

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 26th March 2018 at 7.00pm at The Old Station, Groombridge

PRESENT: Cllrs Marcus Tarling (Chair), Cllr Stephen Whittaker, Cllr Robin Ashby, Cllr Di Kelly, Cllr Anne Jenkins,

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:** Cllr Jill Pardey, Cllr Jonathan Kelly

3. **DECLARATIONS OF INTEREST:** None

4. **MINUTES**

4.1 Minutes of the meeting held on 12th March 2018

001387 **RESOLVED** that the notes of the meeting held on 12th March 2018 be taken as read and signed by the Chairman

5. 4.2. Matters Arising – The Assistant Clerk was asked to contact Wealden District Council (WDC) for clarification on the new agricultural building, Beech Green Lane. WDC confirmed that the applicant submitted further details to obtain the required prior approval which were ultimately accepted by WDC on 22/11/17. It was noted by WDC that this was not showing on their planning website and this would be rectified.

6. **ENFORCEMENT** –No items.

7. **PLANNING APPLICATIONS**

7.1 WD/2018/0429/F 16 ORCHARD RISE, GROOMBRIDGE, TN3 9RZ
Description: REMOVAL OF DORMER AND CATSLIDE ROOF TO NORTH EASTERN SIDE AND REPLACEMENT WITH FIRST FLOOR EXTENSION. NEW 2-STOREY EXTENSION TO SOUTH WESTERN SIDE OF HOUSE AND PARTIAL CONVERSION OF GARAGE INTO GYM. NEW PORCH TO FRONT DOOR TO PROVIDE ADDITIONAL COVERED AREA. (Comments by 29 March 2018)

It was noted that this will not affect the neighbours, is in keeping and the design balanced the look of the property.

Withyham Parish Council Supports this Application.

- 7.2 WD/2017/1817/MAJ PROPOSED RESIDENTIAL DEVELOPMENT OF 68 UNITS INCLUDING ACCESS ROADS, LANDSCAPING AND DEMOLITION OF EXISTING BUILDINGS. - Amended design and layout. Revised supporting documentation. CAR PARK, PINE GROVE, CROWBOROUGH, TN6 1FE. (Comments by 23 March 2018, extended by Planning Officer)

It was agreed that the comments in the letter sent on the 8th December to WDC (as attached) be reiterated. It was further noted that both Highways and Crowborough Town Council have objected to this application. It was felt that the application would stretch local amenities and that insufficient infrastructure was available, such as Dr's surgeries and schools. It would also be removing a well-used asset, being the car park, from the community whilst putting another asset, the community centre, in danger of a significant negative impact.

The Parish Council would like clarification on the definition of affordable housing and criteria of shared ownership. Further clarification would also be sought on the position of WDC being both the owner of the land and the planning authority. The Parish Council would request that a Public Enquiry is held on this planning application.

Action: The Assistant Clerk was asked to email Cllr Howell with regards to the possible conflict of interest.

Withyham Parish Council objects to this application and requests a Public Enquiry is held.

- 7.3 WD/2018/0518/FR CHARMWOOD, MARDENS HILL, CROWBOROUGH, TN6 1XL Description: RETROSPECTIVE APPLICATION FOR NEW OUTBUILDING IN REAR GARDEN FOR GARDEN ROOM. (Comments by 6 April 2018)

The committee was unsure why it was felt that a planning application would not be required for this development. It was also felt that the development was of significant size to be considered an annex rather than a garden room. The committee suggested that a section 106 be added if permission is granted. The committee requested that the following conditions be added to any permission granted:

- a) The building cannot be used as a subsidiary building and can only be used for occasional use by the residents.
- b) No separate parking facilities shall be permitted to access the building.
- c) The building is tied to the house and cannot be used as a separate dwelling

Withyham Parish Council Supports this application subject to the above conditions being added to any permission granted.

001388 RESOLVED that the observations on planning issues detailed in these minutes be submitted to the Planning Authority

8. PLANNING DECISIONS

APPROVED

WD/2018/0168/F SINGLE-STOREY EXTENSION TO EXISTING DOMESTIC GARAGE TO PROVIDE A WORKROOM. SPRING BANK, CORSELEY ROAD, GROOMBRIDGE, TN3 9PR - Noted

WD/2018/0064/F DEMOLITION OF EXISTING BARN AND CONSTRUCTION OF A NEW DWELLING HOLLAMBYS, ERIDGE ROAD, GROOMBRIDGE, TN3 9NJ - Noted

9. APPLICATIONS RECEIVED AFTER AGENDA - None

10. MATTERS OF URGENT IMPORTANCE FOR NOTING OR INCLUSION ON A FUTURE AGENDA.

It was noted that a planning appeal for OAK ISLAND, ASHURST HILL, ASHURST, TN3 9TJ (Planning Inspectorate ref: APP/C1435/W/17/3189717) was being held at The Council Chamber, Uckfield Town Council, Uckfield Civic Centre, Uckfield, East Sussex TN22 1AR on 10 April 2018 at 10.00 am. The Assistant Clerk was asked to contact WDC to see if they would be attending the appeal and if they would need Withyham Parish Council to provide anything.

Action: Assistant Clerk to contact WDC to see if they are attending the appeal and if they would need Withyham Parish Council to provide anything.

11. DATE OF MEETING - to note that the date of the next meeting is on Monday 9th April 2018 at 7pm in the Parish Office, The Old Station, Groombridge.

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The meeting closed at 7.20pm