

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 26th
June 2018 at 7.00pm at The Old Station, Groombridge

PRESENT: Cllrs Marcus Tarling (Chair), Cllr Stephen Whittaker, Cllr
Robin Ashby

In attendance: Natalie Brett – Assistant Clerk (minutes)
Member of the Public for item 6.5

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. There was one member of the public (SN) in attendance for item 6.5. SN introduced themselves as a resident from the Village of Groombridge. It was stated that SN was not Anti Groombridge Place and felt it was a wonderful asset to the community however they would like to see activities held there to be appropriate for a village location in an AONB. It was commented that the application was not a standard planning application but a lawful development certificate so more of a technical matter and requiring factual proof that activities at Groombridge Place had been ongoing for a period of 10 years. It was remarked that the site is not open for the whole year. SN felt that the application was a blanket approach for the whole site, this was inappropriate and should be reviewed on a field by field basis as some of the fields currently included in the application have never had a change of use. It was also commented that an activity such as falconry fits within the use of land as agricultural or forestry. There was also concern that an event such as falconry is very different to a festival or rave. Family friendly activities that work with the local community are more appropriate than activities that create anti-social behaviour. SN advised that other residents share the concerns raised.

Member of the public left the meeting.

1. **ENQUIRE WHETHER ANYONE PRESENT INTENDS TO FILM, PHOTOGRAPH AND/OR RECORD THE MEETING:** None.
2. **APOLOGIES:** Cllr Jill Pardey and Cllr Di Kelly apologies were noted.
Cllr Jonathan Kelly and Cllr Anne Jenkins were not present.
3. **DECLARATIONS OF INTEREST:** None

4. **MINUTES**

6.1 Minutes of the meeting held on 11th June 2018

001458 RESOLVED that the notes of the meeting held on 11th June 2018 be taken as read and signed by the Chairman

6.2. Matters Arising

The enforcement matrix is in progress.

5. **ENFORCEMENT** – The caravan at Gillridge Lane has been reported to enforcement.

6. PLANNING APPLICATIONS

6.1 **WD/2018/1135/F** COOKS CORNER CENTRE, LONDON ROAD, CROWBOROUGH, TN6 1TQ Description: EXTENSION TO EXISTING CENTRE TO PROVIDE ANCILLARY ACCOMMODATION. (Expiry date for comments: 5th July 2018)

It was commented that this was a minor change with a good design and access statement. However concern was raised regarding the increase in traffic and noted that this was a bridle way. It was further commented that this could be seen as over development of the site.

Withyham Parish Council Supports this by majority.

6.2 **WD/2018/1110/F** DROVERS COTTAGE, BROADWATER FOREST LANE, GROOMBRIDGE, TN3 9NR Description: TWO-STOREY EXTENSION AND PORCH. (Expiry date for comments: 2 July 2018)

It was agreed that this was a modest extension surrounded by open countryside.

Withyham Parish Council Supports this application

6.3 **WD/2018/0954/FA** WAYBACK HOUSE, LYE GREEN, CROWBOROUGH, TN6 1UU Description: REMOVAL OF CONDITION 2 (AGRICULTURAL OCCUPANCY CONDITION) FROM WD/93/1803/FA. (Expiry date for comments: 27th June 2018)

It was noted that there was no explanation within the application as to why the removal of the condition was needed.

Withyham Parish Council defers to Wealden District Councils Planning Officer.

6.4 **WD/2018/0532/F** LITTLE WOLD, STATION ROAD, GROOMBRIDGE, TUNBRIDGE WELLS TN3 9NE Description: FIRST FLOOR EXTENSION OVER EXISTING GROUND FLOOR CONSERVATORY. (Expiry date for comments: 27th June 2018)

It was commented that whilst this was a significant development there have been no objections by neighbours.

Withyham Parish Council Supports this application

6.5 **18/00823/LDCEX** GROOMBRIDGE PLACE GROOMBRIDGE HILL GROOMBRIDGE TUNBRIDGE WELLS KENT TN3 9QG LAWFUL DEVELOPMENT CERTIFICATE (EXISTING): USE OF GROUNDS AND GARDENS FOR LEISURE PURPOSES BY THE PUBLIC WITHOUT COMPLYING WITH CONDITIONS ON PREVIOUS PLANNING PERMISSIONS (only in the part of the site which falls within Tunbridge Wells Borough) (Determination Deadline 25 Jul 2018)

The Assistant Clerk was asked to refer this application to Wealden District Council for them to consider. Also to request that Tunbridge Wells Borough Council consult Wealden District Council on this matter as the adjoining authority.

