

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 Robert Gordon-James (Meeting Chair), Penny Lawne and Jill Pardey

In attendance: Natalie Brett – Assistant Clerk (for Minutes)
Wealden District Council Cllr Hulbert from Item 6.2

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 Allan Gaukroger - Family Commitments
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 18th APRIL 2026

003454 RESOLVED that the minutes of the meeting held on 18th April 2026 be agreed and signed by the Chairman.

4.2 MATTERS OUTSTANDING FROM THESE MINUTES - None

5. ENFORCEMENT – There were no updates reported.

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

6.1 WD/2026/0966/FA PITFIELDS, SUSSEX LANE, BLACKHAM, WITHYHAM, TN3 9UB Description: 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

Wealden District Council Expiry date for comments: 10 June 2026

<https://planning.wealden.gov.uk/Planning/Display/WD/2026/0966/FA>

The committee was pleased to see the environmental and energy efficient measures being implemented. However it was agreed that the committee was unsure of the suitability of the metal cladding.

Withyham Parish Council Supports the energy efficiency improvements but defers to the officer regarding the cladding.

Wealden District Council Cllr Hulbert arrived at the meeting.

6.2 WD/2026/0219/FR ROBIN HILL, CORSELEY ROAD, GROOMBRIDGE, TN3 9PR
Description: RETROSPECTIVE APPLICATION FOR CONSTRUCTION OF A
RETAINING WALL AND STEPS TO CREATE A LEVEL PATH AND PATIO
AROUND THE HOUSE AND THE ERECTION OF A PERGOLA

Wealden District Council Expiry date for comments: 6 June 2026

<https://planning.wealden.gov.uk/Planning/Display/WD/2026/0219/FR>

The committee noted the neighbour objections. It was felt that the application lacked sufficient detail, particularly an image of the current layout, to enable them to make a determination. Despite this, Members agreed that they would be happy to defer to the Officer's recommendation.

Withyham Parish Council Defers to the Planning Officer

6.3 WD/2026/0956/FR FORD PLACE, SMUGGLERS LANE, CROWBOROUGH, TN6 1TG
Description: PART RETROSPECTIVE APPLICATION FOR STRUCTURAL
RECONSTRUCTION WORKS AND ASSOCIATED EXTERNAL AND INTERNAL
ALTERATIONS

Wealden District Council Expiry date for comments: 16 June 2026

<https://planning.wealden.gov.uk/Planning/Display/WD/2026/0956/FR>

The Committee felt that there was insufficient detail provided within the application to enable a determination to be made. However, Members noted that no neighbour objections had been received and agreed that they were content to defer to the Officer's recommendation.

Withyham Parish Council Defers to the Planning Officer

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

003455 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/2026/0625/F PROPOSED ERECTION OF A DETACHED GARAGE WITH
ANCILLARY ACCOMMODATION IN THE ROOF SPACE. GAINSFORD HOUSE,
CORSELEY ROAD, GROOMBRIDGE, TN3 9SF

WD/2026/0402/FA VARIATION OF CONDITION 3 OF WD/2023/0924/F (SINGLE
STOREY REAR EXTENSION) TO REPLACE HORIZONTAL CLADDING WITH
BRICK WALLS, CHANGES TO FENESTRATION IN NORTH, EAST AND SOUTH
ELEVATIONS. COOKS CORNER DAY CENTRE, LONDON ROAD,
CROWBOROUGH, TN6 1TQ

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

WITHDRAWN

WD/2026/0425/F PROPOSED FORMATION OF NEW VEHICULAR ACCESS STABLES, IRON CHURCH LANE, BLACKHAM, TN3 9TS

WD/2024/2656/MAJ CHANGE OF USE OF GROOMBRIDGE PLACE AND ASSOCIATED BUILDINGS TO A HOTEL, RESTAURANT AND SPA; CONSTRUCTION OF A YOGA PAVILION, VINEYARD RESTAURANT AND ASSOCIATED STORE, GUEST ROOM HUTS, SAUNA HUTS AND A HYDRO POOL; CONSTRUCTION OF EXTENSIONS TO THE GREAT BARN AND COURTYARD STABLES AND A COVERED WALKWAY BETWEEN THESE BUILDINGS; RELOCATION OF THE OWL AND RAPTOR CENTRE; CONSTRUCTION OF CAR PARKING, FOOTPATHS, SUBSTATIONS, DRAINAGE INFRASTRUCTURE, PLANT STORES/DECKS AND A BIN STORE, A BOARDWALK AND JETTY; ERECTION OF POLYTUNNELS, A GLASSHOUSE AND COMPOST BAYS; LANDSCAPING; AND OTHER ANCILLARY DEVELOPMENT (ACCESS ONLY WITHIN WEALDEN DISTRICT). GROOMBRIDGE PLACE, GROOMBRIDGE HILL, GROOMBRIDGE, TUNBRIDGE WELLS, TN3 9QG

REFUSED

WD/2026/0212/FR RETROSPECTIVE APPLICATION FOR THE ERECTION OF A BUILDING TO PROVIDE ANCILLARY ACCOMMODATION TO THE HOUSE AND CHANGE OF USE OF THE SMALL AREA ON WHICH THE BUILDING IS SITED TO RESIDENTIAL USE MOUNT PLEASANT, SCHOOL LANE, ST JOHNS, CROWBOROUGH, TN6 1SB

- 11 **MATTERS OF URGENT IMPORTANCE FOR NOTING OR INCLUSION ON A FUTURE AGENDA** – Election of Chairman and Vice Chairman of the Committee.
- 12 **DATE OF MEETING** - to note that the date of the next meeting is on **Monday 22nd June 2026 at 6.30pm** at the Parish Office, Station Road, Groombridge, TN3 9RD unless otherwise notified by the agenda.

The meeting closed at 6.51pm