

Minutes of the **PLANNING COMMITTEE** meeting held on Tuesday 27th
June 2017 at 7.00pm at The Old Station, Groombridge

PRESENT: Cllrs Marcus Tarling, (Chair, Mrs Anne Jenkins, Robin Ashby, Stephen Whittaker, Mrs Diana Kelly

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. ELECTION OF CHAIRMAN

001254 RESOLVED to elect Cllr Marcus Tarling as Chairman of the Planning Committee.

3. ELECTION OF VICE-CHAIRMAN

001255 RESOLVED to elect Cllr Jill Pardey as Vice Chairman of the Planning Committee.

4. APOLOGIES: Cllr Jonathan Kelly, Mrs Jill Pardey

5. REVIEW OF TERMS OF FREERENANCE. Noted and agreed.

6. REVIEW OF PLANNING GUIDANCE. This was noted by the members of the committee and an additional document "Index of Policies" was requested to be circulated.

Assistant Clerk to circulate Index of Policies.

7. DECLARATIONS OF INTEREST: Cllr Marcus Tarling Item 10.5. as he has an agreement to access land and purchase wood.

8. MINUTES

8.1. Minutes of the meeting held on 12th June 2017.

001256 RESOLVED that the minutes of the meeting held on 12th June 2017 be taken as read and signed by the Chairman.

8.2. Matters Arising

Forest Fold Cemetery. The Assistant Clerk is arranging a suitable date to meet with Crowborough Town Council at the site.

9. ENFORCEMENT - None

10 PLANNING APPLICATIONS

- 10.1 Application No. WD/2017/0971/F OAK ISLAND, ASHURST HILL, ASHURST, TN3 9TJ Description: ERECTION OF A NEW CLASS C3 DWELLING WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING. Comments by 7th July 2017

It was agreed that the lack of a Local Plan from Wealden District Council does not over rule the location being an Area of Outstanding Natural Beauty or the Ashdown Forest Zone of Influence. It was further noted that this area needs social housing not this type of development. The land in question is a flood risk and it was felt this would be unsuitable for a basement due to flooding. It was agreed that the application does not fit with the surrounding area and it is believed that it is outside the village envelope.

Withyham Parish Council does not support this application

- 10.2 Application No. WD/2017/1206/FA NORE FARM, OAK LANE, BLACKHAM, WITHYHAM, TN3 9UD Description: MINOR MATERIAL AMENDMENT TO APPLICATION WD/2015/0358/F (REFURBISHMENT OF FARM COMPLEX INCLUDING EXTENSION TO FARMHOUSE, REBUILDING OF OAST HOUSE AND ERECTION OF TWO REPLACEMENT AGRICULTURAL BUILDINGS). Comments by 7th July 2017

It was not believed that this application is ancillary to the current building. The committee would like this application and application WD/2017/1208/F to be viewed as one application by the planning officer.

Withyham Parish Council requests that this is viewed as one application with WD/2017/1208/F and will support the decision of the Planning Officer.

- 10.3 Application No. WD/2017/1002/F Location: 4 BROAD OAK, GROOMBRIDGE, TN3 9SD Description: PROVISION OF A FIRST FLOOR SIDE EXTENSION AND ROOF WINDOWS IN EXISTING ROOF ON THE REAR ELEVATION. Comments by 7th July 2017

Withyham Parish Council supports this application

- 10.4 Application No. WD/2017/0951/FR Location: BEECH GREEN PARK, BEECH GREEN LANE, WITHYHAM, TN7 4DB Description: RETROSPECTIVE APPLICATION FOR RE-USE OF 2 NO. EXISTING SEMI-DETACHED AGRICULTURAL BARNs AS 2 NO. SEMI-DETACHED DWELLINGS. Comments by 5th July 2017

It was understood that applications to house farm workers should be submitted with accounts to demonstrate financial viability of the employees to be housed. This has not been provided. It was also felt that the increase in traffic would have a negative effect on the Ashdown Forest Zone of Influence.

Withyham Parish Council does not support this application and request that financial viability of the housed employees of the business is supplied.

