

Minutes of the Withyham Parish Council **PLANNING COMMITTEE** meeting held at The Parish Office, Station Road, Groombridge on 8th September 2025 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 – Assistant Clerk (for Minutes)
Kelly Gaynor – The Clerk (to observe)

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 – Work Commitments

3. **DECLARATIONS OF INTEREST** - None

4. MINUTES

4.1 **MINUTES OF THE MEETING HELD ON 18th AUGUST 2025**

003041

RESOLVED that the minutes of the meeting held on 18th August 2025 be agreed and signed by the Chairman.

4.2 **MATTERS OUTSTANDING FROM THESE MINUTES** - None

5. **ENFORCEMENT** – No updates.

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

6.1 **WD/2025/1796/FR** ROCK MEADOW, BROADWATER FOREST LANE, BROADWATER FOREST, GROOMBRIDGE, TN3 9NR Description: PART RETROSPECTIVE APPLICATION FOR ERECTION OF 2 STOREY EXTENSION TO THE FRONT OVER EXISTING GROUND FLOOR ENCLOSED PORCH, NEW OAK FRAMED PORCH ADDED, ALTERATIONS TO FENESTRATION, RECLADDING OF THE BUILDING, RAISED TERRACE AND INTERNAL REARRANGEMENT OF PROPERTY. THE ERECTION OF TIMBER FRAMED CAR BARN WITH LOGIA AND ASSOCIATED WORKS. REASON: Amended description and plans to include Raised Terrace

Wealden District Council Expiry date for comments: 11 September 2025

<https://planning.wealden.gov.uk/Planning/Display/WD/2025/1796/FR>

Whilst the application lacked detailed information, it was considered to be a sensible proposal that would enhance the visual appearance of the property. It was also noted that the proposed materials were in keeping with the existing character and that the development would not be visible from the public highway.

Withyham Parish Council Supports this Application

- 6.2 WD/2025/1697/FR** HUNTERS MOON, LEYSWOOD, GROOMBRIDGE, TN3 9PH
Description: PART RETROSPECTIVE FOR THE REPLACEMENT OF EXISTING
TIMBER GARAGE WITH NEW TIMBER GARAGE. CHANGE OF USE OF
ASSOCIATED LAND TO RESIDENTIAL

Wealden District Council Expiry date for comments: 11 September 2025

<https://planning.wealden.gov.uk/Planning/Display/WD/2025/1697/FR>

The proposal would be constructed on the existing footprint, and the materials are considered to be in keeping with the character of the area. It was agreed that the existing building is in need of replacement, and a clear Design and Access Statement has been provided in support of the application.

Withyham Parish Council Supports this Application

- 6.3 WD/2025/1693/LB** FORGE COTTAGE, WITHYHAM ROAD, WITHYHAM, TN7 4BD

Description: INTERNAL ALTERATIONS, CONSTRUCTION OF A NEW LINK
EXTENSION BETWEEN THE MAIN DWELLING AND OUTBUILDING,
CONVERSION OF THE OUTBUILDING TO RESIDENTIAL USE,
REPLACEMENT OF WINDOWS ACROSS THE MAIN DWELLING,
INSTALLATION OF SOLAR PANELS AND THE CHANGE OF USE OF LAND TO
RESIDENTIAL USE, TO INCLUDE CONSTRUCTION OF A NEW GARAGE

Wealden District Council Expiry date for comments: 12 September 2025

<https://planning.wealden.gov.uk/Planning/Display/WD/2025/1693/LB>

Items 6.3 and 6.4 were considered together. See 6.4 for comments.

