

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

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

In attendance: Natalie Brett – Planning 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 Beth Rhodes - Family Commitments
3. **DECLARATIONS OF INTEREST** – Cllrs Kelly and Gordon-James noted their proximity and personal acquaintance respectively to 6.3. The Clerk advised that they did not have a pecuniary or prejudicial interest so would be able to comment and vote on the application/

4. MINUTES

4.1 MINUTES OF THE MEETING HELD ON 10 MARCH 2025

002896 **RESOLVED** that the minutes of the meeting held on 10th March 2025 be agreed and signed by the Chairman.

4.2 MATTERS OUTSTANDING FROM THESE MINUTES - None

5. **ENFORCEMENT** – No updates. The Clerk would request an update on Park Corner for the next meeting.

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

6.1 **WD/2024/2912/F** STONELANDS BARN, WITHYHAM ROAD, WITHYHAM, HARTFIELD TN7 4BH Description: PROPOSED DETACHED TIMBER FRAMED GARAGE AND STORE ON EXISTING DRIVEWAY

Wealden District Council Expiry date for comments: 27 March 2025

Link to documents on web:

<https://planning.wealden.gov.uk/Planning/Display/WD/2024/2912/F>

This had been previously supported, and it was agreed that this was a good design, in keeping and had neighbour support.

Withyham Parish Council Supports this Application

6.2 WD/2025/0270/FR TOP LODGE, ERIDGE ROAD, GROOMBRIDGE, TN3 9NL

Description: RETROSPECTIVE APPLICATION FOR CHANGE OF USE OF EXISTING ANNEXE TO ENABLE SHORT TERM LETS/HOLIDAY LETS.

Wealden District Council Expiry date for comments: 31 March 2025

Link to documents on web:

<https://planning.wealden.gov.uk/Planning/Display/WD/2025/0270/FR>

The committee were concerned that this sits outside of the development boundary and would increase traffic movement. They further noted that the planning office, who had previously approved the application, had placed a condition on the permission, which this application looked to change. The committee would defer to the planning office who applied the condition, with a request to consider the above.

Wealden Parish Council defers to the Planning Officer

6.3 WD/2025/0561/F 1 OAKLANDS ROAD, GROOMBRIDGE, TN3 9SB Description: GROUND FLOOR EXTENSION TO REAR, FIRST FLOOR EXTENSION TO SIDE, NEW WINDOWS TO SOUTHERN ELEVATION

Wealden District Council Expiry date for comments: 3 April 2025

Link to documents on web:

<https://planning.wealden.gov.uk/Planning/Display/WD/2025/0561/F>

The committee noted that there were no elevations of the proposal which made comments more difficult. Concerns were raised about the effect on the street scene and the size of the plot. However, it was noted that a precedent had been set in the area, the rear extension would not be visible and it was set back from the road.

Wealden Parish Council Supports this Application

6.4 WD/2025/0574/F HIGHFIELD HOUSE, CHERRY GARDENS HILL, GROOMBRIDGE, TN3 9NY Description: PROPOSED 3 BAY GARAGE BUILDING/CARPORT.

Wealden District Council Expiry date for comments: 3 April 2025

Link to documents on web:

<https://planning.wealden.gov.uk/Planning/Display/WD/2025/0574/F>

It was agreed that this was well designed, in keeping, not visible from the road and there were no neighbour objections.

Wealden Parish Council Supports this Application

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

002897 RESOLVED that the observations on the planning issues detailed in these minutes be submitted to the Planning Authority.

8. FEEDBACK FROM PARISH CLUSTER MEETING – Cllr Gordon-James was unable to attend.

9. **TO CONSIDER THE PROPOSED LETTER TO TWBC IN SUPPORT OF THE APPLICATION FOR GROOMBRIDGE PLACE.**

The letter circulated in advance was agreed to be sent to TWBC Planning, with copies to Speldhurst Parish Council, Wealden District Council and The Pig.

002898 **RESOLVED** to submit the letter to Tunbridge Wells Borough Council with copies to Speldhurst Parish Council, Wealden District Council and The Pig.

10. **PLANNING DECISIONS FOR NOTING APPROVED**

WD/2025/0044/F DEMOLITION OF REAR ANGLED BAY WINDOWS AND ERECTION OF SINGLE-STOREY EXTENSION, NEW WINDOW TO REAR AT FIRST FLOOR, CONVERSION OF SECOND FLOOR ATTIC WITH NEW ROOFLIGHTS TO BEDROOM, LANDING AND SHOWER ROOM. THE GABLES, CORSELEY ROAD, GROOMBRIDGE, TN3 9SG - Noted

11. **PUBLIC CONSULTATION ON THE PROPOSED MAIN MODIFICATIONS TO THE TUNBRIDGE WELLS PRE- SUBMISSION LOCAL PLAN UNDER SECTION 20(7C) OF THE PLANNING AND COMPULSORY PURCHASE ACT 2004 AND PART 6 (SECTION 20) OF THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012**

<https://consult.tunbridgewells.gov.uk/kse/> The consultation period runs from Monday 17th March until midnight on Wednesday 30th April 2025
The committee did not feel it was necessary to respond to this consultation.

Commented [EG1]: EG is confirming this with the Programme Officer.

12. **MATTERS OF URGENT IMPORTANCE FOR NOTING OR INCLUSION ON A FUTURE AGENDA** - None

13. **DATE OF MEETING** - to note that the date of the next meeting is on **Monday 14th April 2025 at 6.30pm** to be held at The Parish Office unless otherwise notified by the agenda.

Cllr Parekh-Jones gave her apologies for the next meeting – Family Commitments

The meeting closed at 6.57pm