

Minutes of the **PLANNING COMMITTEE** meeting held at Groombridge Village Hall on **Monday 20th December** at 6.00pm

PRESENT: Cllrs Andrew Fane, Robert Gordon-James, Diana Kelly, Jill Pardey, Chris Pope, Jennie Paulson Ellis, Marcus Tarling (Chair)

In attendance: Natalie Brett – Assistant Clerk (Minutes)

Members of the public are encouraged to attend 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** – Cllr Alan Gaukroger.

3. **DECLARATIONS OF INTEREST** – None

4. **MINUTES**

4.1 MINUTES OF THE MEETING HELD ON 13th DECEMBER 2021

The committee thanked the Assistant Clerk for the excellent minutes which encapsulated the meeting well.

002175 RESOLVED that the minutes of the meeting held on 13th December 2021 be taken as read and signed by the Chairman.

4.2 MATTERS OUTSTANDING FROM THESE MINUTES.

No matters outstanding

5. **ENFORCEMENT.**

The Assistant Clerk had circulated information provided by a member of the public regarding possible development on Land in Corseley Road adjacent to Upper Tanyard. Wealden Enforcement had been made aware of this by residents and advised they will attend when in the area. The Assistant Clerk had contacted Enforcement and asked that the Parish Council is kept updated.

6. **PLANNING APPLICATIONS**

COMMENTS TO BE RETURNED TO WEALDEN DISTRICT COUNCIL

- 6.1 **WD/2021/2821/F** THYME COTTAGE, STATION ROAD, WITHYHAM, TN7 4BT Description: PROPOSED TWO STOREY EXTENSION TO FORM DRIVE-THROUGH TO GARAGE WITH BEDROOM OVER (Expiry date for comments: 29th December 2021)

Link to documents on web:

<http://planning.wealden.gov.uk/plandisp.aspx?recno=156006>

It was noted that a design and access statement would have been useful with this application. It was agreed the application was sensible, well thought out and sensitive to the area. No neighbour comments were also noted.

Withyham Parish Council Supports this Application and requests a condition that materials are in keeping with the surrounding area.

- 6.2 **WD/2021/2847/F** THE DELLS, CHURCH HILL, CROWBOROUGH, TN6 1XB Description: PROPOSED DETACHED TIMBER FRAMED PARKING GARAGE BUILDING AND EXTERNAL DRIVEWAY (Expiry date for comments: 31st December 2021)

Link to documents on web:

<http://planning.wealden.gov.uk/plandisp.aspx?recno=156047>

The application sits within the curtilage of a listed building, and it was agreed the listed buildings officer should be involved. No neighbour comments were noted.

Withyham Parish Council defers to the decision of the Listed Buildings Officer and requests a condition that materials are in keeping with the surrounding area.

- 6.3 **WD/2021/2860/F** LAND ADJOINING HAYCOCKS, LONDON ROAD, CROWBOROUGH, TN6 1TB Description: CONSTRUCTION OF FOUR DETACHED DWELLINGS WITH ACCESS ONTO LONDON ROAD (Expiry date for comments: 3rd January 2022)

Link to documents on web:

<http://planning.wealden.gov.uk/plandisp.aspx?recno=156064>

- The map showing the access is extremely misleading. There is a significant bend at this location, which has been the site of road traffic accidents in the past.
- East Sussex Highways has raised objections regarding pedestrian safety which the committee fully support and must be given weight.
- The application sits outside of the development boundary which must not be allowed to erode.
- This application would have devastating effect on the boundary.
- The application sits within the Ashdown Forest Zone of influence and is only 50m away from the 400m exclusion zone. This must be given significant weight as the application would have a negative effect on this.
- The habitat regulations must be considered when viewing this application; these are protected by law.
- The application sits within the Area of Outstanding Natural Beauty, which is also protected by law, and would not add to the character nor enhance this in any way and would be in conflict with the landscape.

- The statement within the Design and Access Statement that because there are already breaches with the Area of Outstanding Natural Beauty that another one does not matter is deplorable.
- The removal of large areas of hedging would be detrimental to wildlife and the character of the area within the Area of Outstanding Natural Beauty.
- The removal of established trees would have a detrimental effect on wildlife and character.
- The redaction of the ecology report raises serious concerns. Especially with the known presence of protected species in the area; being the Great Crested Newt.
- It was noted that the application suggests that the land drainage would be dealt with on site, however there is continued drainage issues onto London Road to which this development would add more pressure.
- The application does not make clear how sewerage will be dealt with, in such a sensitive area this must be clear and proven to be sufficient.
- The application conflicts with SP01, GD2, EN2, EN6, EN7, EN9, EN14, EN29, TR3, CS2, CR1,
- It was noted that there is no sign displayed on site.

Withyham Parish Council Objects to this application

7. APPLICATIONS RECEIVED AFTER AGENDA - None

002176 **RESOLVED** that the observations on the planning issues detailed in these minutes be submitted to the Planning Authority.

9. DECISIONS - Noted

APPROVED

WD/2021/2503/F SINGLE STOREY REAR EXTENSION AND RAISED PATIO. 20 ORCHARD RISE, GROOMBRIDGE, TN3 9RZ

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

Application WD/2021/2200/F was incorrectly assigned to Crowborough Town Council; however, it has now been assigned correctly to Withyham Parish Council and time has been given for it to be considered at the next Withyham Parish Council Planning meeting.

11. DATE OF MEETING – It was noted that the date of the next meeting is on Monday 10th January 2022 at 7.00pm to be held at The Parish Office unless otherwise notified by the agenda.

The meeting closed at 6.25pm