

Minutes of the **PLANNING COMMITTEE** meeting held at The Parish Office, Station Road, Groombridge on **Monday 27th July 2022** at 7.00pm

PRESENT: Cllrs Alan Gaukroger, Robert Gordon-James (Chair),
Diana Kelly and Jill Pardey

In attendance: Deborah Siddle – 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 – Jennie Paulson-Ellis – family commitment
It was noted that Cllr Tarling has temporarily stepped down from the Planning Committee to undertake training.

3. DECLARATIONS OF INTEREST - None

4. MINUTES

4.1 MINUTES OF THE MEETING HELD ON 11th JULY 2022

002320 RESOLVED that the minutes of the meeting held on 11th July 2022 be taken as read and signed by the Chairman.

4.2 MATTERS OUTSTANDING FROM THESE MINUTES. - None

5. PLANNING POLICIES FOR RENEWAL

5.1 PLANNING POLICY PRE APPLICATION DISCUSSIONS, the policy was agreed, to be ratified at Council.

002321 RESOLVED to agree the Policy

5.2 PLANNING APPLICATIONS BY OR ON PARISH COUNCIL LAND, the policy was agreed, to be ratified at Council.

002322 RESOLVED to agree the Policy

5.3 PLANNING POLICY ON APPLICATIONS OUTSIDE OF THE PARISH, the policy was agreed, to be ratified at Council.

002323 RESOLVED to agree the Policy

5.4 PLANNING POLICY CIL SPENDING POLICY, the policy was agreed, to be ratified at Council.

002324 RESOLVED to agree the Policy

6. ENFORCEMENT – It was noted that people have started to vacate Hoadleys Lane Stables and appear to have accepted the planning decision.

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

- 7.1 **22/01645/FULL** GROOMBRIDGE PLACE GROOMBRIDGE HILL
GROOMBRIDGE TUNBRIDGE WELLS KENT TN3 9QG CHANGE OF USE
FROM C3 RESIDENTIAL TO RESIDENTIAL COMMERCIAL LETTINGS
WITH OCCASIONAL NON-RESIDENTIAL COMMERCIAL DAY LETTINGS
(SUI GENERIS).

Link to documents on web:

<https://twbcpa.midkent.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Whilst this application is in Kent, 3 residents had asked WPC to consider it in case of impact on the Sussex side of the property. There are no material changes to the property but the Committee noted letters raising concerns about noise and disturbance.

The Committee noted that the house is a Grade 1 property which is currently not lived in. During the last ownership the property and grounds were allowed to deteriorate so it now needs significant work and investment. When the current owner owned it previously, they made a good job of making it pay, they employed local people and it was an asset. The hope is that income from the house will enable improvements to other parts of the estate. The café has been relaunched and is much improved, there is an arrangement with a local farmer to graze cattle on the land, and links are being re-established with the local community such as the local dramatic society.

The Committee noted that Groombridge Place is a local heritage asset and there are no proposed changes to the fabric of the building. There are 8 rooms so the capacity for people renting the property is likely to be 16. This is unlikely to impact considerably on traffic movements. The only planning criteria against which the Committee felt they could judge this application is noise pollution, and they felt that the level of noise is unlikely to be sufficient a risk.

Withyham Parish Council supports this application as it anticipates that noise generated by temporary occupation will not be of significant risk.

- 7.2 **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: 27 July 2022

Link to documents on web:

<https://planning.wealden.gov.uk/plandisp.aspx?recno=156930>

The Committee noted that it had previously considered this application and deferred to the Listed Buildings Officer. ESCC Highways had raised a safety issue on the previous application and the Committee noted revised plans as a consequence.

Withyham Parish Council supports this application subject to the Listed Buildings Officer's approval.

- 7.3 **WD/2022/1657/F** HOPS, BEECH GREEN LANE, WITHYHAM, TN7 4DB
Description:
FIRST FLOOR EXTENSION Expiry date for comments: 2 August 2022

Link to documents on web:

<https://planning.wealden.gov.uk/plandisp.aspx?recno=158493>

The Committee noted that the proposal does not appear to affect anyone and there are no neighbour objections. Whilst it is quite a large structure it cannot be seen from the road.

Withyham Parish Council supports this application.

- 7.4 **WD/2022/1513/F** 4 BROAD OAK, GROOMBRIDGE, TN3 9SD Description: FIRST FLOOR SIDE EXTENSION. Expiry date for comments: 1 August 2022

Link to documents on web:

<https://planning.wealden.gov.uk/plandisp.aspx?recno=158305>

The Committee noted that the extension is over the garage, which brings it closer to one neighbour but the other neighbour has done something similar so a precedent has been set. There were no neighbour objections.

Withyham Parish Council supports this application.

- 7.5 **WD/2022/0176/F** 3 STEPHNETTS COTTAGES, SUSSEX LANE, BLACKHAM, WITHYHAM, TN3 9UJ Description: AMENDED PLANS FOR A SINGLE STOREY EXTENSION TO THE NORTH WEST (REAR) ELEVATION. Expiry date for comments: 26 July 2022

Link to documents on web:

<https://planning.wealden.gov.uk/plandisp.aspx?recno=156691>

The Committee noted that, since the previous application, the chimneys were now to remain so there had been an attempt to satisfy neighbour objections. It appears that more windows had now been added, and two parking spaces which were not in the previous application. The Committee acknowledged the retention of the chimney but had reservations about the impact of the additional windows on neighbours, and the impact of the parking spaces on the gardens.

