

Minutes of the Withyham Parish Council **PLANNING COMMITTEE** meeting held at The Parish Office, Station Road, Groombridge on **10th July 2023** at 6.30pm

PRESENT: Cllrs Alan Gaukroger, Robert Gordon-James (Chair), Diana Kelly, Penny Lawne and Jill Pardey, Deviani Parekh-Jones.

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.

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

2. APOLOGIES – none

3. DECLARATIONS OF INTEREST – none

4. MINUTES

002529 4.1 MINUTES OF THE MEETING HELD ON 26th June 2023 - Agreed
RESOLVED that the minutes of the meeting held on 26th June 2023 be taken as read and signed by the Chairman.

4.2 MATTERS OUTSTANDING FROM THESE MINUTES – none

5. ENFORCEMENT - none

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

6.1 WD/2023/1552/F ST QUENTIN, STATION ROAD, WITHYHAM, TN7 4BT
Description: CONVERSION OF EXISTING LOFT SPACE TO ADDITIONAL ACCOMMODATION WITH PROVISION OF DORMER WINDOW TO REAR ELEVATION.

Wealden District Council Expiry date for comments: 13 July 2023

Link to documents on web:

<https://planning.wealden.gov.uk/plandisp.aspx?recno=162430>

The Committee noted no objections from neighbours and that the proposed changes will not overlook anyone.

Withyham Parish Council supports this application.

6.2 WD/2023/1213/F 1 BRICKYARD COTTAGES, GILLRIDGE LANE, CROWBOROUGH, TN6 1UP. Description: NEW DOMESTIC DWELLING WITH SOME DEMOLITION OF BARNs AND STABLING.

Wealden District Council Expiry date for comments: 13 July 2023

Link to documents on web:

<https://planning.wealden.gov.uk/plandisp.aspx?recno=162023>

The Committee noted that the previous application had been refused and that this application tries to address many of the concerns raised previously. They

commended the application on the sustainable elements such as the water drainage and heat pump, and that the design is not unattractive. There is a statement that this is a retirement property but it is large and there is the removal of some buildings which fit with the AONB. Despite many of the issues with the initial application being addressed, there remain the fact that it is within the AONB, outside the Development Line and there are no options for non-car transport. Some Committee members felt that the application would be unlikely to be refused for these three reasons but the majority felt that it is important that these reasons are prioritised for refusal despite the sustainability elements.

By a majority of Committee members, Withyham Parish Council objects to this application.

6.3 WD/2023/1572/F HIGHFIELDS, BEECH GREEN LANE. WITHYHAM, TN7 4DB. Description: RELOCATION OF CONSENTED POOL TO REAR OF EAST LAWN. NEW POOL PAVILION WITH PLANT ROOM, STORAGE, CHANGING AREAS AND LEISURE SPACE. NEW LANDSCAPING TO DRIVE AND LAWN
Wealden District Council Expiry date for comments: 14 July 2023

Link to documents on web:

<https://planning.wealden.gov.uk/plandisp.aspx?recno=162456>

The Committee noted that the design is appropriate and it sits within a large piece of land so it is not affecting neighbours.

Withyham Parish Council supports this application.

6.4 WD/2023/1596/F DRUMLIN HOUSE, SUMMERSALES HILL, CROWBOROUGH, TN6 1UT. Description: EXTENSION TO SIDE, REPLACEMENT PORCH, AND ASSOCIATED EXTERNAL ALTERATIONS.
Wealden District Council Expiry date for comments: 14 July 2023

Link to documents on web:

<https://planning.wealden.gov.uk/plandisp.aspx?recno=162484>

The Committee believes that an application was previously approved and were unclear what the difference was with this application. There was no Design Access Statement or photographs which was unhelpful. However, it is a large site and the proposal will not affect neighbours.

Withyham Parish Council supports this application.