- 10.5 Application No. WD/2017/1198/F Location: LAND ADJACENT TO CORSELEY ROAD, MOTTS MILL, GROOMBRIDGE, TN3 9PF Description: CHANGE OF USE TO PARKING AREA FOR TWO CARS BELONGING TO THE OWNERS OF 2 LAUNDRY COTTAGES. Comments by 4th July

It was agreed this was a sensible change of use.

Withyham Parish Council supports this application

11. APPLICATIONS RECEIVED AFTER AGENDA. None

001257 **RESOLVED** that the observations on planning issues detailed in these minutes be submitted to the Planning Authority.

12. NOTIFICATION OF APPEALS

SMUGGLERS COTTAGES, HOADLEYS LANE, CROWBOROUGH, TN6 1TH
Proposal: CONSTRUCTION OF DRIVEWAY ACCESS AND PARKING AREA
ON LAND ADJOINING HOADLEYS LANE. Planning Inspectorate Ref:
APP/C1435/D/17/3173351 Appeal Start date: 9 June 2017 – **Noted**

13 NOTICE OF APPLICATIONS WITHDRAWN

Application No. WD/2017/0793/FR RETROSPECTIVE APPLICATION FOR
ERECTION OF A SINGLE STOREY REAR EXTENSION. WOODLANDS,
WARREN ROAD, CROWBOROUGH, TN6 1TX – **Noted**

14 DECISION NOTICES:

APPROVED

Application No. WD/2017/1005/FR RETROSPECTIVE APPLICATION FOR
PARKING AREA. GO WILD AT THE WARREN, BLACK HILL,
CROWBOROUGH, TN6 1XE – **Noted**

Application No. WD/2017/1041/F SINGLE STOREY REAR / SIDE
EXTENSION TO REPLACE EXISTING CONSERVATORY. POPLAR
COTTAGE, OAK LANE, BLACKHAM, WITHYHAM, TN3 9UD – **Noted**

Application No. WD/2017/0072/F GROUND FLOOR REAR EXTENSIONS TO
COTTAGES. RETROSPECTIVE REROOFING WORKS AND
CONSERVATION ROOFLIGHT WITHIN REAR ELEVATION. 1 & 2 HALF
MOON COTTAGES, CHURCH HILL, CROWBOROUGH, TN6 1XB – **Noted**

Application No. WD/2017/0073/LB GROUND FLOOR REAR EXTENSIONS
TO COTTAGES. RETROSPECTIVE REROOFING WORKS AND
CONSERVATION ROOFLIGHT WITHIN REAR ELEVATION. 1 & 2 HALF
MOON COTTAGES, CHURCH HILL, CROWBOROUGH, TN6 1XB – **Noted**

Application No. WD/2017/0978/F SINGLE STOREY EXTENSION AT REAR
TO CREATE ENLARGED KITCHEN/DINING ROOM AND UTILITY ROOM.
AMENDMENTS TO EXISTING GARAGE WALLS. TIMARU, CORSELEY
ROAD, GROOMBRIDGE, TN3 9SG – **Noted**

Application No. WD/2017/0685/F DEMOLITION OF DETACHED GARAGE
AND CONSTRUCTION OF SINGLE STOREY EXTENSION TO SIDE AND
REAR. LEDGER WOOD, CHERRY GARDENS HILL, GROOMBRIDGE, TN3
9NY – **Noted**

PRIOR APPROVAL NOT REQUIRED

Application No. WD/2017/7505/T THE INSTALLATION OF 1NO. 17.5M ELARA POLE WITH 3 NO. SHROUDED ANTENNAS, 1NO. 0.3M DISH AND 2 NO. EQUIPMENT CABINETS ON A HIGHWAYS MAINTAINED GRASS VERGE. WITHYHAM ROAD STREETWORKS, WITHYHAM ROAD, GROOMBRIDGE, TN3 9QT

The committee question if this was correct. The Assistant Clerk and Cllr Tarling to review legislation noted in the decision, in reference to it applying to an area of Outstanding Natural Beauty, with a view to writing to the Planning Officer.

15.MATTERS OF URGENT IMPORTANCE FOR NOTING OR INCLUSION ON A FUTURE AGENDA – None

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

The meeting closed at 7.40pm