- 6.4 WD/2025/1694/F** FORGE COTTAGE, WITHYHAM ROAD, WITHYHAM, TN7 4BD

Description: INTERNAL ALTERATIONS, CONSTRUCTION OF A NEW LINK
EXTENSION BETWEEN THE MAIN DWELLING AND OUTBUILDING,
CONVERSION OF THE OUTBUILDING TO RESIDENTIAL USE,
REPLACEMENT OF WINDOWS ACROSS THE MAIN DWELLING,
INSTALLATION OF SOLAR PANELS AND THE CHANGE OF USE OF LAND TO
RESIDENTIAL USE, TO INCLUDE CONSTRUCTION OF A NEW GARAGE

Wealden District Council Expiry date for comments: 12 September 2025

<https://planning.wealden.gov.uk/Planning/Display/WD/2025/1694/F>

Items 6.3 and 6.4 were considered together.

The Heritage Statement and Ecological Report submitted with the application were considered to be comprehensive, and the conditions set out within the ecological report were noted. The committee welcomed the inclusion of solar energy.

Withyham Parish Council supports this application, subject to the approval of the Listed Buildings Officer and the conditions of the ecological report.

6.5 WD/2025/1887/F TOP HILL COTTAGE, BEECH GREEN LANE, WITHYHAM, TN7 4DB Description: ENLARGED DORMER TO SOUTH EASTERN ELEVATION

Wealden District Council Expiry date for Comments: 3 September 2025 (Extended)

<https://planning.wealden.gov.uk/Planning/Display/WD/2025/1887/F>

The proposal would make more efficient use of the available footprint, with materials that are considered to be in keeping with the character of the property. It was noted that the development would not result in any adverse impact on neighbours.

Withyham Parish Council Supports this Application

6.6 WD/2025/1739/F WINDLESHAW HOUSE, BEECH GREEN LANE, WITHYHAM, TN7 4DB Description: DEMOLITION OF THE EXISTING GARAGE BUILDING AND THE CONSTRUCTION OF A FOUR-BAY GARAGE BUILDING WITH WORKSHOP.

Wealden District Council Expiry date for comments: 2 September 2025 (Extended)

<https://planning.wealden.gov.uk/Planning/Display/WD/2025/1739/F>

The committee requested clarification as to why a separate Listed Building application had not been submitted, given that the proposal is within the curtilage of a prominent listed building in the parish. Further clarity was sought regarding vehicular access to the garage, as this was not shown on the submitted plans. It was acknowledged that the proposal represents an increase on the existing structure; however, the design and materials are considered to be in keeping and would provide an improvement that enhances the setting of the Listed Building.

Withyham Parish Council Supports this Application subject to the comments of the Listed Buildings Officer and clarity on the access.

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

003042

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
WITHDRAWN**

WD/2025/1354/FA VARIATION OF CONDITION 2 OF WD/2024/0819/F (CONVERSION OF PART OF ATTACHED OPEN-FRONTED CART SHED TO CLOAKROOM AND WET ROOM WITH ASSOCIATED FENESTRATION ALTERATIONS INCLUDING INSERTION OF ROOFLIGHT) TO AMEND FOUR LOWER GLAZED PANELS TO A BRICK AND BLOCK CAVITY WALL IN THE FENESTRATION ON SOUTH ELEVATION.
SALEHURST BARN, OAK LANE, BLACKHAM, TN3 9UB

WD/2025/1511/LBA VARIATION OF CONDITION 2 OF WD/2024/0479/LB (CONVERSION OF PART OF ATTACHED OPEN-FRONTED CART SHED TO CLOAKROOM AND WET ROOM WITH ASSOCIATED FENESTRATION ALTERATIONS INCLUDING INSERTION OF ROOFLIGHT) TO AMEND FOUR LOWER GLAZED PANELS TO A BRICK AND BLOCK CAVITY WALL IN THE FENESTRATION ON SOUTH ELEVATION.
SALEHURST BARN, OAK LANE, BLACKHAM, TN3 9UB

9. **MATTERS OF URGENT IMPORTANCE FOR NOTING OR INCLUSION ON A FUTURE AGENDA** - None
10. **DATE OF MEETING** - to note that the date of the next meeting is on **Monday 29th September 2025 at 6.30pm** to be held at The Parish Office unless otherwise notified by the agenda

The meeting closed at 6.52pm