

Minutes of the **PLANNING COMMITTEE** meeting held virtually on **Monday 22nd February** 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, Chris Pope, Marcus Tarling (Chair).

In attendance: Natalie Brett – Assistant Clerk (Minutes and Virtual Host)
District Cllr Obbard

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 no members of the public questions.

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. APOLOGIES –none.

3. DECLARATIONS OF INTEREST - None

4. MINUTES

4.1 The minutes of the meeting held on 8th February 2021 were agreed.

002024 RESOLVED that the notes of the meeting held on 8th February 2021 be taken as read and signed by the Chairman when in person meetings resume.

4.2 Matters outstanding from these minutes. - None

5 ENFORCEMENT - None

6 PLANNING APPLICATIONS
COMMENTS TO BE RETURNED TO WEALDEN DISTRICT COUNCIL

6.1 **WD/2021/0010/F** HOLE FARM, LYE GREEN, CROWBOROUGH, TN6 1UU
Description: CHANGE OF USE TO PERSONAL FITNESS STUDIO WITH ASSOCIATED EXTERNAL ALTERATIONS. (Expiry date for comments 25th February 2021)

The committee were pleased to see the reuse of a vacant unit expanding the range of business and increasing employment in the area. A good design and access statement was noted. Concerns were raised with regards to increased traffic movement, safety of access and long opening hours. Noise pollution and disruption to neighbours was also raised relating to activities taking place outside and music from classes. Outside activities impacting the Wealden District Council dark skies policy should also be considered by Wealden.

It was noted there were no neighbour comments and the Assistant Clerk was asked to confirm with Wealden District Council that notices had been posted.

Withyham Parish Council Supports this application with the following request for conditions. A safety mirror is required at the access. Outside activities are limited to minimise disturbance to neighbours. Highways are requested to take a view on traffic movements

- 6.2 **WD/2021/0194/F** LARKSFIELD, BALLS GREEN, WITHYHAM, TN7 4BX
Description: DEMOLITION OF GARAGE AND ERECTION OF A TWO STOREY, PART SINGLE STOREY SIDE EXTENSION. ALTERATIONS TO EXISTING FENESTRATION. (Expiry date for comments 1st March 2021)
It was felt that this was reasonable development. No objections were noted although the committee would have like to have seen neighbour comments as the application sits against the boundary. The Assistant Clerk was asked to confirm with Wealden District Council that notices had been posted.

Withyham Parish Council Supports this application subject to notices having been in place.

- 6.3 **WD/2021/0121/F** CORSELEY FARM, CORSELEY ROAD, GROOMBRIDGE, TN3 9SF Description: REPLACEMENT OF EXISTING PORCH (Expiry date for comments 2nd March 2021)

It was agreed to considered 6.3 and 6.4 together

Concerns were raised that this would affect the look of the building. The increase in size could remove it from the appearance of a Wealden farmhouse. It was requested that the Listed buildings officer take a site visit and the committee would defer to their comments.

Withyham Parish Council defers to the Listed Buildings Officer

- 6.4 **WD/2021/0122/LB** CORSELEY FARM, CORSELEY ROAD, GROOMBRIDGE, TN3 9SF Description: REPLACEMENT OF EXISTING PORCH (Expiry date for comments 1st March 2021)

It was agreed to considered 6.3 and 6.4 together

For comments see 6.3

Withyham Parish Council defers to the Listed Buildings Officer

- 6.5 **WD/2020/2527/F** BAYNARDS, WITHYHAM ROAD, GROOMBRIDGE, TN3 9QT Description: PROPOSED TWO STOREY REAR ADDITION AND SINGLE STORY FRONT ADDITION INCLUDING ALTERATIONS. (Expiry date for comments 5th March 2021)

The committee felt that the plans were unclear and did not provide adequate details in order to make a decision. Safety concerns regarding traffic movement and access onto a dangerous junction were raised and it was felt Highways should be contacted for a view.

Withyham Parish Council objects to this application due to insufficient information and concerns regarding access safety.