It was stated that Groombridge Place is only open weekends, bank holidays and school holidays from March to November, so is not and has never been continuously open. It was noted that Groombridge Place is listed; the building is listed as Grade 1 and the grounds are listed as Grade II* being "This garden or other land is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by English Heritage for its special historic interest." This listing should overrule any application for lawful development.

The application states that all the fields included have been used for events however proof that this is the case has not been provided within the application and local knowledge would suggest this is not the case.

It was detailed that the site sits within the area covered by the Habitat Regulations and Tunbridge Wells Borough Council is therefore obliged to take into account evidence concerning the impact of development on the Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC) as required by the Habitats Regulations.

It was felt that the lawful development certificate was too sweeping and should be looked at on a field by field and event by event basis.

It was commented that the number of examples the applicant has included from the period 1995 onwards is low in number, when considered over a 10 year period. This would not take them on a yearly basis over the previous events licence. It was further noted that there has been a dramatic increase in events in the last year rather than over the period of 10 years.

The Committee observed that the number of complaints about noise and anti-social behaviour relating to events at Groombridge Place have increased significantly in the last year and would echo the comments of the resident who attended the meeting that the type of events held should be permitted within the bounds of a historic house located in a small semi-rural village.

Withyham Parish Council does not support this Application

Assistant Clerk to refer application to WDC.

7. PLANNING DECISIONS

APPROVED

WD/2018/0965/F NEW BOILER FLUE AND ASSOCIATED WORKS THROUGH ROOF OF EXISTING CHOIR VESTRY ROOF. ST JOHN'S CHURCH, ST JOHN'S ROAD, CROWBOROUGH, TN6 1RZ – Noted

WD/2017/2948/MFA VARIATION OF CONDITION 5 OF WD/2013/1734/MAJ (CHANGE OF USE OF LAND TO BURIAL GROUND, NEW ACCESS, PARKING, BUILDING OF CONTEMPLATION AND MAINTENANCE BUILDING). SUMMERSALES CEMETERY, LONDON ROAD, CROWBOROUGH, TN6 1TD - Noted

WD/2018/0411/F REMOVAL OF DILAPIDATED BUILDINGS, ERECTION OF SINGLE STOREY INFILL EXTENSION, ALTERATIONS TO EXISTING DWELLING AND ALTERATIONS TO EXISTING DRIVEWAY FISHERS GATE HOUSE, WITHYHAM ROAD, WITHYHAM, TN7 4BB - Noted

WD/2018/0935/F DEMOLITION OF AN EXISTING CONSERVATORY, CONSTRUCTION OF NEW ENTRANCE CANOPY, REAR EXTENSION WITH CONVERSION OF EXISTING LOFT AND ASSOCIATED INTERNAL AND EXTERNAL ALTERATIONS. RIFFHAMS, WITHYHAM ROAD, GROOMBRIDGE, TN3 9QT - Noted

WD/2018/0827/F REMOVAL OF THE EXISTING TENNIS COURT AND THE CONSTRUCTION OF A POOL HOUSE WITH PLANT AND SHOWER ROOM AT THE CLOCKHOUSE CLOCK HOUSE, WARREN ROAD, CROWBOROUGH, TN6 1TX - Noted

WD/2018/0873/F AMENDMENT TO APPROVED PLAN WD/2017/0685/F - SINGLE STOREY EXTENSION TO REAR LEDGER WOOD, CHERRY GARDENS HILL, GROOMBRIDGE TN3 9NY - Noted

8. APPLICATIONS RECEIVED AFTER AGENDA – none

001459 RESOLVED that the observations on planning issues detailed in these minutes be submitted to the Planning Authority.

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

10. DATE OF MEETING - to note that the date of the next meeting is on Monday 9th July 2018 at 7pm in the Parish Office, The Old Station, Groombridge.

The meeting closed at 7.40pm