

Minutes of the Withyham Parish Council **PLANNING COMMITTEE** meeting held at The Parish Office, Station Road, Groombridge on **Monday 24th November 2025** at 6.30pm

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

In attendance: Natalie Brett – Assistant Clerk (for Minutes)
Kelly Gaynor – 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 – None

3. DECLARATIONS OF INTEREST - None

4. MINUTES

4.1 MINUTES OF THE MEETING HELD ON 10th NOVEMBER 2025

003094 RESOLVED that the minutes of the meeting held on 10th November 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/2025/2451/OH GROOMBRIDGE, TUNBRIDGE WELLS, TN3 9NR
Description: IN ORDER TO STRENGTHEN THE NETWORK IT HAS BEEN PROPOSED TO UPGRADE THE HV CONDUCTORS FROM 2W .05SCA TO 3W FOR 7 SPANS BETWEEN POLES 247118 AND 242982.

Wealden District Council Expiry date for comments: 3 December 2025

<https://planning.wealden.gov.uk/Planning/Display/WD/2025/2451/OH>

It was agreed that this was critical infrastructure.

Withyham Parish Council Supports this Application

6.2 WD/2025/2332/LB WHITE HOUSE FARM, WHITEHOUSE LANE, CROWBOROUGH, TN6 1UY Description: REPAIR, RECONSTRUCTION AND CONVERSION OF FORMER BARN AND AGRICULTURAL BUILDINGS, ALONG WITH MINOR EXTERNAL ALTERATIONS TO FARMHOUSE AND CONSTRUCTION OF LINK EXTENSION TO FARMSTEAD BUILDINGS.

Wealden District Council Expiry date for comments: 24 November 2025

<https://planning.wealden.gov.uk/Planning/Display/WD/2025/2332/LB>

Applications 6.2 & 6.3 were considered together. For comments see 6.3

- 6.3 WD/2025/2333/F** WHITE HOUSE FARM, WHITEHOUSE LANE, CROWBOROUGH, TN6 1UY Description: REPAIR, RECONSTRUCTION AND CONVERSION OF FORMER BARN AND AGRICULTURAL BUILDINGS, ALONG WITH MINOR EXTERNAL ALTERATIONS TO FARMHOUSE AND CONSTRUCTION OF LINK EXTENSION TO FARMSTEAD BUILDINGS.

Wealden District Council Expiry date for comments: 24 November 2025

<https://planning.wealden.gov.uk/Planning/Display/WD/2025/2333/F>

Access to the garage was still unclear however the committee were happy to defer to the Listed Buildings Officer.

Withyham Parish Council Defers to the Listed Buildings Officer

- 6.4 WD/2025/2204/F** LAND NORTH OF WITHYHAM ROAD, WITHYHAM, TN7 4BD Description: (SELF BUILD) CONSTRUCTION OF A DETACHED CHALET STYLE THREE-BEDROOM DWELLING ALONG WITH DETACHED DOUBLE GARAGE AND CARPORT.

Wealden District Council Expiry date for comments: 1 December 2025

<https://planning.wealden.gov.uk/Planning/Display/WD/2025/2204/F>

It was noted that the proposal constitutes development on an open field situated within the National Landscape. The Committee considered this to represent ribbon development and felt it was inappropriate for the rural location.

Although the proposed dwelling would not be visible from the highway, it would be clearly seen from the public footpath, resulting in a detrimental impact on views across the National Landscape. The site is not identified within the Development Plan for new housing. It was noted that planning decisions must be based solely on material considerations. While the Committee sympathised with the applicant's personal circumstances, the proposal was not considered to enhance, conserve, or respect the surrounding landscape nor the National Landscape.

The Committee also raised concerns regarding the application's reference to access to regular transport links and local amenities, noting that this assertion appeared questionable for this location. In addition, Members highlighted safety concerns relating to the proposed access onto a section of road deemed hazardous. Drainage issues on the site were likewise noted as a potential problem.

Withyham Parish Council Objects to this Application

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

Amended plans received.

Wealden District Council Expiry date for comments: 18 November 2025

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

Previous comments to this application remain unchanged.

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

003095 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/2025/2129/F PROPOSED CONVERSION OF EXISTING INTEGRAL GARAGE TO HABITABLE ACCOMMODATION INCLUDING MINOR ROOF AND FENESTRATION ALTERATIONS. GAINSFORD HOUSE, CORSELEY ROAD, GROOMBRIDGE, TN3 9SF

REFUSED

WD/2023/2733/FR ERECTION OF SINGLE STOREY REAR EXTENSION (KNOWN AS THE GARDEN ROOM) TO RESTAURANT TO PROVIDE ADDITIONAL RESTAURANT SEATING (PART-RETROSPECTIVE). THE DORSET ARMS, WITHYHAM ROAD, WITHYHAM, TN7 4BD

WD/2023/2734/LBR ERECTION OF SINGLE STOREY REAR EXTENSION (KNOWN AS THE GARDEN ROOM) TO RESTAURANT TO PROVIDE ADDITIONAL RESTAURANT SEATING (PART-RETROSPECTIVE). THE DORSET ARMS, WITHYHAM ROAD, WITHYHAM, TN7 4BD

9. **MATTERS OF URGENT IMPORTANCE FOR NOTING OR INCLUSION ON A FUTURE AGENDA** - PLANNING POLICY ON PRE-APPLICATION DISCUSSIONS

10. **DATE OF MEETING** - to note that the date of the next meeting is on **Monday 8th December 2025 at 6.30pm** to be held at The Parish Office unless otherwise notified by the agenda
Cllr Gordon-James gave his apologies for this meeting.

The meeting closed at 6.44 pm