

Minutes of the **PLANNING COMMITTEE** meeting held at
The Parish Office, Station Road, Groombridge on **Monday 16th May** at 7.00pm

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

In attendance: Natalie Brett – Assistant Clerk
Debbie Siddle – Clerk (Minutes)
District Cllr Keith Obbard to observe.

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 present.

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

2. **APOLOGIES** – Cllrs Pardey

3. **DECLARATIONS OF INTEREST** – None

4. **MINUTES**

4.1 **MINUTES OF THE MEETING HELD ON 3rd MAY 2022**

002258 RESOLVED that the minutes of the meeting held on 3rd May 2022 be taken as read and signed by the Chairman.

4.2 **MATTERS OUTSTANDING FROM THESE MINUTES.** All outstanding matters from the previous minutes had been actioned.

5. **ENFORCEMENT** - None

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

6.1 WD/2022/0568/F 1 THE GABLES, CORSELEY ROAD, GROOMBRIDGE, TN3 9SG Description: CONSTRUCTION OF 1 NO. 5-BED DWELLING IN REAR GARDEN WITH ASSOCIATED PARKING, NEW ACCESS TO CORSELEY ROAD AND LANDSCAPING, INCLUDING DEMOLITION OF 1 NO. EXISTING GARAGE AND ERECTION OF 1 NO. REPLACEMENT GARAGE (TO SERVE 1 THE GABLES). Expiry date for comments: 19 May 2022.

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=157160>

This application is sited within to Area of Outstanding Natural Beauty, and it will neither enhance nor protect this. It will create a notable change to the character of the site having a severe, detrimental effect on the character and appearance of the Area of Outstanding Natural Beauty and the Village street scene.

It is anticipated that there will be additional vehicles, with such an application, that would have a negative impact on the Ashdown Forest Zone of Influence and the SSSI with an increase in carbon emissions.

Access to the site is located opposite the church and local school which both cause server congestion at peak times. The access would have limited sight lines and questions were raised regarding vehicle cross over of the shared access. The traffic

survey was completed during June 2021 where Covid would have an impact on the results.

The application does not fit within the housing plan, it does not provide affordable housing or fit the needs of groups with specific housing requirements and is not part of delivering a sufficient supply of affordable homes.

The application was oversized for the site and out of scale, the garden would not be sufficient for such a large-scale build. There would be a substantially detrimental effect on neighbours and their objections were noted.

Withyham Parish Council Objects to this application

6.2 WD/2022/0377/F NORTH LODGE, EAST GRINSTEAD ROAD, BLACKHAM, WITHYHAM, TN3 9TY Description: IMPROVEMENT TO THE NORTH LODGE DRIVEWAY ENTRANCE. Expiry date for comments: 31 May 2022

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=156930>

The committee agreed that the driveway would influence the curtilage of this listed building and would defer to the listed buildings officer. They would also like to see comments from East Sussex Highways regarding the safety of access.

Withyham Parish Council defers to the Listed Buildings Officer

7. PLANNING APPEALS

Those who expressed a view at application stage are given the opportunity to submit further views in writing. Please Note: Any views previously received in writing at the application stage will have been forwarded to The Planning Inspectorate, for the Inspector's attention.

7.1 HOADLEYS STABLE, HOADLEYS LANE, CROWBOROUGH, TN6 1TH
Proposal: MATERIAL CHANGE OF USE OF LAND FOR STATIONING OF 3 NO. TOURING CARAVANS FOR RESIDENTIAL OCCUPATION WITH ASSOCIATED DEVELOPMENT INCLUDING ADDITIONAL HARD STANDING, RETENTION OF FENCING, RETENTION OF EXISTING TIMBER CABIN BUILDING FOR USE AS SHARED UTILITY BLOCK AND INSTALLATION OF PACKAGE TREATMENT PLANT (PART-RETROSPECTIVE) Planning Inspectorate ref: APP/C1435/W/21/3288629

No additional comments

7.2 LAND AT COOKS CORNER FARM TO THE REAR OF AMBLESTONE, LONDON ROAD, CROWBOROUGH Proposal: OUTLINE APPLICATION FOR THE DEMOLITION OF THE EXISTING RESIDENTIAL DWELLING, ERECTION OF UP TO 31 DWELLINGS AND CREATION OF NEW ACCESS. Planning Inspectorate Ref: APP/C1435/W/21/3289444

No additional comments

8. APPLICATIONS RECEIVED AFTER THE AGENDA BY THE CLERK

Cllr Tarling had requested that an AD at The Old Apple Orchard Farm, Gillridge Lane go on the agenda for this meeting. Withyham Parish Council is not a statutory consultee on ADs and the following advice had been received from Wealden *"We don't consult parishes on AD applications. We are just assessing whether it falls within the regulations or not, and so therefore it is not open to consultation in the*

same way.” The Assistant Clerk confirmed there is no mechanism therefore for parish councils to comment on ADs.

The Assistant Clerk confirmed that as an AD is not required to go to the Planning Committee and as discussed at the last Planning Meeting, any additional scope of the Planning Committee must be considered within current workloads and this would, at present, also prohibit commenting on this. The Assistant Clerk conducted a thorough search through the councils’ electronic minutes and confirmed that the last time an AD was mentioned in any of our Planning minutes was in 2011 where it was noted. Cllr Tarling disagreed with this.

After some discussions it was noted that:

- The Clerk for the committee is responsible for the agenda and items for inclusion.
- The Planning Committee would follow the revised Terms of Reference regarding what it considers, prioritising applications for which it is a statutory consultee and considering other matters only where resources allow
- The District Planning Officers have delegated authority to act and therefore their decisions are those of the Planning Authority (Wealden District Council)
- It is the role of District Councillors to ensure District officers are acting in accordance with legislation. It is not the role of the Parish Council to scrutinise them.
- Should the District Councillor feel he requires the support of Withyham Parish Council on a Planning matter he should provide his concerns to the Clerk of the Committee for the Planning Committee to consider
- Councillors can raise concerns, as a member of the public, with their District Councillor on any areas of concern outside of the scope of the Parish Council.
- Email correspondence between Councillors is at the discretion of each Councillor, however transparency and openness must be considered and any discussions relating to decision that are to be made in a public meeting should take place in that meeting/email discussions also do not give the protection of declarations of interest.

It was requested that, should there be any additional matters for the Planning Committee to discuss in regarding protocol, this take place at an informal meeting due to the time constraints of the Planning Meetings.

002259 **RESOLVED** that the observations on the planning issues detailed in these minutes be submitted to the Planning Authority.

9. DECISIONS FOR NOTING

APPROVED

WD/2022/0277/F NEW PORCH EXTENSION TO FRONT ELEVATION. NEW TWO STOREY SIDE AND PART REAR EXTENSION, TO FORM UTILITY

ROOM AND EXTENDED KITCHEN AT GROUND FLOOR LEVEL, AND EXTENDED BEDROOMS AT FIRST FLOOR LEVEL. REPLACE EXISTING REAR CONSERVATORY WITH GREEN FLAT ROOF EXTENSION TO FORM DINING ROOM. 6 THE RIDGE, WITHYHAM ROAD, GROOMBRIDGE, TN3 9QU - Noted

10. PROCESS FOR REPORTING ENFORCEMENT

Agreed by majority

002260 RESOLVED That the process for reporting enforcement was adopted.

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

- 12. DATE OF MEETING** – It was noted that the date of the next meeting is on **Monday 30th May 2022 at 7.00pm** to be held at The Parish Office unless otherwise notified by the agenda.

The meeting closed at 7.40 pm