

Minutes of the Withyham Parish Council **PLANNING COMMITTEE** meeting held at The Parish Office, Station Road, Groombridge on **24th October 2022** at 7.00pm

PRESENT: Cllrs Robert Gordon-James (Chair), Di Kelly, Jill Pardey and Jenny Paulson-Ellis.

In attendance: Debbie 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** – Meetings recorded for the use of the Clerks and will be erased once minutes are approved.

2. **APOLOGIES** — Cllr Gaukroger – work commitment

3. **DECLARATIONS OF INTEREST** - None

4. **MINUTES**

002380 4.1 **MINUTES OF THE MEETING HELD ON 10th OCTOBER 2022** - Agreed **RESOLVED** that the minutes of the meeting held on 10th OCTOBER 2022 be taken as read and signed by the Chairman.

4.2 **MATTERS OUTSTANDING FROM THESE MINUTES** - None

5. **ENFORCEMENT** – Wealden District Council Enforcement had received a report of an alleged residentially occupied caravan having been brought onto site at Upper Tanyard. WDC arranged a site meeting with the owners of the site and accessed all parts of the site, which they photographed extensively. No caravan of any description was found to be on site, and no breaches of planning control were seen to be occurring there at the time of the visit.

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

6.1 **WD/2022/2533/F OLD BIRCHDEN FARM, FORGE ROAD, ERIDGE, TN3 9PJ**
Description: INSTALLATION OF A GROUND MOUNTED SOLAR ARRAY CONSISTING OF 24 PANELS IN A FIELD TO SUPPLY TWO EXISTING DOMESTIC DWELLINGS . THE INSTALLATION WILL BE NON-INVASIVE GROUND MOUNTED AND CAN BE DE-MOUNTED AND THE LAND RETURNED TO GRAZING PASTURE. THE ARRAY WILL HAVE STOCK FENCING AROUND THE PERIMETER. AN UNDERGROUND CABLE WILL CONNECT THE SOLAR ARRAY TO THE INVERTERS AND ELECTRICITY METERS.

Link to documents on web:

<https://planning.wealden.gov.uk/plandisp.aspx?recno=159530>

Wealden District Council Expiry date for comments: 31 October 2022

The Committee noted that this was an interesting application which provided an environmentally friendly approach to generating power for the homes and

perhaps the business. The panels do not appear to be large in comparison to the field and vineyard, they are not visible to neighbouring properties and there were no neighbours' objections. The Committee was pleased to see a Design and Access Statement. They noted that there will likely be more applications like this for environmentally sustainable solutions.

Withyham Parish Council supports this application as it provides a sustainable approach to providing power and is not visible to neighbouring properties.

6.2 WD/2022/2573/F GILLRIDGE FARM OAST, GILLRIDGE LANE, CROWBOROUGH, TN6 1UR Description: 3 BAY OAK-FRAMED STRUCTURE

Link to documents on web:

<https://planning.wealden.gov.uk/plandisp.aspx?recno=159584>

Wealden District Council Expiry date for comments: 31 October 2022

The Committee noted that the proposed structure appears to be located well away from the residence which would seem to be inconvenient and there is no driveway so it is unclear how people will get between the house and the proposed building/garage. A pine tree would be removed for the building and the Committee would hope that does not have a TPO, or that other trees would not be removed to give access between the building and the bridleway. There were no neighbour comments, the Committee hoped that neighbours were aware.

Withyham Parish Council does not support or object to this application as there is insufficient information as to how the proposed building will be accessed.

6.3 WD/2022/2564/F CAMFIELD HOUSE, WITHYHAM ROAD, GROOMBRIDGE, TN3 9QR Description: SINGLE STOREY REAR EXTENSION

Link to documents on web:

<https://planning.wealden.gov.uk/plandisp.aspx?recno=159568>

Wealden District Council Expiry date for comments: 31 October 2022

Whilst there was no Design and Access Statement the Committee agreed that the plans show the proposed extension to be nicely designed.

Withyham Parish Council supports this application providing there are no neighbour objections.

6.4 WD/2022/2597/F SPRINGSHAW, BALLS GREEN, WITHYHAM, TN7 4BX Description: FULL LENGTH SINGLE STOREY EXTENSION TO THE REAR OF THE PROPERTY (SOUTH), TO REPLACE EXISTING CONSERVATORY, AND SINGLE STOREY EXTENSION TO REPLACE EXISTING GARAGE.

Link to documents on web:

<https://planning.wealden.gov.uk/plandisp.aspx?recno=159614>

Wealden District Council Expiry date for comments: 2 November 2022

The Committee felt that the application lacked information and the plans were unclear as what is currently there and what the proposal is. However, there were no neighbour objections.

Withyham Parish Council supports this application providing there are no neighbour objections.

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

002381 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/2022/0002/F NEW HOUSE AND CARPORT IN GARDEN OF LUIBEG, SOUTH OF PRIVATE ACCESS ROAD LUIBEG, CORSELEY ROAD, GROOMBRIDGE, TN3 9PR

WD/2022/1657/F FIRST FLOOR EXTENSION HOPS, BEECH GREEN LANE, WITHYHAM, TN7 4DB

WD/2022/1228/F CONSTRUCTION OF A DETACHED GARAGE, FRONT PORCH, REAR VERANDA AND SIDE EXTENSION STONELANDS OAST, WITHYHAM ROAD, WITHYHAM, TN7 4BH

20/03643/LAWPRO LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED) - CONVERSION FROM A FORMER CARE HOME (C2 USE) TO 72 ASSISTED LIVING (EXTRA CARE) APARTMENTS (C2 USE) EXCLUDING ANY INTERNAL OR EXTERNAL ALTERATIONS. The Committee noted that this is for Burrswood.

REFUSED

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

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

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

It was noted that guidelines from Wealden Working Group Against Over Development (WGOD) had been circulated to the committee for information, and the Chair commented on its usefulness. The Committee discussed the difficulty of considering good applications on their individual merits whilst not wishing to see precedents set within protections such as the AONB or development boundaries.

The Committee had also been concerned about reported relaxation of requirements for provision of affordable homes on developments.

10. DATE OF MEETING - noted that the date of the next meeting is on **Monday 14th November at 7.00pm** to be held at The Parish Office unless otherwise notified by the agenda.

The meeting closed at 7.35pm