

Minutes of the Withyham Parish Council **PLANNING COMMITTEE** meeting held at The Parish Office, Station Road, Groombridge on 13th October at 6.30pm

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

In attendance: Natalie Brett – Assistant Clerk (for Minutes)
Kelly Gaynor – Clerk (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
Cllr Deviani Parekh-Jones - Family Commitments

3. **DECLARATIONS OF INTEREST** - None

4. MINUTES

4.1 **MINUTES OF THE MEETING HELD ON 29th September 2025**

003062 **RESOLVED** that the minutes of the meeting held on 29th September 2025 be agreed and signed by the Chairman.

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

5. **ENFORCEMENT** – None

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

6.1 **WD/2025/2129/F** GAINSFORD HOUSE, CORSELEY ROAD, GROOMBRIDGE, TN3 9SF Description: PROPOSED CONVERSION OF EXISTING INTEGRAL GARAGE TO HABITABLE ACCOMMODATION INCLUDING MINOR ROOF AND FENESTRATION ALTERATIONS.

Wealden District Council Expiry date for comments: 15 October 2025

Link to documents on web:

<https://planning.wealden.gov.uk/Planning/Display/WD/2025/2129/F>

The application is within the same footprint on a large plot. It was agreed a sensible arrangement, would not impact neighbours and was a good use of the outbuildings.

Withyham Parish Council Supports this Application

- 6.2 WD/2025/2019/F** COOKS CORNER, OAST HOUSE, GILLRIDGE LANE, CROWBOROUGH, TN6 1UP Description: PROPOSED ERECTION OF DETACHED GARAGE BUILDING WITH HOME OFFICE IN ROOF TO REPLACE EXISTING SHED AND DETACHED SUMMERHOUSE/OFFICE. CREATION OF NEW VEHICULAR ACCESS AND CLOSING OF EXISTING.

Wealden District Council Expiry date for comments: 22 October 2025

Link to documents on web:

<https://planning.wealden.gov.uk/Planning/Display/WD/2025/2019/F>

It was agreed that this would improve the vehicle access and safety. No objections from neighbours were noted and the garage would be shielded by hedging. It was considered an improvement on what was currently there.

Withyham Parish Council Supports this Application

- 6.3 WD/2025/2159/LB** WHITE HOUSE FARM, WHITEHOUSE LANE, CROWBOROUGH, TN6 1UY Description: REPAIRS TO OAST HOUSE AND RECONSTRUCTION OF THE ASSOCIATED CART SHED AND GRANARY, WHICH ARE TO BE CONVERTED

Wealden District Council Expiry date for comments: 17 October 2025

Link to documents on web:

<https://planning.wealden.gov.uk/Planning/Display/WD/2025/2159/LB>

Items 6.3 and 6.4 were considered together, comments under 6.4

- 6.4 WD/2025/2158/F** WHITE HOUSE FARM, WHITEHOUSE LANE, CROWBOROUGH, TN6 1UY Description: REPAIRS TO OAST HOUSE AND RECONSTRUCTION OF THE ASSOCIATED CART SHED AND GRANARY, WHICH ARE TO BE CONVERTED INTO A POOL HOUSE AND BAR ROOM SERVING THE MAIN HOUSE

Wealden District Council Expiry date for comments: 17 October 2025

Link to documents on web:

<https://planning.wealden.gov.uk/Planning/Display/WD/2025/2158/F>

Items 6.3 and 6.4 were considered together, comments below:

The committee were pleased to see investment being made into a historic building within the parish.

Withyham Parish Council defers to the Listed Building Officer

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

003063 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/2025/0270/FR RETROSPECTIVE APPLICATION FOR CHANGE OF USE OF EXISTING ANNEXE TO ENABLE SHORT TERM LETS/HOLIDAY LETS.
TOP LODGE, ERIDGE ROAD, GROOMBRIDGE, TN3 9NL

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

WITHDRAWN

WD/2025/0059/F DEMOLITION OF THE EXISTING STABLE BUILDING AND THE ERECTION OF A REPLACEMENT BUILDING TO PROVIDE ANCILLARY ACCOMMODATION TOP HILL COTTAGE, BEECH GREEN LANE, WITHYHAM, TN7 4DB

9. APPEALS - Noted

Appeal Ref: APP/C1435/F/23/3320032 The Dorset Arms, Buckhurst Park, Withyham TN7 4DB. The listed building enforcement notice is varied by the deletion of the text “three months” in paragraph 6 and substituted therefor by the following number and text: “12 months”. Subject to this variation, the appeal is dismissed, and the listed building enforcement notice is upheld. Listed building consent is refused for the retention of the works, namely, the erection of a timber boarded lean-to extension with retractable canvas roof on the eastern side of the building, carried out in contravention of section 9 of the Act.

10. TO NOTE WEALDEN DISTRICT COUNCIL UPDATES TO THE PLANNING LOCAL VALIDATION REQUIREMENTS TO ALL PLANNING APPLICATIONS SUBMITTED ON OR AFTER 1 OCTOBER 2025 – Noted

11. MATTERS OF URGENT IMPORTANCE FOR NOTING OR INCLUSION ON A FUTURE AGENDA - *Withyham Parish Council Policy On Engaging In Early Discussions On Development Projects* along with site visits to be added to the next agenda.

12. DATE OF MEETING - Noted that the date of the next meeting is **Monday 27th October 2025 at 6.30pm to be held at The Parish Office unless otherwise notified by the agenda.**

The meeting closed at 6.46pm