

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 14th August 2017 at 7.00pm at The Old Station, Groombridge

PRESENT: Cllrs Marcus Tarling, (Chair), Mrs Diana Kelly, Mrs Jill Pardey, Mrs Anne Jenkins, Robin Ashby, Stephen Whittaker

In attendance: Debbie Siddle – Clerk (minutes)
Malcolm McDonnell – member of the public

Members of the public are encouraged to come to the meetings and there is a 10 minute opportunity at the start of the meeting for them to address the Planning Committee.

Malcolm McDonnell is Chair of Withyham Parish Council Rights of Way Committee, and also Secretary for Withyham area of the Ramblers Association. He has written an objection to WD/2017/1444/F Cooks Corner Day Centre on behalf of the Ramblers Association. He outlined the following comments:

- Gillridge Lane is one of the longest bridleways in East Sussex
- It is very popular with walkers, horse riders and cyclists and is an important off-road link for Sustrans
- Bridleways should favour the walkers, horse riders and cyclists and should only give access to properties on them, rather than being used like a lane or road
- Gillridge Lane is a single track bridleway and already has a large number of traffic movements from houses and businesses along it and any further traffic should be discouraged
- The site plan shows the gate to the Centre at 35m down Gillridge Lane and implies that the bridleway starts after it, however it extends to London Road
- The preschool already has an alternative access which is very busy at particular times of the day
- Additional traffic linked to the planning application would be 7 days a week, and the bridleway is particularly popular with walkers, horse riders and cyclists at weekends
- Ramblers is disappointed that the Wealden District Council footpath officer has not taken into consideration the impact of traffic on walkers, cyclists and riders whose interests should take precedence

Councillors thanked Mr McDonnell and queried whether he thought an alternative access onto London Road would be appropriate. It was felt that at certain times of the day there is a lot of traffic accessing and exiting, and that an additional access at close proximity could be dangerous.

1. ENQUIRE WHETHER ANYONE PRESENT INTENDS TO FILM, PHOTOGRAPH AND/OR RECORD THE MEETING: None.

2. APOLOGIES: – None

3. DECLARATIONS OF INTEREST: Cllr Tarling regarding WD/2017/1444/F Cooks Corner Day Centre, as he lives on the same lane.

4. MINUTES4.1. Minutes of the meeting held on 25th July 2017

001280 RESOLVED that the minutes of the meeting held on 25th July be taken as read and signed by the Chairman

4.2. Matters Arising

Clarification from Cllr Johanna Howell on WD/2017/0807/F and WD/2017/0808/F is still to be received.

5. FOREST FOLD BURIAL GROUND UPDATE

Notes from the meeting between Withyham Parish Council and Crowborough Town Council had been circulated prior to the meeting. Landscaping plans had also been circulated for information but these are to be superseded with a new design.

6. ENFORCEMENT

Cllr Pardey queried whether the temporary structure at August Cottage would have to be removed if the resident ceased to be living there. Cllr Tarling confirmed that as no condition relating to that matter was added, there is no such restriction.

7. PLANNING APPLICATIONS

7.1 WD/2017/1643/FR WOODLANDS, WARREN ROAD, CROWBOROUGH, TN6 1TX. Description: RETROSPECTIVE - SINGLE STOREY REAR EXTENSION, NEW CANOPY ROOF TO SIDE ELEVATION TOGETHER WITH REMOVAL OF GROUND AND FIRST FLOOR FRONT EXTENSIONS PREVIOUSLY APPROVED UNDER REFERENCE WD/15/2043

The Committee recalled that previously a slightly different application had come before it which it had objected to, but it had subsequently been withdrawn. Members believe that this is meant to be an agricultural dwelling with a related restriction to this effect, and so the extension of the property is inappropriate in size for its purpose. The Clerk was asked to raise this with District Cllr Howell.

Withyham Parish Council objects to this application. It reminds the planning officer that there is meant to be an agricultural restriction on the property and questions whether this is the case, as the extended size of the property seems excessive for this purpose. Withyham Parish Council is disappointed that the applicant proceeded to build something without relevant planning permission, having withdrawn the previous application.

7.2 WD/2017/1720/F 1 BURRSWOOD VILLAS, WITHYHAM ROAD GROOMBRIDGE, TN3 9QW. Description: REMOVAL OF VELUX WINDOWS AND CONSTRUCTION OF NEW REAR DORMER WINDOW AND FRONT FACING VELUX.

