

Minutes of the Withyham Parish Council **PLANNING COMMITTEE** meeting held at The Parish Office, Station Road, Groombridge on 22<sup>nd</sup> June 2026 at 6.30pm

**PRESENT:** Cllrs Allan Gaukroger, Robert Gordon-James (Meeting Chair), Di Kelly, Penny Lawne, Jill Pardey, and Beth Rhodes.

**In attendance:** Natalie Brett – Assistant Clerk (for Minutes)  
Cllr Nicky Stirling – 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. ELECTION OF CHAIRMAN**  
**003460 RESOLVED** to elect Cllr Robert Gordon-James as Chairman
- 2. ELECTION OF VICE CHAIRMAN**  
**003461 RESOLVED** to elect Cllr Penny Lawne as Vice Chairman
- 3. 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.
- 4. APOLOGIES** – Cllr Deviani Parekh-Jones - Family Commitments
- 5. DECLARATIONS OF INTEREST** - None
- 6. MINUTES**
  - 6.1 MINUTES OF THE MEETING HELD ON 8<sup>th</sup> June**  
**003462 RESOLVED** that the minutes of the meeting held on 8<sup>th</sup> June be agreed and signed by the Chairman.
  - 6.2 MATTERS OUTSTANDING FROM THESE MINUTES** - None
- 7. ENFORCEMENT**- no updates.
- 8. PLANNING APPLICATIONS**  
**COMMENTS TO BE RETURNED TO WEALDEN DISTRICT COUNCIL**
  - 8.1 WD/2026/1141/F CHARMWOOD, MARDENS HILL, CROWBOROUGH, TN6 1XL**  
Description: ALTERATIONS TO INCLUDE CHANGES TO EXTERNAL MATERIALS, TO INCLUDE TILE HANGING AND FENESTRATION CHANGES.  
Wealden District Council Expiry date for comments: 3 July 2026  
<https://planning.wealden.gov.uk/Planning/Display/WD/2026/1141/F>  
No neighbour objections were noted. Due to the alterations being mainly cosmetic and noting that this was not a listed building.  
***Withyham Parish Council Supports this Application***

**8.2 WD/2026/0632/FR HIGHFIELDS, BEECH GREEN LANE, WITHYHAM, TN7 4DB**  
Description: RETROSPECTIVE APPLICATION FOR THE CONSTRUCTION OF NEW AGRICULTURAL ACCESS TRACK

Wealden District Council Expiry date for comments: 3 July 2026

<https://planning.wealden.gov.uk/Planning/Display/WD/2026/0632/FR>

Councillors noted that the original track had been washed away and that the proposed route followed the alignment of a historic track, as supported by the submitted Heritage Statement. It was considered that the proposal would provide an improvement over the previous track while remaining for agricultural use only. Councillors also noted that the proposal would affect Public Bridleway 56b and requested that East Sussex County Council's Rights of Way team be consulted as part of the determination of the application.

***Withyham Parish Council Supports this Application***

**8.3 WD/2026/1034/F FOREST VIEW, WITHYHAM ROAD, GROOMBRIDGE, TN3 9QT**  
Description: PROPOSED DETACHED TRIPLE GARAGE WITH WORKSHOP/STORE

Wealden District Council Expiry date for comments: 29 June 2026

<https://planning.wealden.gov.uk/Planning/Display/WD/2026/1034/F>

Whilst Councillors acknowledged that the site is of a substantial size and is well separated from neighbouring properties, they considered that the proposed building would be significantly larger than the existing structure, being approximately six times its size. It was therefore felt that the scale of the proposal would be disproportionate to the host dwelling and would constitute overdevelopment of the site.

***Withyham Parish Council Objects to this Application***

**8.4 WD/2026/1095/F 30 BALLS GREEN, WITHYHAM, TN7 4BU**  
Description: DEMOLITION OF EXISTING DETACHED GARAGE AND ERECTION OF A REPLACEMENT DETACHED SINGLE GARAGE LOCATED TO THE NORTH OF THE DWELLING, INCLUDING ASSOCIATED ALTERATIONS TO THE RESIDENTIAL DRIVEWAY AND PARKING LAYOUT.

