

Minutes of the Withyham Parish Council **PLANNING COMMITTEE** meeting held at The Parish Office, Station Road, Groombridge on 12th January 2026 at 6.30pm

PRESENT: Cllrs Allan Gaukroger, Robert Gordon-James (Meeting Chair), Penny Lawne Jill Pardey.

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 – Illness
Cllr Di Kelly - Family Commitments
Cllr Deviani Parekh-Jones – Family Commitments

3. DECLARATIONS OF INTEREST - None

4. MINUTES

4.1 MINUTES OF THE MEETING HELD ON 8 DECEMBER 2025

003117 RESOLVED that the minutes of the meeting held on 8th December 2025 be agreed and signed by the Chairman.

4.2 MATTERS OUTSTANDING FROM THESE MINUTES - None

5. ENFORCEMENT – An update was received from Wealden District Council Planning Enforcement regarding works at the barn at Birchden Farm, Park Corner. Some replacement panelling had taken place following weather damage. The landowner was advised that, due to Article 4 Directions, any further external works require planning permission. They agreed to stop works and submit an application.

Wealden District Council has advised that no formal enforcement action is considered necessary at this time, and that a Stop Notice would not be appropriate. It was noted that local residents remain concerned and are continuing to correspond with Planning Enforcement. The site will continue to be monitored.

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

- 6.1 WD/2025/2759/FA 1 SPRING COTTAGE, ERIDGE ROAD, GROOMBRIDGE, TN3 9NW** Description: VARIATION OF CONDITION 2 OF WD/2024/1204/F (CONSTRUCTION OF DETACHED DOUBLE CART BARN WITH ANCILLARY ACCOMMODATION) INCREASE THE FOOTPRINT OF THE APPROVED BUILDING

Wealden District Council Expiry date for comments: 14 January 2026

<https://planning.wealden.gov.uk/Planning/Display/WD/2025/2759/FA>

The Committee made no additional comments, reaffirmed its previous observations, and deferred to the Planning Officer for determination.

- 6.2 WD/2025/2695/F LAND ADJOINING HEAVEGATE COTTAGES, WARREN ROAD, CROWBOROUGH, TN6 1TU** Description: APPLICATION FOR A SELF BUILD CONVERSION OF REDUNDANT STABLE TO ONE NEW DWELLING.

Wealden District Council Expiry date for comments: 6 January 2026 (extension agreed to 12th January 2026)

<https://planning.wealden.gov.uk/Planning/Display/WD/2025/2695/F>

A question was raised as to whether a separate application for a change of use may also be required, and clarification from Wealden District Council would be welcomed on this point. The application was considered to represent a minor alteration to the building. Members noted that there were no neighbouring properties that would be overlooked, no highway safety concerns, and no ecological issues identified. The proposal was regarded as a sustainable form of development and not detrimental to the National Landscape. The Committee requested that, should the application be approved, a condition be imposed tying the development to the main dwelling.

Withyham Parish Council Supports this Application and requests a condition tying the development to the main dwelling.

- 7 WD/2025/2671/LDE HUNTS FARM, LADIES MILE, WITHYHAM, TN7 4BG** COMMENCEMENT OF WD/1995/0059/F & WD/1995/0060/LB (CONVERSION OF EXISTING BARN TO DWELLING AND INSTALLATION OF 1 NO. SEPTIC

Noted that the Council has no observations of any evidence, local knowledge and/or witnesses who may have personal knowledge of the history of the application site and its uses.

- 8. TO NOTE AND AGREE ANY ADDITIONAL RESPONSE TO THE NOTICE OF APPEAL ISSUED UNDER THE TOWN AND COUNTRY PLANNING ACT 1990** KINGSMEAD, OAK LANE, BLACKHAM, WITHYHAM, TN3 9UB Proposal: ERECTION OF SINGLE STOREY REAR EXTENSION, BALCONY AND INTRODUCTION OF REAR DORMER ENLARGEMENT REPLACING ROOF GLAZING WITH A ROOFLIGHT. Planning Inspectorate Ref: APP/C1435/D/25/3376428

No additional comments were made.

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

003118 RESOLVED that the observations on the planning issues detailed in these minutes be submitted to the Planning Authority.

- 10 PLANNING DECISIONS FOR NOTING – All noted
APPROVED**
WD/2025/2342/F PROPOSED GARAGE DAIRY FARMHOUSE, STATION ROAD,
GROOMBRIDGE, TUNBRIDGE WELLS, KENT, TN3 9NB
- RAISED NO OBJECTIONS**
WD/2025/2451/OH 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.
GROOMBRIDGE, TUNBRIDGE WELLS, TN3 9NR
- 11 NOTE UPDATE ON WEALDEN DISTRICT COUNCIL LOCAL PLAN TIMELINE**
An update was received on the timetable for the next stage of the Wealden Local
Plan. Although consultation on the Draft 'Focused' Wealden Local Plan
(Regulation 18) had been anticipated by the end of Quarter 3 of 2025/26, revised
dates have now been confirmed.
- Wealden District Council Cabinet will consider the Draft 'Focused' Local Plan on
14 January 2026, followed by Wealden District Council Full Council on 29 January
2026, with consultation to proceed subject to approval.
- It was also noted that in-person exhibitions will be held across the district during
the consultation period, with deposit points available for the public to view the full
documentation.
- 12 MATTERS OF URGENT IMPORTANCE FOR NOTING OR INCLUSION ON A
FUTURE AGENDA** - Planning Policy on Pre-Application Discussions to be
reviewed before May statutory meeting.
- 13 DATE OF MEETING** - to note that the date of the next meeting is on **Monday 26th
January 2026 at 6.30pm** if needed to be held at The Parish Office unless
otherwise notified by the agenda.

The meeting closed at 6.47pm