6.5 WD/2023/1582/LDE THE STUDIO AND STABLE MEWS BUILDING, BASIL HOUSE (FORMERLY FALCON FIELDS), CHERRY GARDENS HILL, GROOMBRIDGE, TN3 9NY. Description: THE ASSOCIATED CONSTRUCTION WORKS IN RESPECT OF THE CREATION OF TWO SELF-CONTAINED RESIDENTIAL UNITS KNOWN AS THE STUDIO AND STABLE MEWS BUILDING AND THEIR SUBSEQUENT USE AS SELF-CONTAINED RESIDENTIAL UNITS (DWELLINGS C3).

Wealden District Council Expiry date for comments: 17 July 2023

Link to documents on web:

<https://planning.wealden.gov.uk/plandisp.aspx?recno=162470>

The Committee was frustrated that this is a retrospective application. They noted the witness statements that the units have been used for 4 years and have no evidence to refute these.

Withyham Parish Council supports this application.

6.6 WD/2023/1160/MAJ LAND ADJACENT TO BLACKHAM COURT FARM, BEECH GREEN LANE, WITHYHAM, TN7 4DB. Description: RATIONALISATION AND EXPANSION OF ESTATE FARMING CENTRE INCORPORATING

PROPOSED BUILDINGS FOR CATTLE, FEED, GRAIN, SILAGE, STRAW AND ANCILLARY PURPOSES, YARDS, DRAINAGE, LANDSCAPING AND ANCILLARY WORKS

Wealden District Council Expiry date for comments: 19 July 2023

Link to documents on web:

<https://planning.wealden.gov.uk/plandisp.aspx?recno=161959>

The Committee noted that the design is of low-profile buildings which blend in as best as they can, and that trees and hedging will be added to improve the aspect. They felt that it is positive that the business is trying to improve and sustain the agricultural use.

Withyham Parish Council supports this application.

6.7 WD/2023/1618/F THE WALLED GARDEN, CORSELEY ROAD, GROOMBRIDGE, TN3 9PH. Description: TWO STOREY EXTENSION TO PART OF FRONT OF HOUSE, CONVERSION OF LOFT SPACE WITH ADDITION OF 4NO. DORMERS AND ROOFLIGHTS.

Wealden District Council Expiry date for comments: 25 July 2023

Link to documents on web:

<https://planning.wealden.gov.uk/plandisp.aspx?recno=162514>

The Committee felt that the extension is large and not aesthetically pleasing but it is to the rear of the property and it does make the accommodation layout more logical. There were no neighbour objections.

Withyham Parish Council supports this application.

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

002530

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

8. PLANNING DECISIONS FOR NOTING - Noted

APPROVED

WD/2023/0924/F SINGLE STOREY REAR EXTENSION. COOKS CORNER DAY CENTRE, LONDON ROAD, CROWBOROUGH, TN6 1TQ

WD/2023/0786/F TWO STOREY EXTENSION TO EXISTING HOUSE PEAR TREE COTTAGE, HUBBARDS HILL, CROWBOROUGH, TN6 1XF

WD/2023/1318/FR RETROSPECTIVE CHANGE OF GARAGE/WORKSHOP/STORE POSITION AND DESIGN WOODLANDS, WARREN ROAD, CROWBOROUGH, TN6 1TX

WD/2023/0009/F PROPOSED SINGLE STOREY SIDE EXTENSION AND WORKS TO EXISTING WINDOW. EXTENSION AND CONVERSION OF EXISTING GARAGE TO PROVIDE CARPORT AND ANNEX ACCOMMODATION. SALEHURST FARM, OAK LANE, BLACKHAM, WITHYHAM, TN3 9UB

WD/2023/0010/LB PROPOSED SINGLE STOREY SIDE EXTENSION AND WORKS TO EXISTING WINDOW. EXTENSION AND CONVERSION OF EXISTING GARAGE TO PROVIDE CARPORT AND ANNEX ACCOMMODATION. SALEHURST FARM, OAK LANE, BLACKHAM, WITHYHAM, TN3 9UB

WD/2023/1000/F EXTENSION TO EXISTING AGRICULTURAL STORAGE
BARN OLD APPLE ORCHARD FARM, GILLRIDGE LANE, CROWBOROUGH,
TN6 1UR

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

10. DATE OF MEETING - to note that the date of the next meeting is on
Monday 31st July at 6.30pm to be held at The Parish Office.

The meeting closed at 6.50pm