

Minutes of the Withyham Parish Council **PLANNING COMMITTEE** meeting held at The Parish Office, Station Road, Groombridge on **14th OCTOBER** at 6.30pm

PRESENT: Cllrs Allan Gaukroger, Robert Gordon-James (Chairman), Di Kelly, Penny Lawne, Deviani Parekh-Jones and Beth Rhodes.

In attendance: Natalie Brett – Assistant 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 – recorded by the Clerk for the purposes of the minutes – to be destroyed when completed.

2. APOLOGIES – Cllr Jill Pardey – Family Commitment

3. DECLARATIONS OF INTEREST - None

4. MINUTES

4.1 MINUTES OF THE MEETING HELD ON 23rd September 2024 – Agreed.

002778 RESOLVED that the minutes of the meeting held on 23rd September 2024 be agreed and signed by the Chairman.

4.2 MATTERS OUTSTANDING FROM THESE MINUTES – None

Wealden District Council Councillor Hulbert joined the meeting.

5 ENFORCEMENT – Wealden District Council Enforcement are aware of the activity taking place at Park Corner. They have identified that there are multiple different owners of the land which adds more complications to this site. They are monitoring the situation carefully whilst they continue their investigations.

6 PLANNING APPLICATIONS

COMMENTS TO BE RETURNED TO WEALDEN DISTRICT COUNCIL

It was agreed to move item 6.4 up the agenda

6.4 24/02310/FULL ASHURST CRICKET CLUBHOUSE ASHURST HILL ASHURST TUNBRIDGE WELLS KENT TN3 8TG PROPOSAL ADDITION OF F1 (EDUCATION) USE TO EXISTING D2, D1 & SUI GENERIS USES APPROVED UNDER 12/02164/FU

Link to documents on web: <https://twbcpa.midkent.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SJJP6ZTYIR000>

The committee acknowledged the history of the site and the ongoing discussions between Blackham residents and the trustees of the sports ground. However, it was highlighted that the committee's decision could only relate to planning considerations.

The change of use would give a benefit to the amenity giving it greater usage. The application was for term-time use only, from 8:30 am to 4:00 pm, allowing other users access outside these hours and would not have any additional impact on residents regarding noise or disturbance. The committee felt that a school of this kind would be a positive addition to the local amenities. It was agreed to recommend that the planning officer consider the public response to the application carefully when making their decision.

Withyham Parish Council Supports this Application and would request the planning officer give weight to responses from local residents.

Wealden District Councillor Hulbert advised their concerns about the asset being lost to the residents of Blackham who had raised money for its purchase. Cllr Hulbert would be looking for a way to support residents of Blackham on this matter.

Wealden District Council Councillor Hulbert left the meeting.

6.1 WD/2024/2055/MAO LAND AT COOKS CORNER FARM TO THE REAR OF AMBLESTONE, LONDON ROAD, CROWBOROUGH Description: DEMOLITION OF EXISTING RESIDENTIAL DWELLING, ERECTION OF 15 DWELLINGS AND CREATION OF NEW ACCESS

Wealden District Council Expiry date for comments: 10 October 2024 (extended for WPC to 15th October)

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=166828>

It was noted that this location is now within the proposed development boundary of the emerging Wealden District Council local plan. It is also highlighted as an allocated site within the new plan. The committee were pleased to see the reduced number of houses, with smaller units and a buffer zone. They noted that the development would border other dwellings. The committee noted comments from East Sussex Highways has not yet been received.

Although applications at this site had not been supported in the past, the pressure on housing numbers and the considerations above could not be ignored.

Withyham Parish Council Supports this Application subject to comments by East Sussex Highways.

6.2 WD/2024/2080/LB FORGE COTTAGE, WITHYHAM ROAD, WITHYHAM, TN7 4BD Description: REPLACEMENT OF WINDOWS ACROSS THE MAIN DWELLING; INTERNAL ALTERATIONS; THE CONSTRUCTION OF A NEW LINK EXTENSION BETWEEN THE MAIN DWELLING AND OUTBUILDING; CONVERSION OF THE OUTBUILDING TO RESIDENTIAL USE; INSTALLATION OF SOLAR PANELS AND THE CONSTRUCTION OF A NEW GARAGE WHICH WILL INVOLVE THE CHANGE OF USE OF LAND TO RESIDENTIAL USE.

Wealden District Council Expiry date for comments: 16 October 2024

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=166857>

6.2 and 6.3 were considered together – comments below:

The committee were please to see investment being made in a listed building and the use of environmentally friendly initiatives. They would appreciate the comments of the listed buildings officer and planning officer regarding lighting in respect of the dark skies policy and the effect on the street scene of the solar panels.

Withyham Parish Council Defers to the Listed Buildings Officer and requests a view on dark skies and street scene.

- 6.3 WD/2024/2079/F** FORGE COTTAGE, WITHYHAM ROAD, WITHYHAM, TN7 4BD
Description: REPLACEMENT OF WINDOWS ACROSS THE MAIN DWELLING;
INTERNAL ALTERATIONS; THE CONSTRUCTION OF A NEW LINK
EXTENSION BETWEEN THE MAIN DWELLING AND OUTBUILDING;
CONVERSION OF THE OUTBUILDING TO RESIDENTIAL USE; INSTALLATION
OF SOLAR PANELS AND THE CONSTRUCTION OF A NEW GARAGE WHICH
WILL INVOLVE THE CHANGE OF USE OF LAND TO RESIDENTIAL USE.

Wealden District Council Expiry date for comments: 11 October 2024 ((extended for
WPC to 16th October)

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=166856>

6.2 and 6.3 were considered together – comments under 6.2

- 7.** TO CONSIDER IF A RESPONSE IS NEEDED TO THE TUNBRIDGE WELLS
BOROUGH COUNCIL'S LOCAL PLAN: PUBLIC CONSULTATION ON NEW
EVIDENCE BASE DOCUMENTS EXPIRY 23RD OCTOBER
The Assistant Clerk was asked to contact Wealden District Council to request they
respond to this consultation.

- 8 APPLICATIONS RECEIVED AFTER THE AGENDA BY THE CLERK - None**

002779 RESOLVED that the observations on the planning issues detailed in these minutes be
submitted to the Planning Authority.

- 9 PLANNING DECISIONS FOR NOTING –Noted.**

APPROVED

WD/2024/1838/F SINGLE STOREY EXTENSION TO SIDE 27 TEASLEY MEAD,
BLACKHAM, TN3 9TZ

- 10 MATTERS OF URGENT IMPORTANCE FOR NOTING OR INCLUSION ON A
FUTURE AGENDA**

- 11 DATE OF MEETING** - noted that the date of the next meeting is on **Monday 28th
October at 6.30pm** to be held at The Parish Office unless otherwise notified by
the agenda.
Cllr Parekh-Jones gave apologies – Family Commitment

The meeting closed at 6.58pm