

Minutes of the Withyham Parish Council **PLANNING COMMITTEE** meeting held
at The Parish Office, Station Road, Groombridge on
9th October 2023 at 6.30pm

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

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 three members of the public in attendance to observe.

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** – None

3. **DECLARATIONS OF INTEREST**

Cllr Gordon-James – 6.4

Cllr Di Kelly – 6.3

Cllr Lawne – 6.1

Cllrs declared that they were neighbours of these applications, but this would not have an impact on their decision. The Assistant Clerk advised that as it was not a pecuniary interest, they were able to speak and vote on the items.

4. **MINUTES**

4.1 **MINUTES OF THE MEETING HELD ON 25th SEPTEMBER 2023** – Agreed with a date error changed.

002570 RESOLVED that the minutes of the meeting held on 25th SEPTEMBER 2023 be taken as read and signed by the Chairman.

4.2 **MATTERS OUTSTANDING FROM THESE MINUTES**

Cllr Gordon-James attended the Parish Cluster hosted by Wealden District Council. He advised that it was an interesting meeting and presented the following updates:

The Wealden District Council Local Plan has reached the regulation 18 stage and would be going out to public consultation shortly. The next stage would be regulation 19 which is where the final draft is published, and after that it is submitted to the secretary of state. The deadline for submission of the plan is June 2025.

The cost for planning applications will be increasing by 35% from April 2024.

The Government is currently consulting local planning authorities on changes to permitted development rights (things that can be done without requiring planning permission). The proposals could see the protection given by the Area of Outstanding Natural Beauty under permitted development removed. This would allow such things as agricultural buildings to be converted to homes without requiring planning permission.

5. **ENFORCEMENT** - None.

6. **PLANNING APPLICATIONS**

COMMENTS TO BE RETURNED TO WEALDEN DISTRICT COUNCIL

6.1 **WD/2023/2343/F** ROBIN HILL, CORSELEY ROAD, GROOMBRIDGE, TN3 9PR
Description: PORCH EXTENSION AND ALTERATIONS TO GROUND FLOOR WINDOWS

Wealden District Council Expiry date for comments: 19 October 2023

Link to documents on web:

<https://planning.wealden.gov.uk/plandisp.aspx?recno=163394>

It was noted that the extension would be at the back of the property which would not be visible from the road and would not affect neighbours. It also sat on a large plot and it was felt would enhance the property.

Withyham Parish Council Supports this Application.

6.2 **WD/2023/2128/F** SPRINGSHAW, BALLS GREEN, WITHYHAM, TN7 4BX
Description: SINGLE STOREY REAR EXTENSION TO REPLACE EXISTING CONSERVATORY AND SINGLE STOREY EXTENSION TO REPLACE EXISTING GARAGE Amended Description and Application Type

Wealden District Council Expiry date for comments: 13 October 2023

Link to documents on web:

<https://planning.wealden.gov.uk/plandisp.aspx?recno=163138>

It was agreed the amended description did not alter the previous comments to support this application.

Withyham Parish Council Supports this Application

6.3 **WD/2023/2112/F** SUNNYSIDE, CORSELEY ROAD, GROOMBRIDGE, TN3 9RP
Description: PROPOSED ERECTION OF A SINGLE DETACHED HOUSE.

Wealden District Council Expiry date for comments: 18 October 2023

Link to documents on web:

<https://planning.wealden.gov.uk/plandisp.aspx?recno=163115>

The Parish Council noted that the required planning notice had not yet been placed onsite, this made it difficult for residents to be aware of the application and make representation to the Parish Council

Concerns regarding the negative impact the proximity of the proposal on neighbours was noted and weight should be given to neighbours' comment in this regard. The design and access statement was well prepared and addressed a number of concerns. The proposal sits within the development boundary of the village although the committee would have preferred to see a smaller number of bedrooms as the village needs more affordable housing and this would not meet that need.

The proposed development sits next to cottages and the current house which is whitewashed with tiles. The committee would like to see the materials be in keeping and that the character of the street scene is maintained in this location. The committee would welcome East Sussex Highways comments on the visibility splays when turning right out of the property and would recommend a site visit.

Withyham Parish Council Supports this Application subject to no neighbour objections, the proposal being in keeping and maintaining the character of the street scene and East Sussex Highways comments on the visibility splays.

6.4 WD/2023/2378/F 30 NEWTON WILLOWS, GROOMBRIDGE, TN3 9RF

Description: PROPOSED DETACHED STORE

Wealden District Council Expiry date for comments: 24 October 2023

Link to documents on web:

<https://planning.wealden.gov.uk/plandisp.aspx?recno=163432>

It was agreed that this application sit well within the site and would not affect neighbours.

Withyham Parish Council Supports this Application.

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

002571 RESOLVED that the observations on the planning issues detailed in these minutes be submitted to the Planning Authority.

**8. PLANNING DECISIONS FOR NOTING – ALL NOTED
APPROVED**

WD/2023/1618/F TWO STOREY EXTENSION TO PART OF FRONT OF HOUSE, SINGLE STOREY SIDE EXTENSIONS AND CONVERSION OF LOFT SPACE WITH ADDITION OF 3 NO. DORMERS AND ROOFLIGHTS. THE WALLED GARDEN, CORSELEY ROAD, GROOMBRIDGE, TN3 9PH

REFUSED

WD/2023/1756/F DEMOLITION OF THE EXISTING GARAGE BUILDING AND THE CONSTRUCTION OF A FOUR BAY GARAGE BUILDING WITH ANCILLARY ACCOMMODATION AT FIRST FLOOR LEVEL WINDLESHAW HOUSE, BEECH GREEN LANE, WITHYHAM, TN7 4DB

APPEAL DISMISSED

APP/C1435/D/22/3310531 Lealands House, Station Road, Groombridge TN3 9NB

9. NINFIELD NEIGHBOURHOOD PLAN CONSULTATION

Withyham Parish Council did not wish to comment on this consultation but noted that the Ninfield Parish Council should be congratulated on developing their plan.

10. HIGH WEALD AONB MANAGEMENT PLAN CONSULTATION

<https://highweald.org/aonb-management-plan/management-plan-public-consultation-2023/>

Expiry date for comments: 5th November 2023

It was agreed that Cllr Gaukroger and Lawn would review this consultation with a view to making a response. This would be supported by the Assistant Clerk.

11. NATIONAL INFRASTRUCTURE PLANNING - PROJECTS UNDER THE PLANNING ACT 2008. Gatwick Airport Northern Runway

It was agreed that this was not something the Parish Council should register as an interested part for as it sits outside of the Terms of Reference for the Committee. The time to have responded was at the consultation stage which had now unfortunately passed.

12. **MATTERS OF URGENT IMPORTANCE FOR NOTING OR INCLUSION ON A FUTURE AGENDA**
13. **DATE OF MEETING** - noted the date of the next meeting on **Monday 23rd October at 6.30pm** to be held at The Parish Office unless otherwise notified by the agenda

The meeting closed at 6.56pm