

Minutes of the **PLANNING COMMITTEE** meeting held on Tuesday 26th September 2017 at 7.00pm at The Old Station, Groombridge

PRESENT: Cllrs Robin Ashby, Marcus Tarling (Chair), Mrs Di Kelly, Mrs Jill Pardey, 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: Cllr Mrs Anne Jenkins, Jonathan Kelly

3. DECLARATIONS OF INTEREST: None.

4. MINUTES

4.1. Minutes of the meeting held on 11th September 2017

RESOLVED that the minutes of the meeting held on 11th September be taken as read and signed by the Chairman

4.2. Matters Arising

The Assistant Clerk circulated a response from Cllr Howell regarding Groombridge Place prior to the meeting.

5. ENFORCEMENT - None

6. PLANNING APPLICATIONS

6.1 Application No. WD/2017/1744/F OAKLANDS, ORCHARD RISE, GROOMBRIDGE, TN3 9RX Description: APPLICATION FOR CHANGE OF USE FROM C2 CARE HOME TO C3 DWELLING HOUSE. Comments by 27 September 2017.

The committee noted that there was very limited information supplied in this application. It was agreed that the parish is in need of a care home in the area and the committee would prefer to see this remain a multiple occupancy care home. It is suggested it be offered for sale as a care home for a period of time before change of use.

Withyham Parish Council Does Not Support this application and suggests that it be offered for sale as a C2 care home before change of use is considered.

- 6.2 Application No. WD/2017/1610/FR THE DORSET ARMS, BUCKHURST PARK, WITHYHAM, HARTFIELD, TN7 4BD Description: PART RETROSPECTIVE APPLICATION FOR INTERNAL ALTERATIONS TO PROVIDE LETTABLE (B & B) BEDROOMS FROM THE EXISTING FIRST FLOOR ACCOMMODATION. Comments by 9th October 2017.
- 6.3 Application No. WD/2017/1580/LBR THE DORSET ARMS, BUCKHURST PARK, WITHYHAM, HARTFIELD, TN7 4BD Description: PART RETROSPECTIVE APPLICATION FOR INTERNAL ALTERATIONS TO PROVIDE LETTABLE (B & B) BEDROOMS FROM THE EXISTING FIRST FLOOR ACCOMMODATION. Comments 9th October 2017.

Applications WD/2017/1610FR and WD/2017/1580/LBR were considered together. The committee raised concerns regarding parking and the number of cars this would bring to the location. It was further commented that the facilities provided seemed limited for a B&B.

Withyham Parish Council supports this application and defers to the Listed Buildings Officer.

- 6.4 Application No. WD/2017/1737/F WILDINGS, FLORANCE LANE, GROOMBRIDGE, TUNBRIDGE WELLS, TN3 9SH Description: GARAGE EXTENSION WITH PLAYROOM ABOVE. Details received to show amendments to proposed garage extension including reduction in overall length and removal of all roof lights on west elevation. Plans dated 18/09/17. Comments by 4th October 2017.

Whilst the committee agreed that the amendments show the applicant has listened to comments, the application still includes a playroom which is contradictory to the initial planning conditions. Therefore it was agreed that the previously submitted comments, captioned below, still stand.

"It was noted that the condition applied to the previous application by the officer in 2013 that "The garage accommodation hereby permitted shall not be used for any purpose other than for a garaging of vehicles and storage of household effects ancillary to the residential use of the dwelling" would prohibit this development and therefore the committee would be unable to support it."

Withyham Parish Council does not support this application as it contravenes the conditions placed on the original application by the planning officer in 2003.

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

7. APPLICATIONS RECEIVED AFTER AGENDA - None

8. DECISION NOTICES:

APPROVED

Application No. WD/2017/1682/F ERECTION OF DETACHED GARDEN POTTING SHED. CONYER LODGE, CORSELEY ROAD, GROOMBRIDGE, TN3 9PN noted

Application No. WD/2017/1784/F DEMOLITION OF EXISTING SIDE PORCH TO GROUND FLOOR LEVEL. CONSTRUCTION OF NEW SIDE PORCH. NEW SIDE ACCESS GATE ONTO PUBLIC FOOTPATH. WINSFORD, WITHYHAM ROAD, GROOMBRIDGE, TN3 9QR noted

Application No. WD/2017/1643/FR RETROSPECTIVE - SINGLE STOREY REAR EXTENSION, NEW CANOPY ROOF TO SIDE ELEVATION TOGETHER WITH REMOVAL OF GROUND AND FIRST FLOOR FRONT EXTENSIONS PREVIOUSLY APPROVED UNDER REFERENCE WD/15/2043/ WOODLANDS, WARREN ROAD, CROWBOROUGH, TN6 1TX noted

Application No. WD/2017/1476/FR PART RETROSPECTIVE APPLICATION-ERECTION OF POST AND RAIL BOUNDARY FENCING AND GATES. SUSSEX OAK, BLACKHAM, TUNBRIDGE WELLS, TN3 9UA noted

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

10. DATE OF MEETING - to note that the date of the next meeting is on 9th October 2017 at 7pm in the Parish Office, The Old Station, Groombridge.

The meeting closed at 7.25pm