

Minutes of the Withyham Parish Council **PLANNING COMMITTEE** meeting held at The Parish Office, Station Road, Groombridge on 13th April 2026 at 6.30pm

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

In attendance: Natalie Brett – Assistant 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 Penny Lawne - Family Commitments
Cllr Beth Rhodes – Work Commitments

3. **DECLARATIONS OF INTEREST** - None

4. MINUTES

4.1 MINUTES OF THE MEETING HELD ON 23rd MARCH 2026

RESOLVED that the minutes of the meeting held on 23rd March 2026 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/2026/0499/F** LEYSWOOD END, CORSELEY ROAD, GROOMBRIDGE, TN3 9PH Description: CONVERSION OF THE EXISTING GARAGE TO CREATE ANCILLARY ANNEX ACCOMMODATION. CONVERSION OF AN OUTBUILDING INTO A SMALL GYM/STUDIO WITH WC. PROVISION OF A TWO-CAR CARPORT POSITIONED TO THE SIDE OF THE PLOT.

Wealden District Council Expiry date for comments: 16 April 2026

<https://planning.wealden.gov.uk/Planning/Display/WD/2026/0499/F>

The committee felt that the design and access statement and ecology report presented a convincing argument for the application and was well considered. It was agreed the application was an improvement and was partly within the development boundary. It was noted that the house would be tied to the main dwelling and the committee would like to see this as a condition of any approval.

Withyham Parish Council Supports this application subject to a 106 agreement.

6.2 WD/2025/2885/F FISHERS GATE HOUSE, WITHYHAM, HARTFIELD, TN7 4BB
Description: NEW PORTAL FRAME BARN TO ACCOMMODATE LOOSE BOXES, FEED STORE AND BACK ROOM FOR PRIVATE USE.

Wealden District Council Expiry date for comments: 15 April 2026

<https://planning.wealden.gov.uk/Planning/Display/WD/2025/2885/F>

This application was previously submitted to the committee and then withdrawn. It was agreed that the previous comments made remain valid, being:

“The Committee agreed that this was an attractive application, with materials in keeping with the adjacent farm. Members noted that the development would make good use of the agricultural land and provide a much more suitable location for housing horses. The stables were considered well-sited on the plot, with no adverse impact on neighbouring properties.”

Weathyham Parish Council Supports this Application

6.3 WD/2026/0596/F CLOCK HOUSE, ERIDGE ROAD, GROOMBRIDGE, TN3 9NJ
Description: CONSTRUCTION OF A PITCH ROOFED DETACHED GARAGE WITH DORMER WINDOWS, STAIR AND FIRST FLOOR HOME OFFICE

Wealden District Council Expiry date for comments: 22 April 2026

<https://planning.wealden.gov.uk/Planning/Display/WD/2026/0596/F>

It was agreed this was a nice design. The committee noted it had previously supported the garage in the initial application and saw no reason for this to change.

Weathyham Parish Council Supports this Application

6.4 WD/2026/0625/F GAINSFORD HOUSE, CORSELEY ROAD, GROOMBRIDGE, TN3 9SF
Description: PROPOSED ERECTION OF A DETACHED GARAGE WITH ANCILLARY ACCOMMODATION IN THE ROOF SPACE.

Wealden District Council Expiry date for comments: 22 April 2026

<https://planning.wealden.gov.uk/Planning/Display/WD/2026/0625/F>

The committee noted that this was a large plot and would not affect the street scene. No neighbour objections were noted and it was felt a sensible erection. The design and access statement presented a convincing argument for the application. The committee would like to see the development tied to the main dwelling.

Weathyham Parish Council Supports this Application subject to a section 106

- 6.5 WD/2026/0595/F & WD/2026/0594/LB** WHITE HOUSE FARM, WHITEHOUSE LANE, CROWBOROUGH, TN6 1UY Description: REPAIRS TO OAST HOUSE AND RECONSTRUCTION OF THE ASSOCIATED CART SHED AND GRANARY, AND CHANGE OF USE INTO A POOL HOUSE AND BAR ROOM SERVING THE MAIN HOUSE WITH ASSOCIATED CHANGE OF USE OF LAND TO RESIDENTIAL

Wealden District Council Expiry date for comments: 23 April 2026

<https://planning.wealden.gov.uk/Planning/Display/WD/2026/0595/F>

<https://planning.wealden.gov.uk/Planning/Display/WD/2026/0594/LB>

The committee was pleased to see investment into an older property. The design and access statement was considered very professional and in depth. No neighbours would be affected.

Withyham Parish Council Supports this Application subject to the Listed Buildings Officers comments.

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

003199 RESOLVED that the observations on the planning issues detailed in these minutes be submitted to the Planning Authority.

**8 PLANNING DECISIONS FOR NOTING
NOT ISSUED**

WD/2026/0147/LDE COMMENCEMENT OF WD95 0155F (CONVERSION OF EXISTING AGRICULTURAL BUILDINGS TO ONE DWELLING AND GRANNY ANNEXE AND INSTALLATION OF 2 NO. NEW SEPTIC TANKS.) HUNTS FARM, LADIES MILE, WITHYHAM, TN7 4BG

ISSUED

WD/2025/0792/LDE USE OF THE LAND FOR SITING A MOBILE HOME FOR USE ANCILLARY TO THE MAIN DWELLING AND THE MOBILE HOME MEETS THE DEFINITION OF A CARAVAN AS SET OUT IN THE CARAVAN SITES ACT 1968, AND AS AMENDED IN OCTOBER 2006 (CSA). WOODBURN COTTAGE, SMUGGLERS LANE, CROWBOROUGH, TN6 1TG

APPROVED

WD/2026/0134/F DEMOLITION OF CONSERVATORY AT REAR AND REPLACEMENT WITH NEW EXTENSION ON SAME FOOTPRINT. CONVERSION OF EXISTING ATTACHED GARAGE TO CREATE A SMALL LIVING ROOM. RELOCATION OF FRONT ENTRANCE TO EXISTING WINDOW OPENING. NEW PITCHED-ROOF PORCH OVER NEW FRONT ENTRANCE.

2 THE GABLES, CORSELEY ROAD, GROOMBRIDGE, TN3 9SG

WD/2026/0100/F TWO STOREY REAR EXTENSION AND ALTERATIONS TO FENESTRATION TO FRONT ELEVATION 5 WALLIS FIELD, CORSELEY ROAD, GROOMBRIDGE, TN3 9SQ

REFUSED

WD/2025/2812/F & WD/2025/2811/LB DEMOLITION OF EXISTING CONSERVATORY AND REPLACEMENT WITH A SINGLE-STOREY EXTENSION, NEW OPENING THROUGH INTO NEW EXTENSION, CLOSING-UP OF EXISTING INTERNAL DOORWAY OFF HALLWAY, FORMATION OF NEW INTERNAL DOORWAY OFF HALLWAY. HAM FARMHOUSE, WITHYHAM ROAD, WITHYHAM, TN7 4BJ

- 11 MATTERS OF URGENT IMPORTANCE FOR NOTING OR INCLUSION ON A FUTURE AGENDA** - None
- 12 DATE OF MEETING** - to note that the date of the next meeting is on **Monday 27th April 2026 at 6.30pm** at the Parish Office, Station Road, Groombridge, TN3 9RD unless otherwise notified by the agenda.

The meeting closed at 6.43pm