

Minutes of the Withyham Parish Council **PLANNING COMMITTEE** meeting held at The Parish Office, Station Road, Groombridge on **22nd August 2022** at 7.00pm

PRESENT: Cllrs Andrew Fane, Robert Gordon-James (Chair), Jill Pardey and Jennie Paulson-Ellis

In attendance: Natalie Brett – Assistant Clerk

Members of the public are encouraged to attend the meetings in person or via Zoom 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 Gaukroger and Kelly

3. DECLARATIONS OF INTEREST - None

4. MINUTES

4.1 MINUTES OF THE MEETING HELD ON 8th AUGUST 2022

002339 RESOLVED that the minutes of the meeting held on 8th August 2022 be taken as read and signed by the Chairman.

4.2 MATTERS OUTSTANDING FROM THESE MINUTES. - None

5. ENFORCEMENT – A member of the public had been put in contact with the Wealden District Council Enforcement officer in regards to Upper Tanyard.

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

6.1 WD/2022/1878/AN ASHDOWN FOREST CAR PARKS Description: ENTRY SIGNS AND TARIFF SIGNS TO BE PLACED IN 44 NO. ASHDOWN FOREST CAR PARKS.

Link to documents on web:

<https://planning.wealden.gov.uk/plandisp.aspx?recno=158753>

Wealden District Council Expiry date for comments: 1 September 2022

The resident who had sent comments to the Parish Council was thanked, however it was noted that this application was not to consider the validity of charging but only the signage. It was agreed that the signs were coloured sympathetically and sat well within the sites.

Withyham Parish Council Supports this application

6.2 WD/2022/1238/O VENTURA, 16 THE RIDGE, WITHYHAM ROAD, GROOMBRIDGE, TN3 9QU Description: ERECTION OF A NEW 2 STOREY HOUSE.

Link to documents on web:

<https://planning.wealden.gov.uk/plandisp.aspx?recno=157979>

Wealden District Council Expiry date for comments: 23 August 2022

The committee agreed that this was a tight and narrow site. A development on this site would not enhance the Area of Outstanding Natural Beauty and the site sits outside of the development boundary. The committee would be interested in the comments of East Sussex Highways.

Withyham Parish Council Objects to this application

6.3 WD/2022/0633/F BIRCHDEN BARN, PARK CORNER LANE, GROOMBRIDGE, TN3 9NL Description: CONVERSION OF BARN TO CREATE A TWO-BED PROPERTY WITH CHANGE OF USE OF LAND TO CREATE RESIDENTIAL CURTILAGE.

Link to documents on web:

<https://planning.wealden.gov.uk/plandisp.aspx?recno=157247>

Wealden District Council Expiry date for comments: 24 August 2022

The Committee had previously commented on an application on this site and its comments and views remain unchanged.

The Committee would hope that Wealden District Council would consider the planning history and Article 4 that covers this land preventing permitted development rights due to a previous fraud.

The land is designated as and has historically always been agricultural. It would not enhance in any way the Area of Outstanding Natural Beauty in which it sits. It also falls outside the development boundary for Groombridge as identified in the current local plan and is not within the Strategic Housing and Economic Land Availability Assessment (SHELAA) sites that have been submitted to the Wealden District Council prior to 15th November 2021.

It was felt the style of the development as a Scandia house was inappropriate for the local area.

The Committee agreed the proposal would likely harm the local area, including the Park Corner Pond and noted there was no environmental survey. It was further noted that there are no existing services to the land, no traffic management survey contained in the application and that such a development would make further demand on already stretched local infrastructure. It was queried whether the assertion that the barn is sound was correct.

Withyham Parish Council Objects to this application

6.4 WD/2022/0890/F PITFIELDS FARM BARN, SUSSEX LANE, BLACKHAM, NEAR TUNBRIDGE WELLS, KENT TN3 9UB Description: DEMOLITION OF PART OF THE EXISTING BARN AND CONVERSION AND CHANGE OF USE TO DWELLING PROPOSAL AMENDED TO INCLUDE PART DEMOLITION OF THE EXISTING BARN AND CHANGE OF EXTERNAL CLADDING MATERIALS FROM GREEN METAL CLADDING TO BLACK VERTICAL TIMBER CLADDING. Proposal amended to include part demolition of the existing barn and change of external green metal cladding to black vertical timber cladding. Amended plans received 05/08/2022

Link to documents on web:

<https://planning.wealden.gov.uk/plandisp.aspx?recno=157551>

Wealden District Council Expiry date for comments: 25 August 2022

It was agreed that the changes would still not enhance to Area of Outstanding Natural Beauty and the previous comments made regarding this application still applied.

Withyham Parish Council Objects to this application

7. APPLICATIONS RECEIVED AFTER THE AGENDA BY THE CLERK - None

002340 RESOLVED that the observations on the planning issues detailed in these minutes be submitted to the Planning Authority.

8. DECISIONS FOR NOTING – All noted

APPROVED

WD/2022/1417/F DEMOLITION OF CONSERVATORY. ERECTION OF SINGLE STOREY REAR EXTENSION. FOUR WAYS, SCHOOL LANE, ST JOHNS, CROWBOROUGH, TN6 1SB

WD/2022/1579/F CONVERSION OF GARAGE TO FORM SPARE BEDROOM WITH ENSUITE. JOCKEYS WOOD HOUSE, MOTTS HILL, GROOMBRIDGE, TN3 9PD

WITHDRAWN

WD/2022/0230/FR RETROSPECTIVE CHANGE OF USE OF EXISTING SAND SCHOOL FOR USE AS A STORAGE AREA FOR LIGHT AGRICULTURAL EQUIPMENT, LANDSCAPING MATERIALS AND WINTERING ANIMALS. ROAD PLAININGS TO CREATE MORE USABLE SURFACE. KINGS CHASE FARM, MARDENS HILL,

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

10. DATE OF MEETING - noted the date of the next meeting is on **Monday 12th September at 7.00pm** to be held at The Parish Office unless otherwise notified by the agenda.

Cllr Paulson-Ellis gave her apologies for the meeting of the 12th September.

The meeting closed at 7.28pm