

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 8th
January 2018 at 7.00pm at The Old Station, Groombridge

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

In attendance: Debbie Siddle – 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 7 members of the public, including Cllr Jane Clare, present and they explained that they are broadly in favour of the principle of the application (for hardstanding where there is currently parking and a replacement garage) but have objections to the current proposal for the following reasons:

- The proposed building is on a significantly larger footprint and being just 2 metres from the boundary with a neighbour and 3 metres from the road it is over dominant and out of scale with its surroundings. The road is on a steep gradient and the neighbouring property is lower and to the north, meaning that they would be overshadowed
- There is a discrepancy as plans appear to show the building as 6.6x8.2 m but the site plan states 6x8.2m, making the proposal larger than the site plan shows. It is likely that they may also need to oversite due to tree roots, which would raise the building still further
- The size of the building is considerably larger than the existing garage with bays for 2 cars and an office on the ground floor with a studio above. There is concern that in future it may become a business premises which could attract traffic movements, and due to the direct proximity of the Ashdown Forest this would impact on the Zone of Influence
- The proposed siting of the building is at right angles to the cross over, and a tree would restrict vehicular access. It would not be possible to re-site the crossover as it is adjacent to common land which is used by residents who do not have off-road parking to park. Vehicular access would be a particular issue for emergency vehicles
- There is a concern that the applicant may try to utilise the common land, as otherwise access would be over tree roots in order to access the building with its current orientation
- If the orientation were to be altered and the building made single storey the proposal would reduce the impact on the neighbours

The Chair thanked the members of the public, and opened the meeting at 7.10pm.

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

2. APOLOGIES: Cllr Mrs Diana Kelly - illness

3. DECLARATIONS OF INTEREST: Cllr Tarling regarding 6.2 as he is a neighbour.

4. MINUTES

4.1. Minutes of the meeting held on 19th December 2017

001345 RESOLVED that the minutes of the meeting held on 19th December be taken as read and signed by the Chairman.

4.2. Matters Arising

A response had been received from Wealden Planning regarding WD/2014/2507/F PLOT 2 STATION ROAD, and a letter received from the owner of the property, both of which had been circulated to members of the Planning Committee. Members considered whether WDC Planning had given sufficient consideration to the condition regarding permission for use of materials and agreed that it should be raised at the forthcoming meeting with District Cllr Howell.

Assistant Clerk to add to the agenda for the meeting with Cllr Howell.

Five members of the public left, 2 remained including Cllr Clare.

5. **ENFORCEMENT** – It was reported that a field entrance on Beech Green Lane had been widened and a hardstanding was being built.

6. **PLANNING APPLICATIONS**

- 6.1 WD/2017/2794/F HIGH FIELD, LANTERN COTTAGE, SCHOOL LANE, ST JOHNS, CROWBOROUGH, TN6 1SB Description: DEMOLITION OF EXISTING ASBESTOS GARAGE AND REPLACEMENT WITH OAK FRAMED CART BARN.

Members of the Committee noted that the existing entrance is to the left of the proposed building and that the common land mentioned by members of the public is below that entrance and outside the curtilage of the property.

The Committee agreed with the concerns about the height and size of the building and the impact on the neighbouring property, which would be overshadowed, however it was noted that one of the plans states that a further application would indicate the final position of the proposed building and as such, the Planning Committee is unable to determine this application without knowing the final position.

Withyham Parish Council objects to this application, as without knowing the final position for the proposed building it cannot support the application in its current form.

As the Chair had declared an interest, Cllr Pardey chaired for agenda item 6.2.

- 6.2 WD/2017/2745/F 2 BRICKYARD COTTAGES, GILLRIDGE LANE, CROWBOROUGH, TN61UP Description: SINGLE STOREY EXTENSION INCLUDING CONSERVATORY AND UTILITY ROOM. NEW TIMBER BOARDED GARAGE WITH STUDIO OVER AND BASEMENT. REBUILD OF EXISTING PORCH. REPLACING DOUBLE ENTRANCE TO DRIVEWAY WITH A SINGLE ENTRANCE AND LANDSCAPING.

It was noted that there are no neighbours to the side of the property where the development is proposed, and no objections have been made.

It was commented that the garage is large, having both a basement and a second floor, but it is attached the main building and the Committee would expect a condition to be made that it cannot be separated.

Withyham Parish Council supports this application.

Cllr Tarling continued Chairing.

- 6.3 WD/2017/2748/F FOTHERINGAY, STATION ROAD, GROOMBRIDGE, TN3 9NB Description: REPLACEMENT OF EXISTING SINGLE GARAGE & ADJOINING COVERED CAR PORT AND SHED WITH A DOUBLE GARAGE WITH SLOPING LOG STORE.

Whilst the Committee wondered whether contrary to the assertions in the application, any trees might affect or be affected by the proposal, it noted that no neighbours would be affected.

Withyham Parish Council supports this application.

- 6.4 WD/2017/2834/F YEW TREE COTTAGE, SCHOOL LANE, ST JOHNS, CROWBOROUGH, TN6 1SB Description: TWO STOREY REAR EXTENSION INCLUDING A DORMER WINDOW.

The committee noted that the development is not in view of any other dwellings.

Withyham Parish Council supports this application.

- 001346 RESOLVED** that the observations on planning issues detailed in these minutes be submitted to the Planning Authority

7. PLANNING APPEALS

OAK ISLAND, ASHURST HILL, ASHURST, TN3 9TJ. ERECTION OF NEW CLASS C3 DWELLING WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING. PLANNING INSPECTORATE REF APP/C1435/W/17/3189717

The Committee understands that it is not necessary to resubmit the Parish Council's previous comments as they should be taken into consideration.

8. APPLICATIONS RECEIVED AFTER AGENDA - None

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

None.

10. DATE OF MEETING - the date of the next meeting is on 22nd January 2018 at 7pm in the Parish Office, The Old Station, Groombridge.

The meeting closed at 7.40pm