Withyham Parish Council objects to this application. The situation with the windows does not appear to be improved since the previous application and, whilst one parking space would be in keeping with neighbouring properties, two would be too much for the site.

- 7.6 **WD/2022/1231/F** 4 SOMERSET VILLAS, CORSELEY ROAD, GROOMBRIDGE, TN3 9RR
Description: TWO-STOREY FLAT ROOF REAR EXTENSION WITH REAR-FACING SIDELIGHTS AND CASEMENT DOORS WITH JULIET BALCONY AT FIRST-FLOOR LEVEL. NEW FRONT CAR HARDSTANDING AREA WITH DROPPED CURB TO FRONT ELEVATION. Expiry date for comments: 28 July 2022

Link to documents on web:

<https://planning.wealden.gov.uk/plandisp.aspx?recno=157972>

The Committee first considered the extension and, whilst it broadly supported it as long as there are no neighbour objections, it had concerns about the Juliet balcony and the number of windows to the side which are out of keeping with the age of the property, and in close proximity to the neighbouring property.

In terms of a new hard standing and dropped curb, the Committee were concerned about the loss of garden and the affect on the street scene. Also of considerable concern would be the impact on parking for the rest of the road. There is already an issue with parking and the loss of a parking space to accommodate a dropped curb would exacerbate the overall problem.

Withyham Parish Council objects to this application. In terms of the extension there are concerns about the number of windows to the side elevation, and the Juliet balcony which is not in keeping with the age of the property. In terms of the hard standing and dropped curb, the Committee strongly objects to the loss of garden and the impact on existing parking issues of the loss of a parking space on the road.

- 7.7 **WD/2022/1585/F** GO WILD AT THE WARREN, BLACK HILL, CROWBOROUGH, TN6 1XE Description: NEW DEDICATED ACCESS
Expiry date for comments: 28 July 2022

Link to documents on web:

<https://planning.wealden.gov.uk/plandisp.aspx?recno=158400>

The Committee noted a letter of objection which raised concerns about previous contraventions by the applicant but felt that this application cannot be penalised for past actions. They noted that both Ashdown Forest Conservators and Natural England accept the proposal, and that it is a sensible and safe approach to the access situation in the winter.

Withyham Parish Council supports this application

- 7.8 **WD/2022/0939/LB** CORSELEY FARM, CORSELEY ROAD, GROOMBRIDGE, TN3 9SF Description: REPLACEMENT PORCH Expiry date for comments: 27 July 2022

Link to documents on web:

<https://planning.wealden.gov.uk/plandisp.aspx?recno=157616>

The Committee noted that the Listed Buildings Officer objected to the last application and that they now need to review what has been altered in this application and whether they are now satisfied.

Withyham Parish Council defers to the Listed Buildings Officer.

8. **APPLICATIONS RECEIVED AFTER THE AGENDA BY THE CLERK - None**

002325 RESOLVED that the observations on the planning issues detailed in these minutes be submitted to the Planning Authority.

9. **REPORT ON PLANNING COMMITTEE NORTH MEETING 21ST JULY REGARDING WD/2021/2568/MAJ - LITTLE WOLD AND LAND TO THE REAR (SOUTH), STATION ROAD, GROOMBRIDGE, TN3 9NE**

The application had been refused by Wealden District Council Planning Committee North. Cllr Tarling was thanked for attending the Committee and speaking on behalf of the Parish Council. The Committee also noted that the local resident speakers, and Cllr Obbard, spoke well.

10. **DECISIONS FOR NOTING – All Noted
APPROVED**

WD/2022/0998/F PROPOSED 2 STOREY EXTENSION TO EXISTING DWELLING WITH EXTENDED GROUND FLOOR TERRACE THE OLD SCHOOL HOUSE, EAST GRINSTEAD ROAD, BLACKHAM, TN3 9TY

WD/2022/0900/MFA MINOR MATERIAL AMENDMENT TO WD/2018/1416/MAJ (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) INVOLVING VARIATION OF CONDITIONS 7 & 8 TO ALLOW OFFICE USE OF FIRST FLOOR GALLERY OF PROPOSED GARAGE BLOCK. HIGHFIELDS, BEECH GREEN LANE, WITHYHAM, TN7 4DB

REFUSED

WD/2022/0790/F TWO STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION, NEW FRONT PORCH. 1 MOUNT PLEASANT COTTAGES, SUSSEX LANE, BLACKHAM, WITHYHAM, TN3 9UH

11. **MATTERS OF URGENT IMPORTANCE FOR NOTING OR INCLUSION ON A FUTURE AGENDA**
12. **DATE OF MEETING** - to note that the date of the next meeting is on **Monday 8th August 2022 at 7.00pm** to be held at The Parish Office unless otherwise notified by the agenda.

The meeting closed at 7.35pm