTENDS TO FILM, PHOTOGRAPH AND/OR RECORD THE MEETING:** None.

2. **APOLOGIES:** Cllrs Robin Ashby.

3. **DECLARATIONS OF INTEREST:** None

4. **MINUTES**

4.1 Minutes of the meeting held on 9th July 2018

001477 **RESOLVED** that the notes of the meeting held on 9th July 2018 be taken as read and signed by the Chairman

4.2. Matters Arising

Clerks to report residents' issues with reporting noise to Cllr Howell.

Tunbridge Wells Borough Council and Wealden District Council had referred complainants to each other.

Planning Matrix in progress

5. **WEALDEN DISTRICT COUNCIL LOCAL PLAN**

The Local Plan from Wealden District Council was reviewed on 18th July at the Full Wealden District Council meeting. The minutes for this meeting were not yet available, however it was understood that the Local Plan was agreed and will go to a consultation from the 13th August to 8th October, to which the Parish Council is able to submit comment. Cllr Tarling attended a Wealden District Council Parish Panel on 12th July which covered the Local Plan, a brief summary of notes taken was read out and it was agreed these would be circulated to the planning committee.

It was agreed that the Planning Committee would submit a response to the consultation on the Local Plan and it be added to the next Planning agenda.

The Assistant Clerk was asked to circulate the most up to date Local Plan information as and when available to the Planning Committee.

It was agreed that the Air Traffic Committee should be asked to review the habitats regulations assessment section of the Local Plan in consideration of flight emissions and feed back into the Planning Committee.

Assistant Clerk to circulate Parish Panel headline notes to Planning Committee, circulate up to date Local Plan information and request Air Traffic Committee feed into the Planning committee for consultation response.

6. **ENFORCEMENT** noted under matters arising.

7. PLANNING APPLICATIONS

7.1 **WD/2018/1168/F** HOME FARM, WARREN ROAD, CROWBOROUGH, TN6 1TX

Description: PART CHANGE OF USE FROM EXISTING REDUNDANT AGRICULTURE AND EQUESTRIAN TO FULL EQUESTRIAN, RENOVATIONS/REBUILDS TO PROVIDE STABLES, STORAGE AND ASSOCIATED HARDSTANDING. CHANGE OF USE FROM DIY LIVERY TO PRIVATE. (BUILDINGS 2, 3, 4, 5 & 6 AND EXTERNAL IMPROVEMENTS TO BUILDING 7). (Expiry date for comments: 1st August 2018)

It was agreed to consider applications 7.1 to 7.5 at the same time as they impact on each other, specific discussions regarding 7.3 are detailed under item 7.3 below. It was noted that these applications were a large development of the site however it would make the site more efficient, serviceable and increase employment.

Neighbours' concerns raised with councillors were noted, including the setting of a precedent in the area.

It was felt that there was some conflict in the application regarding reduced emissions in relation to the habitat regulations. It was felt traffic movements for commercial use had not been considered and a traffic survey should be required.

Withyham Parish Council supports applications 7.1, 7.2, 7.4 and 7.5 subject to the following

- 1. A traffic movement survey being completed and showing no or a reduced effect on emissions.***
- 2. The buildings are tied by a Section 106 agreement to the main property***
- 3. A condition the buildings remain for the use of agricultural***

7.2 **WD/2018/1169/F** HOME FARM, WARREN ROAD, CROWBOROUGH, TN6 1TX

Description: RENOVATIONS, RE-ROOFING AND EXTENSION TO EXISTING EQUESTRIAN BUILDING 1. CHANGE OF USE FROM DIY LIVERY TO PRIVATE. ASSOCIATED HARDSTANDING. (Expiry date for comments: 1st August 2018)

See 7.1 for details and decision

7.3 **WD/2018/1170/F** HOME FARM, WARREN ROAD, CROWBOROUGH, TN6 1TX

Description: DEMOLISH EXISTING BARN/STORE, REPLACE WITH DWELLING FOR HEAD GROOM'S ACCOMMODATION, RE-SITED FURTHER EAST (BUILDING 8). (Expiry date for comments: 1st August 2018)

The committee could see no justification for the re-siting the building.

