

Minutes of the **PLANNING COMMITTEE** meeting held virtually on Monday 22nd June 2020 at 7.00pm in accordance with The Local Authorities and Police and Crime Panel (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020.

PRESENT: Cllrs Andrew Fane, Di Kelly, Jill Pardey, Marcus Tarling (Chair).

In attendance: Natalie Brett – Assistant Clerk (Minutes & Virtual Host)
Cllr Robert Gordon-James to Observe

Members of the public are encouraged to view meetings via the Withyham Parish Council YouTube channel where they are posted until minutes are available.

Members of the public wishing to address any items on the agenda were requested to email their question/comment by the morning of the meeting to be circulated to the committee.

There were two objections from members of the public on WD/2019/2121/F which had been circulated to the planning committee in advance of the meeting. These objections were also registered with Wealden District Council and are available on their website.

1. **ENQUIRE WHETHER ANYONE PRESENT INTENDS TO FILM, PHOTOGRAPH AND/OR RECORD THE MEETING:** As this was a virtual meeting it was recorded for the purposes of posting on YouTube until minutes available.

2. **APPOLOGIES** – Cllr Robin Ashby

3. **DECLARATIONS OF INTEREST** – None

4. **MINUTES**

4.1 To receive the Minutes of the meeting held on 8th June 2020 and to approve and confirm recommendations contained therein and as far as requisite, the action taken by them.

001908 RESOLVED that the notes of the meeting held on 8th June 2020 be taken as read and signed by the Chairman when in person meetings resume.

4.2 Matters outstanding from these minutes. - None

5. **PLANNING APPLICATIONS**
COMMENTS TO BE RETURNED TO WEALDEN DISTRICT COUNCIL

- 5.1 **WD/2020/0566/F** SITE BETWEEN LONG ACRE AND BOXGATE FARM, ST JOHNS ROAD, CROWBOROUGH, TN6 1SA Description: CHANGE OF USE AND CONVERSION OF EXISTING BUILDING TO BUSINESS USE (USE CLASS B1), TOGETHER WITH SINGLE-STOREY EXTENSION AND ALTERATIONS TO EXISTING ACCESS.

It was noted that this sits within the edge of the Area of Outstanding Natural Beauty and its protections. It was agreed that the extension would detract from the appearance of the building and not be in keeping. It was further noted that there was no Heritage Statement and it was felt that this would be needed. The committee would have liked to have seen an indication of the type of business anticipated for the front extension.

Withyham Parish Council Objects to this application in its current form.

- 5.2 **WD/2019/2121/F** GROOMBRIDGE TENNIS CLUB, THE TANYARD, CORSELEY ROAD, GROOMBRIDGE, TN3 9PP Description: FLOODLIGHTING OF TWO TENNIS COURTS. Revised scheme -including reduction in height of columns and lux levels - and additional supporting statements. Plans received 11 May 2020.

In addition to the comments received directly to Withyham Parish Council more objections were noted as listed on the Wealden District Council website. The committee agreed that whilst it was keen to recognise and support a local business and also protect a local leisure amenity this must be balanced with planning guidance and the effect on local residents. The committee agreed that there had been no change in relevant circumstances to override the original conditions, which prohibited use of floodlights, placed on the site from the original 1998 planning approval. The site still sits within the Area of Outstanding Natural Beauty, under the Wealden District Council dark skies policy and within the habitat regulations.

Withyham Parish Council Objects to this application

- 5.3 **WD/2020/0910/F** CONYER LODGE, CORSELEY ROAD, GROOMBRIDGE, TN3 9PN Description: REMOVAL OF EXISTING FRONT EXTENSION AND LARGE GARDEN SHED. NEW SINGLE-STOREY EXTENSION TO FRONT INCLUDING GLAZED LINK. REBUILDING OF GARDEN WALL ON FORMER ALIGNMENT. LINK DETACHED (GLAZED) SINGLE-STOREY EXTENSION TO REAR. MINOR INTERNAL AND EXTERNAL ALTERATIONS.

