

Minutes of the **PLANNING COMMITTEE** meeting held at
Groombridge Village Hall, Station Road, Groombridge on
Wednesday 19th May at 7.00pm

PRESENT: Cllrs Andrew Fane, Robert Gordon-James, Jill Pardey,
Marcus Tarling (Chair).

In attendance: Debbie Siddle –Clerk (Minutes)
Natalie Brett – Assistant Clerk

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 in attendance.

**1. ENQUIRE WHETHER ANYONE PRESENT INTENDS TO FILM,
PHOTOGRAPH AND/OR RECORD THE MEETING:** No

2. APOLOGIES – Cllrs Di Kelly and Chris Pope

3. DECLARATIONS OF INTEREST - None

4. MINUTES

4.1 MINUTES OF THE MEETING HELD ON 24th May 2021

002092 RESOLVED that the notes of the meeting held on 24th May 2021 be taken as read and signed by the Chairman

4.2 MATTERS OUTSTANDING FROM THESE MINUTES:

- The Policy on Preapplication Engagement will be added to the next agenda. The Assistant Clerk will circulate an amended version on Monday to members.

4 ENFORCEMENT

- An Update from Wealden District Council Enforcement on Hoadleys Lane: *“we are working with our Legal Service due to the significant breaches of planning control to seek a resolution and will update the Parish Council when we are in a position to do so subject to Legal constraints. However please be assured that matters are progressing.”*
- Cllr Tarling advised that the camping off Gillridge Lane has gone. However questions remained regarding waste and human waste may have been disposed of in a hole in the ground. Wealden District Council Enforcement had advised *“camping on the field at Beechenwood Farm, Pilmer Road, Crowborough which has been linked to the Gillridge Lane in terms of it being said to be being accessed from there. I contacted the owners of Beechenwood Farm and they have advised that there is some camping occurring there which they claim is by members of an exempted organisation and which will be ceasing on Sunday. Apparently the police are aware of this.”*
- It was queried whether garden offices require planning permission. Whilst they may fall under permitted development it can be unclear so any specific queries can be passed to the Clerks for clarification.

5 PLANNING APPLICATIONS

COMMENTS TO BE RETURNED TO WEALDEN DISTRICT COUNCIL

- 6.1 **WD/2021/0941/F** 26 ORCHARD RISE, GROOMBRIDGE, TN3 9RZ
Description: CONSTRUCTION OF A NEW PORCH LINKING THE REAR DOOR OF THE PROPERTY TO THE EXISTING REAR DOOR OF GARAGE.
(Expiry date for comments: 19 May 2021 awaiting extension)

Link to documents on web: <http://planning.wealden.gov.uk/plandisp.aspx?recno=153652>

The Committee felt this to be a suitable for the location and a practical solution for the residents.

Withyham Parish Council supports this application.

- 6.2 **WD/2021/0322/LB** HIGHFIELDS, BEECH GREEN LANE, WITHYHAM, TN7 4DB Description: WORKS TO BASEMENT INCLUDING LOWERING OF WESTERN PART OF BASEMENT FLOORS TO IMPROVE HEADROOM, NEW REPOSITIONED STAIRCASE TO PROVIDE IMPROVED ACCESS BETWEEN BASEMENT AND NEW KITCHEN, AND IMPROVEMENTS TO REAR COURTYARD ACCESS (AMENDMENT TO WD/2018/1416/MAJ & WD/2018/1417/LB - REPAIRS AND ALTERATIONS TO THE HOUSE AND HISTORIC FARM BUILDINGS, INCLUDING REINSTATEMENT OF RECENTLY COLLAPSED BYRE OUTBUILDING AND CONVERSION OF COACH HOUSE/STABLES FROM RESIDENTIAL FLAT/STORAGE TO TWO DWELLINGS. REPLACEMENT OF THE GARAGES. ALTERATIONS TO AND RESTORATION OF THE GARDENS AND WOODLANDS). (Expiry date for comments: 20 May 2021)

Link to documents on web: <http://planning.wealden.gov.uk/plandisp.aspx?recno=152811>

The Committee noted that there are significant works planned and assumed that the two dwellings were covered under the previous application.

Withyham Parish Council defers to the Listed Buildings Officer.