- 6.6 **WD/2021/0165/F** 1 ORCHARD WAY, CHERRY GARDENS HILL, GROOMBRIDGE, TN3 9NU Description: SINGLE STOREY REAR EXTENSION (Expiry date for comments 8th March 2021)
It was felt that this application sits well, is suitable and would not harm the Area of Outstanding Natural Beauty. No neighbour objections were noted, and it was confirmed that a site notice was present.

Withyham Parish Council Supports this application

- 6.7 **WD/2020/2087/F** BRIDGERS, ERIDGE ROAD, GROOMBRIDGE, TN3 9NW
Description: REPLACEMENT OF TENNIS COURT WITH NEW STORAGE BARN TO ALLOW STORAGE OF HAY, TRACTOR AND ASSOCIATED AGRICULTURAL MACHINERY, TOGETHER WITH CHANGE OF USE OF LAND FROM RESIDENTIAL TO AGRICULTURAL (Expiry date for comments 8th March 2021)

It was felt this was an acceptable use although looked large in context. The committee would request the application is tied by a 106 agreement and defer to the Listed Buildings Officer.

Withyham Parish Council supports this application subject to the Listed Buildings Officers approval and a section 106 agreement.

7. APPLICATIONS RECEIVED AFTER AGENDA - None

002025 **RESOLVED** that the observations on the planning issues detailed in these minutes be submitted to the Planning Authority.

**8. PLANNING DECISIONS
APPROVED**

WD/2020/0756/F PHASED DEVELOPMENT COMPRISING OF THE CREATION OF A NEW ACCESS TO CORSELEY ROAD FOR THE EXISTING DWELLING (PHASE 1), AND THE ERECTION OF A DETACHED HOUSE WITHIN THE GROUNDS OF THE HOUSE, UTILISING THE EXISTING ACCESS (PHASE 2) THE CROSSWAYS, CORSELEY ROAD, GROOMBRIDGE, TN3 9RT

The committee noted its disappointment at the approval of this application. There was a concern that the comments made by the Parish Council as the eyes and ears of the Parish had not been given sufficient weight in the decision. It was also felt that East Sussex Highways report on traffic movement had been very misleading.

The Assistant Clerk was asked to compare the approval against the comments made and return the information to the committee.

9. WD/2021/0014/LDP – TO NOTE COMMENTS FROM WEALDEN DISTRICT COUNCIL

Wealden District Council advised that an LDP application is a submission asking whether planning permission is required for works. Therefore they are not subject to consultation, either with local residents or the parish council, or other consultees. They are assessed against the regulations to see whether they conform or not. Should an LDP be deemed to require planning permission, a planning application would be submitted which would then be subject to the usual consultations

It was noted that there had been a previous application of a similar nature which had been approved in error leading to the committee taking an interest in this application. It was agreed to submit a comment on the application recommending that this be a full planning application as it sits within the Ashdown Forest Zone of influence and is within the 400m exclusions zone.

10. POLICY - PLANNING APPLICATIONS BY OR ON PARISH COUNCIL LAND. – Agreed. To go to the next council meeting for adoption

11. **POLICY - APPLICATIONS OUTSIDE OF PARISH** - Agreed. To go to the next council meeting for adoption

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

The Assistant Clerk advised that an email had been received from Curtain and Co on behalf of Earlswood Homes regarding a future application on land at Back Lane, Station Road, Groombridge. The Assistant Clerk had responded to advised that should an application come to the Parish Council Planning Committee they would be welcome to attend the meeting and address committee during the initial 10 minutes

As noted in previous minute Cllr Kelly had been approached regarding this site and maintained neutrality during the short conversation. It was confirmed that no other Councillors on the Planning Committee had been in conversation with anyone regarding this site.

13. **DATE OF MEETING** - to note that the date of the next meeting is on **Monday 8th March 2021 at 7.00pm** to be held virtually unless otherwise notified by the agenda.

Meeting closed at 8.03pm