

Minutes of the Withyham Parish Council **PLANNING COMMITTEE** meeting held at The Parish Office, Station Road, Groombridge on **8th April 2024** at 6.00pm

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

In attendance: Debbie Siddle – Clerk (for Minutes)

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 in attendance.

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

4.1 MINUTES OF THE MEETING HELD ON 11th MARCH 2024 – Agreed.

002679 RESOLVED that the minutes of the meeting held on 11th MARCH 2024 be agreed and signed by the Chairman.

4.2 MATTERS OUTSTANDING FROM THESE MINUTES – None

5. REVIEW AND AGREE THE TERMS OF REFERENCE FOR THE PLANNING COMMITTEE

002680 RESOLVED to recommend the Terms of Reference for the Planning Committee to Council.

6. ENFORCEMENT –An update had been received from the enforcement team regarding Park Corner. Two site meetings had been arranged with the owner and enforcement, but both have been cancelled by the owner. Enforcement were persevering.

7. WEALDEN DISTRICT COUNCIL LOCAL PLAN CONSULTATION (AVAILABLE VIA <https://consult.wealden.gov.uk/kse/> UNTIL 5PM, FRIDAY 10 MAY 2024)

The committee reviewed the paper provided by the Clerk and Cllr Lawne provided a verbal summary. The following was agreed:

- All Planning Committee members to review the sections recommended in the paper and contribute to the work required to respond to the consultation
- Request CEAG to draft a response to Chapter 5 and 6 for agreement and integration
- Members of Planning Committee to meet after the next Planning Committee meeting (22nd March) at 6.30pm to discuss the response

- Cllr Lawne to have an overview of the consultation response in consultation with the Clerk for Planning.

There were no additional sections that members felt should be reviewed.

8. REVIEW AND CONSIDER SECTION 6 THE HOUSING & PLANNING SECTION OF THE CURRENT PARISH PLAN

On 20th April WPC Councillors and Staff will meet to consider the next Parish Plan 2024 to 2028. In readiness for this Planning Committee was asked to consider the 'Housing and Planning' section of the current Parish Plan; what essential services we should we continue to deliver and if there is anything we should no longer do. The Clerk took notes of the discussion and these will feed into the 20th April session.

PLANNING APPLICATIONS

COMMENTS TO BE RETURNED TO WEALDEN DISTRICT COUNCIL

9.1 WD/2024/0457/F SHERLOCKS FARM, MOTTS DOWN, GROOMBRIDGE, TN3 9PB Description: GROUND-MOUNTED DOMESTIC SOLAR PV ARRAY IN TWO 14-PANEL ROWS EACH 14.56M LONG AND 1M HIGH.

Wealden District Council Expiry date for comments: 11 April 2024

Link to documents on web:

<https://planning.wealden.gov.uk/plandisp.aspx?recno=164932>

The Committee agreed that the application lacks detail and clarity but it was hard not to support with the emphasis on the environment and renewable energy. They noted that it will not be visible to surrounding footpaths and would not disrupt the landscape.

The Committee queried whether the proposal is in the curtilage of the listed building and if the Listed Buildings Officer would be responding.

Subject to no objection being made by the Listed Buildings Officer, Withyham Parish Council supports the application as it responds to the aims of achieving sustainable development and a low carbon economy.

9.2 WD/2024/0166/F HORDER CENTRE, ST JOHNS ROAD, CROWBOROUGH, TN6 1XP Description: INSTALLATION OF SOLAR PHOTOVOLTAIC EQUIPMENT ON THE ROOFS OF NON DOMESTIC BUILDINGS

Wealden District Council Expiry date for comments: 12 April 2024

Link to documents on web:

<https://planning.wealden.gov.uk/plandisp.aspx?recno=164572>

The Committee finds this to be a good application with clear plans and noted that it meets the focuss on the environment and renewable energy.

Withyham Parish Council supports the application as it responds to the aims of achieving sustainable development and a low carbon economy.

- 9.3 WD/2024/0585/F** LODGEFIELD FARM, THE FARMHOUSE, WATCH OAK HILL, BLACKHAM, WITHYHAM TN3 9TN Description: CONSTRUCTION OF A SWIMMING POOL IN GARDEN AREA.

Wealden District Council Expiry date for comments: 12 April 2024

Link to documents on web:

<https://planning.wealden.gov.uk/plandisp.aspx?recno=165085>

The Committee noted that this will be in the curtilage of a listed building and that it would be permitted development if it were not for that fact. They also noted that there were no neighbour objections.

Subject to support by the Listed Buildings Officer, Withyham Parish Council supports the application.

- 9.4 WD/2024/0492/F** 1 SCHOOL HILL HOUSE, WITHYHAM ROAD, WITHYHAM, TN7 4BE Description: STOPPING UP OF ACCESS AND CONSTRUCTION OF NEW ACCESS AND DRIVEWAY

Wealden District Council Expiry date for comments: 12 April 2024

Link to documents on web:

<https://planning.wealden.gov.uk/plandisp.aspx?recno=164975>

It was noted that currently there is a very narrow access driveway and that this would be an improvement for the resident, with evidence being provided as to sight lines and speed of traffic. The Committee assumes that East Sussex County Council Highways will be asked to comment.

Subject to support by ESCC Highways, Withyham Parish Council supports the application.

- 10 TO NOTE AND AGREE ANY ADDITIONAL RESPONSE TO THE NOTICE OF APPEAL ISSUED UNDER THE TOWN AND COUNTRY PLANNING ACT 1990**

BEECH GREEN PARK, BEECH GREEN LANE, WITHYHAM, TN7 4DB
Proposal: CONVERSION OF EXISTING FARM BUILDINGS INTO 3NO.

DWELLINGS AND DEMOLITION OF EXISTING BUILDING

WD/2022/3036/F. Planning Inspectorate Ref: APP/C1435/W/23/3333030

The Committee noted that it did not support the application before and had nothing further to add to those previous comments.

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

002681 RESOLVED that the observations on the planning issues detailed in these minutes be submitted to the Planning Authority.

- 12. PLANNING DECISIONS FOR NOTING – All Noted**

WITHDRAWN

WD/2023/2472/MAJ ERECTION OF 15 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

LDE ISSUED

WD/2024/0163/LDE USE OF THE BUILDING AT HIGH & OVER KNOWN AS 'SITE OFFICE' AS A RESIDENTIAL DWELLING SEPARATE AND INDEPENDENTLY FROM THE DWELLINGHOUSE NAMED HIGH AND OVER. HIGH AND OVER, BLACK HILL, CROWBOROUGH, TN6 1XE

Cllr Gaukroger had also attended Planning Committee North where the Warren Drive Care Home application was refused. This would be reported to the next meeting.

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

Cllr Kelly updated the Committee on Groombridge Place following a conversation with a Speldhurst Parish Council councillor.

Local Plan meeting to be held after the next Planning Committee meeting at 6.30pm.

14. DATE OF MEETING - to note that the date of the next meeting is on **Monday 22nd April at 6pm** to be held at The Parish Office unless otherwise notified by the agenda

The meeting closed at 6.50pm.