

Minutes of the **PLANNING COMMITTEE** meeting held at The Parish Office, Station Road, Groombridge on **Monday 8th August 2022** at 7.00pm

PRESENT: Cllrs Alan Gaukroger, Robert Gordon-James (Chair),
Diana Kelly (via Zoom) 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.

It was noted that Cllr Kelly, in attendance via zoom, could take part in the discussions but not decisions. Decisions would be made by those physically present further to the Local Government Act 1972.

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

2. APOLOGIES — Cllr Jill Pardey

3. DECLARATIONS OF INTEREST - None

4. MINUTES

4.1 MINUTES OF THE MEETING HELD ON 25th JULY 2022

002337 RESOLVED that the minutes of the meeting held on 25th July 2022 be taken as read and signed by the Chairman.

4.2 MATTERS OUTSTANDING FROM THESE MINUTES. - None

5. ENFORCEMENT – No enforcement updates.

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

6.1 WD/2022/1936/F 1 MOUNT PLEASANT COTTAGES, SUSSEX LANE, BLACKHAM, WITHYHAM, TN3 9UH Description: SINGLE STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION AND NEW FRONT PORCH Expiry date for comments: 18 August 2022

Link to documents on web:

<https://planning.wealden.gov.uk/plandisp.aspx?recno=158825>

It was noted that an earlier application for a double story extension had been refused and it was agreed that this single-story application was much more appropriate for a rural lane. It was further noted a precedent had already been set in the area.

Withyham Parish Council Supports this Application

- 6.2 WD/2022/1489/F** SUMMERFORD FARM, THE STABLE HOUSE, BEECH GREEN LANE, WITHYHAM, TN7 4DA Description: CHANGE OF USE OF AN EXISTING ANNEXE TO A SEPARATE DWELLING. Expiry date for comments: 12 August 2022

Link to documents on web:

<https://planning.wealden.gov.uk/plandisp.aspx?recno=158273>

Whilst it was noted that this site is outside of the development boundary, the application is a subdivision of a dwelling and would require no fresh works.

Withyham Parish Council Supports this Application

- 6.3 WD/2022/1620/F** OLD BUCKHURST EAST, WITHYHAM ROAD, WITHYHAM, TN7 4BA Description: CONSTRUCTION OF SWIMMING POOL, INCIDENTAL OUTBUILDING (POOL HOUSE) AND LANDSCAPING Expiry date for comments: 9 August 2022

Link to documents on web:

<https://planning.wealden.gov.uk/plandisp.aspx?recno=158450>

Whilst the application would be well screened the aesthetics of the application within the curtilage of a Listed Building were questions. The committee agreed that as this application should be referred to the Listed Buildings Officer for comment.

Withyham Parish Council defer to the comments of the Listed Buildings Officer

- 6.4 WD/2022/1654/FA** LEALANDS FARM, STATION ROAD, GROOMBRIDGE, TN3 9NB Description: MINOR MATERIAL AMENDMENT TO WD/2020/2519/F (CONVERSION OF BARN TO FORM A SINGLE ECO-FRIENDLY DWELLING, WITH THE ADDITION OF GROUND SOURCE HEAT PUMP AND WILDLIFE POND) FOR REMOVAL OF GREEN WALLS AND ROOF TO BE REPLACED WITH ZINC ROOF WITH PV INLAY PANELS, RETENTION OF EXISTING END STORAGE SPACE AND MINOR ALTERATIONS TO WINDOWS, DOORS AND INTERNAL FLOOR PLAN. Expiry date for comments: 9 August 2022

Link to documents on web:

<https://planning.wealden.gov.uk/plandisp.aspx?recno=158490>

The committee noted with reluctance the previous approval which raised concerns over the effect on the Area of Outstanding Natural Beauty. It was agreed that the green roof would enhance the Area of Outstanding Natural Beauty significantly more than a zinc roof. However, the committee also noted that solar panels would be more environmentally friendly.

Withyham Parish Council defers to the Planning Officers Decision.

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

002338 RESOLVED that the observations on the planning issues detailed in these minutes be submitted to the Planning Authority.

**8. DECISIONS FOR NOTING
APPROVED**

WD/2022/1328/F ALTERATIONS TO WINDOW OPENING IN EXISTING KITCHEN. FORDS FIELD, SMUGGLERS LANE, CROWBOROUGH, TN6 1TG

WD/2022/1500/F SINGLE STOREY EXTENSION, REPLACEMENT CAR PORT, GLASS VERANDA WITH NEW DECKING, REPLACEMENT WINDOWS AND REPLACEMENT ROOF COVERING. GRAYSHAW, LONDON ROAD, CROWBOROUGH, TN6 1TD

WD/2022/1112/F TWO STOREY SIDE EXTENSION ALTERATIONS SOUTHLANDS, FLORANCE LANE, GROOMBRIDGE, TN3 9SH

WD/2021/0163/F ERECTION OF AN AGRICULTURAL WORKERS DWELLING TOLLHURST FARM, OAK LANE, BLACKHAM, WITHYHAM, TN3 9UB

REFUSED

WD/2021/2568/MAJ ERECTION OF 21 NO. RESIDENTIAL DWELLINGS AND DEMOLITION OF STABLE, DEMOLITION OF EXISTING DWELLING AND ANCILLARY STRUCTURES FOR THE CREATION OF NEW ACCESS ROAD, INTERNAL ROADS, CAR PARKING, LANDSCAPING, DRAINAGE, PUBLIC OPEN SPACE, JUNIOR SPORTS PITCH, ANCILLARY STRUCTURES AND ASSOCIATED WORKS. LITTLE WOLD AND LAND TO THE REAR (SOUTH), STATION ROAD, GROOMBRIDGE, TN3 9NE

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

The Assistant Clerk advised the meeting of the following from Wealden District Council regarding their Local Plan

"Wealden District Council - Local Plan Update

Since the Local plan Direction of Travel consultation concluded in January 2021, we have been working to progress a new Local Plan. We have updated Local plan evidence bases (many of which are now published) and we have also progressed many key topic areas of our plan.

The Local Plan is an important document and we have set out from the very start that we wish to progress its production and consultation as quickly as we can. In accordance with our Local Development Scheme (LDS), we were due to consult on a Draft Local Plan in spring 2022. However, there is currently too much uncertainty in relation to plan-making to go out to consultation on a Draft Local Plan at this current time. This includes matters around our housing requirement and the continued lobbying to central Government by Wealden District Councillors and Parish and Town Councillors on housing numbers. It has also recently been announced that a National Planning Policy 'prospectus', is due to be published in the near future, which will set out the direction for changes to national policy. We consider it really important to understand these matters ahead of any consultation as these matters will directly affect our Local Plan Strategy and the content of our Plan.

Given the above, we are writing to let you know that the Draft Local Plan Regulation 18 consultation will be reviewed. Once we have considered the nature of planning reform, we will set out an updated timetable via an updated LDS and we will publish this on our website once it has been approved.

Further detail is provided on our Wealden local Plan webpage. If you have any further questions then please contact the Planning Policy team at planningpolicy@wealden.gov.uk

- 10. DATE OF MEETING** - noted the date of the next meeting is on **Monday 22nd August 2022 at 7.00pm** to be held at The Parish Office unless otherwise notified by the agenda.
Cllr Gaukroger gave his apologies for the next meeting.

The meeting closed at 7.25pm