Wealden District Council Expiry date for comments: 29 June 2026

<https://planning.wealden.gov.uk/Planning/Display/WD/2026/1095/F>

Councillors considered the application to be a sensible proposal that would improve the appearance of the site. It was noted that the development would improve access arrangements and make movement within the site easier and more practical.

***Withyham Parish Council Supports this Application***

**8.5 WD/2026/1080/FA ARTEMIS COTTAGE, WITHYHAM ROAD, WITHYHAM, TN7 4BE**  
Description: VARIATION OF CONDITION 3 OF WD/2018/1593/F (DEMOLITION OF GARAGES AND ERECTION OF FRONT PORCH AND SIDE EXTENSION, ROOF ALTERATIONS AND REPLACEMENT GARAGES) TO MAKE MINOR AMENDMENTS TO THE DESIGN OF THE DWELLING.

Wealden District Council Expiry date for comments: 26 June 2026

<https://planning.wealden.gov.uk/Planning/Display/WD/2026/1080/FA>

***Withyham Parish Council Defers to the Planning Officer***

**8.6 WD/2026/0874/F WARREN CHIMNEY, WARREN ROAD, CROWBOROUGH, TN6 1TX** Description: NEW PRIVATE GARAGE.

Wealden District Council Expiry date for comments: 25 June 2026

<https://planning.wealden.gov.uk/Planning/Display/WD/2026/0874/F>

Plans were considered unclear and insufficiently detailed to allow a full assessment of the proposal. Councillors noted that access to the garage had not been clearly identified and the exact siting of the garage within the site could not be confidently determined from the submitted drawings.

In light of this lack of clarity, Members would be happy to reconsider the application should further information be provided. At this stage, however, they resolved to defer to the Planning Officer for determination.

***Withyham Parish Council Defers to the Planning Officer***

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

**003463 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/2026/0832/FA** VARIATION OF CONDITION 3 OF WD/2019/1395/F (SINGLE STOREY EXTENSION TO REAR OF HOUSE AND INTERNAL ALTERATIONS; REPLACEMENT OF DETACHED GARAGE ON SAME FOOTPRINT AS EXISTING) TO EXTEND THE LENGTH OF THE GARAGE BACK INTO MY GARDEN BY 40CM AND BY 30CM TOWARDS MY GARDEN/HOUSE. THE HEIGHT OF THE GARAGE TO BE RAISED BY 20CM. 4 FERDINAND TERRACE, CORSELEY ROAD, GROOMBRIDGE, TN3 9RW

**WD/2026/0675/LBA** VARIATION OF CONDITION 2 AND REMOVAL OF CONDITION 3 OF WD/2024/0836/LB (PROPOSED CONVERSION OF OUTBUILDING INTO HOLIDAY LET) - TO ENABLE MINOR CHANGES TO APPROVED SCHEME TOLLHURST FARM, OAK LANE, BLACKHAM, WITHYHAM, TUNBRIDGE WELLS

**WITHDRAWN**

**WD/2026/0966/FA** VARIATION OF CONDITIONS 4 AND 7 OF WD/2024/1716/F (DEMOLITION OF PART OF THE EXISTING BARN AND CONVERSION AND CHANGE USE TO DWELLING. PITFIELDS FARM BARN, SUSSEX LANE, BLACKHAM, TN3 9UB) CHANGES TO INTERNAL LAYOUT, MOVING & CHANGING THE FENESTRATION LAYOUT & SIZES. THE EXTERNAL FINISH HAS BEEN CHANGED FROM BLACK WOOD CLADDING TO BLACK STEEL CLADDING. ENERGY EFFICIENT MEASURES CHANGED TO SOLAR PANELS & AIR SOURCE HEAT PUMP PITFIELDS, SUSSEX LANE, BLACKHAM, WITHYHAM, TN3 9UB

**11 MATTERS OF URGENT IMPORTANCE FOR NOTING OR INCLUSION ON A FUTURE AGENDA – Cllr Stirling to be added for co-option to the committee.**

- 12 DATE OF MEETING** - to note that the date of the next meeting is on **Monday 13<sup>th</sup> July at 6.30pm** if needed to be held at The Parish Office unless otherwise notified by the agenda.

*Cllr Pardey gave apologies for the next meeting.*

The meeting closed at 6.46pm