

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

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

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. **CO-OPTION OF MEMBER TO PLANNING COMMITTEE**
003470 **RESOLVED** to Co-opt Cllr Nicky Stirling to the Planning Committee.

3. **APOLOGIES** – Cllr Pardey- Family Commitments
Cllr Rhodes– Family Commitments
Cllr Parekh-Jones – Family Commitments

4. **DECLARATIONS OF INTEREST** - None

5. MINUTES

- 5.1 **MINUTES OF THE MEETING HELD ON 22 JULY 2026**
003471 **RESOLVED** that the minutes of the meeting held on 22nd July 2026 be agreed and signed by the Chairman.

- 5.2 **MATTERS OUTSTANDING FROM THESE MINUTES** - None

6. **ENFORCEMENT** – No updates

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

- 7.1 **WD/2026/1075/F** LITTLE LEYSWOOD, CORSELEY ROAD, GROOMBRIDGE, TN3 9PH Description: SINGLE STOREY REAR EXTENSION, LOFT CONVERSION AND ROOF REMODELLING, INCLUDING RAISING THE RIDGE AND THE ADDITION OF TWO DORMERS TO THE FRONT AND TWO DORMERS TO THE REAR.

Wealden District Council Expiry date for comments: 22 July 2026

<https://planning.wealden.gov.uk/Planning/Display/WD/2026/1075/F>

It was agreed that this was an attractive and well considered upgrade. The proposal is sited on a large plot at a lower level, away from neighbouring properties, reducing any potential impact. No neighbour objections had been received, and the proposed materials were considered to be in keeping with the existing property. The Committee welcomed the recommendations to protect bats.

Withyham Parish Council supports this application, subject to the recommended bat mitigation and protection measures being secured.

- 7.2 WD/2026/0624/F** EL-PASO, SCHOOL LANE, CROWBOROUGH, TN6 1SE
Description: CONVERSION OF EXISTING INTEGRAL GARAGE TO HABITABLE ROOM. ERECTION OF NEW DETACHED DOUBLE GARAGE.

Wealden District Council Expiry date for comments: 20 July 2026

<https://planning.wealden.gov.uk/Planning/Display/WD/2026/0624/F>

This was considered a sensible proposal for the erection of an extension to increase the capacity of an existing building. No neighbour objections had been received. The proposed materials are in keeping with the existing building, and no new access is required.

Withyham Parish Council supports this application.

- 7.3 WD/2026/1181/F** POLLARDS, WARREN ROAD, CROWBOROUGH, TN6 1TX
Description: NEW REPLACEMENT PRIVATE GARAGE

Wealden District Council Expiry date for comments: 9 July 2026

<https://planning.wealden.gov.uk/Planning/Display/WD/2026/1181/F>

This application would be well screened from neighbouring properties, minimising its visual impact. The design was considered attractive and appropriate to its setting.

Withyham Parish Council supports this application.

- 7.4 WD/2026/1213/F** GILLRIDGE FARM OAST, GILLRIDGE LANE,
CROWBOROUGH, TN6 1UR Description: PROPOSED CARPORT

Wealden District Council Expiry date for comments: 14 July 2026

<https://planning.wealden.gov.uk/Planning/Display/WD/2026/1213/F>

The Committee had supported the previous application and considered this proposal to be an improvement. The revised siting places the development closer to the existing dwelling, reducing its impact, and makes use of the existing parking area.

Withyham Parish Council supports this application.

- 8. TO NOTE ANY OBSERVATION OF EVIDENCE, LOCAL KNOWLEDGE AND/OR WITNESSES WHO MAY HAVE PERSONAL KNOWLEDGE OF THE HISTORY OF THE APPLICATION SITE AND ITS USES FOR THE PURPOSES OF AN LDE.**

- 8.1 WD/2026/1197/LDE** FORGE COTTAGE, WITHYHAM ROAD, WITHYHAM, TN7 4BD THE TWO PADDOCK'S TO THE NORTH WEST OF FORGE COTTAGE ARE PRIMARILY USED FOR PRIVATE EQUESTRIAN PURPOSES FOR THE BENEFIT OF THE OWNERS OF FORGE COTTAGE NOT AGRICULTURAL PURPOSES. THIS INCLUDES ANY ACTIVITIES REQUIRED TO MANAGE THE WELFARE OF THE HORSES

Withyham Parish Council have no knowledge or evidence on the history of the application site

- 9 TO NOTE AND AGREE ANY ADDITIONAL RESPONSE TO THE NOTICE OF APPEAL ISSUED UNDER THE TOWN AND COUNTRY PLANNING ACT 1990**

- 9.1 HAM FARMHOUSE**, WITHYHAM ROAD, WITHYHAM, TN7 4BJ Proposal: 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. Planning Inspectorate Ref: **6010625 WD/2025/2811/LB**
- 9.2 HAM FARMHOUSE**, WITHYHAM ROAD, WITHYHAM, TN7 4BJ Proposal: 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. Planning Inspectorate Ref: **6010624 WD/2025/2812/F**

9.1 and 9.2 were considered together. Withyham Parish Council has no additional comments to make.

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

003472 RESOLVED that the observations on the planning issues detailed in these minutes be submitted to the Planning Authority.

11. PLANNING DECISIONS FOR NOTING – all noted

APPROVED

WD/2026/0817/F TRADITIONAL TIMBER FRAME DOUBLE GARAGE WITH PITCH ROOF. TRONES, STATION ROAD, WITHYHAM, TN7 4BT

WITHDRAWN

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

12 TO NOTE TUNBRIDGE WELLS LOCAL PLAN REVIEW 2029 – NOTICE OF PUBLICATION OF THE LOCAL PLAN TIMETABLE AND NOTICE OF INTENTION TO COMMENCE LOCAL PLAN PREPARATION

<https://tunbridgewells.gov.uk/planning/planning-policy/local-plan-review-2029/notice-of-intention-to-commence-local-plan-preparation>
<https://tunbridgewells.gov.uk/planning/planning-policy/local-plan-review-2029/timetable>

Noted

13 MATTERS OF URGENT IMPORTANCE FOR NOTING OR INCLUSION ON A FUTURE AGENDA - None

14 DATE OF MEETING - noted the date of the next meeting is on **Monday 27th July 2026 at 6.30pm** at the Parish Office, Station Road, Groombridge, TN3 9RD unless otherwise notified by the agenda.

The meeting closed at 6.45pm