

Minutes of the **PLANNING COMMITTEE** meeting held at Groombridge Village Hall on **Monday 22nd November** at 7.00pm

PRESENT: Cllrs Andrew Fane, Robert Gordon-James, Jill Pardey, Chris Pope, 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 two members of the public in attendance for 6.1.

A member of the public introduced himself as the applicant for 6.1. They advised the driveway that was present with the property was very dangerous. Siting at a 45-degree angle to the property it had caused numerous accidents including one which resulted in a personal loss. The solid tarmac is unattractive to the street scene. Work on re-siting of the tank had already been undertaken due to poor advice which stated planning would not be needed. Upon receipt of a letter from enforcement works stopped immediately and the proper process had been followed. The rest of the field adjacent to the application would be sown to a wildflower meadow with suitable native species and a five post field gate would be used. The current tarmac would be removed, and a hedge grown which would improve the street scene. The site is dangerous for visitor parking and deliveries, often causing traffic issues. The member of the public advised that discussion with the neighbour who had submitted an objection had taken place and reassurances given which allayed concerns.

Cllrs noted the applicant's comments regarding the neighbour objection however the committee could only take on board what the neighbour had submitted to Wealden and not hearsay.

Cllrs clarified with the applicant that there had not been a tank in the field previously and it was a re-siting of the tank.

Cllr Tarling thanked the members of the public for their comments and opened the meeting.

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

2. **APOLOGIES** – Cllr Gaukroger

3. **DECLARATIONS OF INTEREST** - None

4. **MINUTES**

4.1 **MINUTES OF THE MEETING HELD ON 8th NOVEMBER 2021**

Cllr Kelly was in attendance at the meeting on the 8th November but was missing from the minutes.

RESOLVED that the minutes of the meeting held on 8th November 2021 be taken as read and signed by the Chairman once the addition of Cllr Kellys attendance had been made.

4.2 MATTERS OUTSTANDING FROM THESE MINUTES:

Cllr Tarling and Pope advised that they were working on a complaint to be sent to Wealden regarding the LDE via their complaint's procedure. This would be brought to the next available meeting for discussion and agreement by the committee.

5. ENFORCEMENT – No update.

6. PLANNING APPLICATIONS

COMMENTS TO BE RETURNED TO WEALDEN DISTRICT COUNCIL

- 6.1 WD/2021/2457/FR** LAND TO THE SOUTH OF LAKESIDE, MARDENS HILL, CROWBOROUGH, TN6 1XL Description: PART RETROSPECTIVE APPLICATION FOR CHANGE OF USE OF LAND TO RESIDENTIAL INVOLVING EXCAVATION/LEVELLING WORKS TO CREATE PARKING AREA, AND INSTALLATION OF LPG TANK AND ELECTRIC VEHICLE CHARGING POINT.

Link to documents on web:

<http://planning.wealden.gov.uk/plandisp.aspx?recno=155550>

The committee understood why the applicant had put forward the application and that it was unfortunate they had received bad advice at the start of the process. However, they thanked the applicant for the clarity given on why the application contained a retrospective part and for attending the meeting. It was enquired of Wealden if a change of use would be needed for use of this land. The committee agreed that it would need to see an ecology report to understand the effects of the application on such a sensitive area, being within the Ashdown Forest 400m Exclusion Zone and in the Area of Outstanding Natural Beauty. The neighbour comments submitted to Wealden must also be considered. It was agreed that the committee could not support the application at this time but would welcome a resubmission with an ecology report and an official update on neighbours comments.

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

- 6.2 WD/2021/2690/F** PARK LODGE, LYE GREEN, CROWBOROUGH, TN6 1UU Description: SINGLE STOREY OAK FRAMED OUT BUILDING FOR USE AS HOLIDAY LET. (Expiry date for comments **25 November 2021**)

Link to documents on web:

<http://planning.wealden.gov.uk/plandisp.aspx?recno=155841>

The committee noted and supported the objection raised by East Sussex Highways. It was further commented that Lye Green was not a village and the claim of assisting with tourism was not supported in any way. The issues raised by Waste Management were also supported. The application sits outside of the development boundary, within the Ashdown Forest Zone of Influence and in the Area of Outstanding Natural Beauty so should not be permitted.

Withyham Parish Council Objects to this Application.

- 6.3 **WD/2021/2303/F** HOME PLACE, IRONCHURCH LANE, BLACKHAM, TN3 9TS Description: REPLACEMENT OF DELAPIDATED GARAGE, BARN AND CARPORTS (Expiry date for comments **26 November 2021**)

Link to documents on web:

<http://planning.wealden.gov.uk/plandisp.aspx?recno=155365>

The application lists the presence of the Great Crested Newt however this is then not mentioned again. As a protected species this must be considered. The application is not a like for like replacement of a barn and outbuildings but a development to residential and is large in comparison to the house. There is no mention of a section 106 agreement which the committee would recommend.

Withyham Parish Council Objects to this Application.

- 6.4 **WD/2021/2751/F** 5 BIRCHDEN COTTAGE, ERIDGE ROAD, GROOMBRIDGE, TN3 9NJ Description: DEMOLITION OF EXISTING PRE-FABRICATED GARAGE AND CONSTRUCTION OF NEW GARAGE / GARDEN ROOM. (Expiry date for comments **3 December 2021**)

Link to documents on web:

<http://planning.wealden.gov.uk/plandisp.aspx?recno=155921>

There were no neighbour objections noted. It was agreed this application would be an improvement on the existing building.

Withyham Parish Council Supports this Application.

7. APPLICATIONS RECEIVED AFTER AGENDA - None

002160 **RESOLVED** that the observations on the planning issues detailed in these minutes be submitted to the Planning Authority.

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

A significant application for 21 homes had been received by the parish office. This would be added to the next agenda and the location of the next meeting had been moved to the Village Hall to accommodate public interest.

- 9. DATE OF MEETING** - noted that the date of the next meeting is on **Monday 13th November 2021 at 7.00pm** to be held at the MAIN HALL at GROOMBRIDGE VILLAGE HALL unless otherwise notified by the agenda.

Meeting closed at 7.45pm