As a Norman Shaw building which was listed in 1973 it was noted that this is a sensitive area. Whilst replacement of the current front extension would be an improvement the committee was unsure of the very modern design of the application. It was noted that the committee was very pleased that investment in a historical Norman Shaw building was being made.

Withyham Parish Council defers to the decision of the Listed Buildings Office but request that a condition the materials are in keeping be added to any approval.

- 5.4 **WD/2020/0911/LB** CONYER LODGE, CORSELEY ROAD, GROOMBRIDGE, TN3 9PN Description: REMOVAL AND REPLACEMENT OF EXISTING SINGLE STOREY FRONT EXTENSION INCLUDING GLAZED LINK, REBUILDING OF WALL ON FORMER ALIGNMENT; SINGLE STOREY LINKED DETACHED EXTENSION INCLUDING GLAZED LINK.
Comments as above (5.3)

Withyham Parish Council defers to the decision of the Listed Buildings Office but request that a condition that the materials are in keeping be added to any approval.

- 5.5 **WD/2020/0898/F** TOLLHURST FARM, OAK LANE, BLACKHAM, TN3 9UB
Description: EXTENSION TO THE EXISTING CALF HOUSING AND ADDITION OF A LEAN TO ALONG THE LENGTH OF BOTH.
The committee was heartened to see a plan for progression of this site and felt this was a genuine application to support the farms future.

Withyham Parish Council Supports this Application

- 5.6 **WD/2020/0980/FR** KNOLL VIEW, WITHYHAM ROAD, WITHYHAM, TN7 4BD
Description: PART RETROSPECTIVE APPLICATION FOR THE MODIFICATION OF SIDE AND FIRST FLOOR REAR EXTENSIONS AS APPROVED UNDER WD/2019/0136/F
The committee requested the opinion of the Conservation officer in regard to this application

Withyham Parish Council defers to the Conservation Office but request that a condition that the materials are in keeping be added to any approval.

6 LICENCE APPLICATIONS

- 6.1 **WK202003740** ERIDGE EVENTS DRIVE IN CINEMA, ERIDGE PARK, ERIDGE ROAD, ERIDGE GREEN, EAST SUSSEX, TN3 9JS APPLICANT: ERIDGE PARK EVENTS LTD, ERIDGE PARK, ERIDGE ROAD, ERIDGE GREEN, EAST SUSSEX, TN3 9JS
Whilst not in the Parish it was felt that this would have an impact on the amenities of the Parish and would be right to comment on.
The volume of cars in the application with no traffic plan was of concern. The application was vague in areas that would require more detail such as access and facilities. It was noted that this sits within the Area of Outstanding Natural Beauty and the Zone of Influence and the impact on these must be considered.

Withyham Parish Council can not support the application in its current form but would be happy to review once further information available.

7. APPLICATIONS RECEIVED AFTER AGENDA

WD/2020/0024/FR GO WILD AT THE WARREN, BLACK HILL, CROWBOROUGH, TN6 1XE Description: RETROSPECTIVE APPLICATION FOR CABIN FOR WATER TREATMENT SYSTEM AND POLE BARN FOR TIMBER STORAGE Minor amendment to roof pitch/height of proposed pole barn. Plan received 11 June 2020.

Withyham Parish Council supports this amendment subject to the materials being in keeping.

001909 RESOLVED that the observations on the planning issues detailed in these minutes be submitted to the Planning Authority.

8. WEALDEN DISTRICT COUNCIL CONSULTATION ON PUBLIC INVOLVEMENT IN THE PLANNING PROCESS

Cllrs Tarling and Fane agreed to produce a response to the consultation for consideration at the next planning meeting.

The Assistant Clerk advised that she had contacted Wealden District Council Planning Policy Manager and requested that Withyham Parish Council are advised of any future Local Plan consultations when they are published. Wealden District Councillor Obbard was included in the correspondence.

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

Election of Chair and Vice Chair of the committee and welcoming of new Councillors to the Planning Committee to be added to the next agenda.

10. DATE OF MEETING - to note that the date of the next meeting is on **Monday 13th July 2020 at 7.00pm** to be held virtually unless otherwise notified by the agenda.

Meeting closed at 7.35pm