Withyham Parish Council Objects to this application.

7.4 **WD/2018/1171/F** HOME FARM, WARREN ROAD, CROWBOROUGH, TN6 1TX

Description: PART CHANGE OF USE OF EXISTING PART AGRICULTURAL, PART EQUESTRIAN STORES, OFFICES AND STABLES TO FULL EQUESTRIAN STORES, OFFICES AND STABLES WITH MINOR EXTENSIONS AND FULL RENOVATIONS. CHANGE OF USE FROM DIY LIVERY TO PRIVATE. ASSOCIATED HARDSTANDING. (BUILDING 10). (Expiry date for comments: 1st August 2018)

See 7.1 for details and decision

7.5 **WD/2018/1172/FR** HOME FARM, WARREN ROAD, CROWBOROUGH, TN6 1TX

Description: RETROSPECTIVE APPLICATION FOR ENCLOSURE WITH ROOFING OF EXISTING APPROVED SAND SCHOOL (BUILDING 9). (Expiry date for comments: 1st August 2018)

See 7.1 for details and decision

7.6 **WD/2018/1311/LB** HAM FARM OAST HOUSE, HAM FARM, WITHYHAM ROAD, HARTFIELD, TN7 4BJ Description: INTERNAL ALTERATIONS TO THE OAST HOUSE, TO CONTINUE TO BE USED AS AN ANNEXE. (Expiry date for comments: 3rd August 2018)
Withyham Parish Council would defer to the Listed Buildings officer requesting that conditions be added that the materials used are in keeping with the main house and a section 106 agreement is used to tie the annex to the main house.

7.7 **WD/2018/1102/F** OAK HOUSE, BLACKHAM, TN3 9TR Description: SINGLE-STOREY OAK FRAMED ORANGERY EXTENSION TO SIDE. (Expiry date for comments: 3rd August 2018)
Withyham Parish Council supports this application subject to a condition that the materials used are in keeping with the main house.

8. **PLANNING DECISIONS**

APPROVED

WD/2018/0941/F DEMOLITION OF EXISTING PORCH, CONSTRUCTION OF NEW TWO-STOREY SIDE EXTENSION TO PROVIDE NEW ENTRANCE HALL AND BEDROOM, CONSTRUCTION OF SINGLE-STOREY EXTENSION TO SIDE TO PROVIDE ADDITIONAL KITCHEN SPACE, AMENDMENTS TO EXISTING WINDOWS AND ROOFLIGHTS TO REAR BEDROOM, NEW BATHROOM WINDOW TO SIDE. KINROSS, SPRINGFIELD ROAD, GROOMBRIDGE, TN3 9RE - Noted

WD/2018/1015/F PROPOSED 3 BAY TIMBER GARAGE WITH STORAGE ABOVE AND INSTALLATION OF SOLAR PANELS TO SOUTH ROOF SLOPE 4 MOUNT PLEASANT COTTAGES, SUSSEX LANE, BLACKHAM, WITHYHAM, TN3 9UH - Noted

9. **APPLICATIONS RECEIVED AFTER AGENDA – none**

001478 RESOLVED that the observations on planning issues detailed in these minutes be submitted to the Planning Authority.

10. **REPORT ON WEALDEN DISTRICT COUNCIL PARISH PANEL 12 JULY 2018** - Noted under item 5

11. **MATTERS OF URGENT IMPORTANCE FOR NOTING OR INCLUSION ON A FUTURE AGENDA**
 SALC Planning Protocol
 Consultation on the bye laws of special scientific interest (SSSI).
 Wealden District Council Local Plan

12. **DATE OF MEETING** - to note that the date of the next meeting is on Monday 13th August 2018 at 7pm in the Parish Office, The Old Station, Groombridge.

The meeting closed at 7.35pm