The Committee commented that extending into the loft space is the only option for this property and it has no impact on neighbours.

Withyham Parish Council supports this application.

7.3WD/2017/1682/F CONYER LODGE, CORSELEY ROAD, GROOMBRIDGE, TN3 9PN Description: ERECTION OF DETACHED GARDEN POTTING SHED.

The Committee was surprised that there were no comments from the Listed Buildings Officer and queried whether the curtilage of the property is within the listed building status of the house.

Withyham Parish Council has no objections to this application, but asks whether the Listed Buildings Officer should be consulted.

7.4WD/2017/1444/F COOKS CORNER DAY CENTRE, LONDON ROAD, CROWBOROUGH, TN6 1TQ Description: THE CONSTRUCTION OF A NEW PURPOSE-BUILT FACILITY TO ENABLE RELOCATION OF EXISTING DAY CARE AND ACTIVITY CENTRE.

The Committee notes that the site where it is proposed to build has conditions which show it to be agricultural land, and this application would have a detrimental effect on the rural appearance of the area in the High Weald AONB and in proximity to the Ashdown Forest (EN6 and EN7). This is a green field site and it should provide an agricultural break in development (EN17). It was noted that the field is currently being used for parking which is not covered by current planning permissions.

Members believe that the application is to expand the operation across sites rather than relocate, and as such they believe statements to be flawed. Based on expansion there would be an increase in traffic which would impact on the Ashdown Forest Zone of Influence and there should therefore be a traffic survey (TR3). The Committee also support the comments made by the Ramblers regarding the impact of traffic on users of the bridleway (TR13).

Withyham Parish Council objects to this application. Whilst the Committee values the provision of these services in our parish, it does not believe this to be the right place for expansion, particularly as it is a green field site and outside of the development boundary, and because of the effect of increased traffic movements on the bridleway and the Ashdown Forest Zone of Influence.

The Clerk was asked to make a request to Cllr Howell that this goes to Committee for decision.

7.5WD/2017/1476/FR SUSSEX OAK, BLACKHAM, TUNBRIDGE WELLS, TN3 9UA. Description: PART RETROSPECTIVE APPLICATION- ERECTION OF POST AND RAIL BOUNDARY FENCING AND GATES.

The Committee has no objections to the applicant delineating their boundary.
Withyham Parish Council supports this application.

001281 **RESOLVED** that the observations on planning issues detailed in these minutes be submitted to the Planning Authority.

8. APPLICATIONS RECEIVED AFTER AGENDA - None

9. DECISION NOTICES:

APPROVED

WD/2017/1206/FA MINOR MATERIAL AMENDMENT TO APPLICATION WD/2015/0358/F (REFURBISHMENT OF FARM COMPLEX INCLUDING EXTENSION TO FARMHOUSE, REBUILDING OF OAST HOUSE AND ERECTION OF TWO REPLACEMENT AGRICULTURAL BUILDINGS). NORE FARM, OAK LANE, BLACKHAM, WITHYHAM, TN3 9UD

Noted.

WD/2017/1414/FR RETROSPECTIVE APPLICATION FOR THE EXTENSION OF GARAGE AND ROOF TERRACE AND RELOCATION OF WOOD STORE AND OIL TANKS. ARCHERS, LONDON ROAD, CROWBOROUGH, TN6 1UT

Noted.

WD/2017/1166/F REPLACEMENT TIMBER OUTBUILDING WITH PITCHED ROOF. LAND ADJACENT TO OLD WITHYHAM STATION, STATION ROAD, WITHYHAM, TN7 4BT

Noted.

WD/2017/1002/F PROVISION OF A FIRST FLOOR SIDE EXTENSION AND ROOF WINDOWS IN EXISTING ROOF ON THE REAR ELEVATION. 4 BROAD OAK, GROOMBRIDGE, TN3 9SD

Noted.

REFUSED

WD/2017/1208/F ERECTION OF CONSERVATORY EXTENSION AND LINK EXTENSION BETWEEN FARMHOUSE. AND OAST. NORE FARM, OAK LANE, BLACKHAM, WITHYHAM, EAST SUSSEX TN3 9UD

Noted.

10. MATTERS OF URGENT IMPORTANCE FOR NOTING OR INCLUSION ON A FUTURE AGENDA: None

11. DATE OF MEETING - to note that the date of the next meeting is on 29th August 2017 at 7pm in the Parish Office, The Old Station, Groombridge.

The meeting closed at 7.40pm