- 6.3 **WD/2021/0321/F** HIGHFIELDS, BEECH GREEN LANE, WITHYHAM, TN7 4DB Description: WORKS TO BASEMENT INCLUDING LOWERING OF WESTERN PART OF BASEMENT FLOORS TO IMPROVE HEADROOM, NEW REPOSITIONED STAIRCASE TO PROVIDE IMPROVED ACCESS BETWEEN BASEMENT AND NEW KITCHEN, AND IMPROVEMENTS TO REAR COURTYARD ACCESS (AMENDMENT TO WD/2018/1416/MAJ & WD/2018/1417/LB - REPAIRS AND ALTERATIONS TO THE HOUSE AND HISTORIC FARM BUILDINGS, INCLUDING REINSTATEMENT OF RECENTLY COLLAPSED BYRE OUTBUILDING AND CONVERSION OF COACH HOUSE/STABLES FROM RESIDENTIAL FLAT/STORAGE TO TWO DWELLINGS. REPLACEMENT OF THE GARAGES. ALTERATIONS TO AND RESTORATION OF THE GARDENS AND WOODLANDS). (Expiry date for comments: 20 May 2021)

Link to documents on web: <http://planning.wealden.gov.uk/plandisp.aspx?recno=152810>

The Committee noted that there are significant works planned and assumed that the two dwellings were covered under the previous application.

Withyham Parish Council defers to the Listed Buildings Officer.

- 6.4 **WD/2021/1178/OH** KOVACS LODGE, WITHYHAM, TN7 4BB Description: TO INSTALL NEW POLES AND AN ADDITIONAL WIRE TO THE HIGH VOLTAGE OVERHEAD ELECTRICITY NETWORK FROM 2 CURRENTLY TO 3. INSTALL A NEW HIGH VOLTAGE POLE AND 2 SUPPORT STAY WIRES WITH THE INSTALLATION OF A 100KVA POLE MOUNTED TRANSFORMER. (Expiry date for comments: 28 May 2021)

Link to documents on web: <http://planning.wealden.gov.uk/plandisp.aspx?recno=153946>

The Committee had not received an application of this type before. They were therefore unsure as to whether it complies with policy and regulations, and therefore must be guided by WDC Planning Department.

Withyham Parish Council defers to the WDC Planning Officer.

- 6.5 **WD/2021/0864/F** 2 OCKLYE COTTAGES, GLENMORE ROAD, CROWBOROUGH, TN6 1TW Description: CONVERSION OF GARAGE TO HOLIDAY LET. (Expiry date for comments: 31 May 2021)

Link to documents on web: <http://planning.wealden.gov.uk/plandisp.aspx?recno=153550>

The Committee noted that whilst public transport will be an issue the track to the property serves just one or two other properties and parking is unlikely to be an issue, particularly as the holiday let will be just 1 bedroom. It was however queried whether there should have been a traffic survey as it is within the Ashdown Forest Zone of Influence.

Withyham Parish Council supports this application subject to there being no neighbour objections.

- 6.6 **WD/2021/0922/F** 30 ORCHARD RISE, GROOMBRIDGE, TN3 9RZ Description: PROPOSED REAR AND SIDE TWO STOREY EXTENSION AND INTERNAL ALTERATIONS (Expiry date for comments: 31 May 2021)

Link to documents on web: <http://planning.wealden.gov.uk/plandisp.aspx?recno=153627>

The Committee noted that there were no neighbour objections and that other properties in the vicinity have undertaken similar works.

Withyham Parish Council supports this application.

7. APPLICATIONS RECEIVED AFTER AGENDA - None

002093 RESOLVED that the observations on the planning issues detailed in these minutes be submitted to the Planning Authority.

8. PLANNING DECISIONS

APPROVED

WD/2020/2527/F PROPOSED ALTERATIONS AND EXTENSIONS TO EXISTING DWELLING TO CREATE AN ENLARGED SECOND STOREY WITH ATTACHED GARAGE TO THE FRONT AND FIRST FLOOR TERRACE TO THE REAR BAYNARDS, WITHYHAM ROAD, GROOMBRIDGE, TN3 9QT – Noted.

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

Election of Chair and Vice Chair is to be on the next agenda.

Site visits were raised and it was confirmed that members may look at properties from the outside but should carry WPC identification.

The Assistant Clerk noted that it was almost exactly a year since the first virtual planning meeting was held on 11th May 2020. She thanked members of the Planning committee for their steadfast determination to make virtual meetings work and to continue to be able to function as a committee representing the views of the community. The Committee thanked the Clerks.

10. DATE OF MEETING - to note that the date of the next meeting is on **Monday 2nd June 2021 at 7.00pm** to be held at Groombridge Village Hall, unless otherwise notified by the agenda.

Meeting closed at 7.12pm