

Minutes of the **PLANNING COMMITTEE** meeting held virtually on **Monday 24th August 2020** at 7.00pm in accordance with *The Local Authorities and Police and Crime Panel (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020*.

PRESENT: Cllrs Andrew Fane, Robert Gordon-James, Di Kelly, Jill Pardey, Chris Pope, Marcus Tarling (Chair).

In attendance: Natalie Brett – Clerk (Minutes and Virtual Host)

Members of the public are encouraged to view meetings via the Withyham Parish Council YouTube channel where they are posted until minutes are available.

Members of the public wishing to address any items on the agenda were requested to email their question/comment by the morning of the meeting to be circulated to the committee. There were no members of the public present and no comments for circulation.

1. **ENQUIRE WHETHER ANYONE PRESENT INTENDS TO FILM, PHOTOGRAPH AND/OR RECORD THE MEETING:** As this was a virtual meeting it was recorded for the purposes of posting on YouTube until minutes available.

2. **APOLOGIES** – Cllr Robin Ashby (technological issues)

3. **DECLARATIONS OF INTEREST** – None

4. **MINUTES**

4.1 The minutes of the meeting held on 10th August 2020 were agreed subject to the addition to the comments for application WD/2020/1300/F of the policy numbers previously quoted for the last application on the site.

001930 RESOLVED that the notes of the meeting held on 10th August 2020 once amended be taken as read and signed by the Chairman when in person meetings resume.

4.2 Matters outstanding from these minutes. – The question for the parish panel was circulated, agreed and submitted to Wealden District Council.

5 **ENFORCEMENT** – The Wealden District Council Enforcement Officer provided the following updates:

- After visiting Orznash Stables he confirmed the site IS currently being residentially occupied by a lady who had recently undergone major chest surgery (evidence of this was provided). Her permanent residence is in a block of flats that is predominantly occupied by nurses and hospital workers, and her doctor advised that due to the nature of her recent operation and the risk of Covid-19 infection she should not return to her flat. She has therefore temporarily moved into the caravan on the site whilst she recuperates. She has been advised that given the extraordinary circumstances she would be

allow a temporary stay whilst she recovers, but that this cannot become in any way permanent. Information was also requested from her regarding new allegations of timber deliveries and building works on the site in the last few months.

- 1 Tanyard Cottages is the subject of a live and undetermined application at the present time. Consequently, there are no conditions currently in place restricting any ground works so unfortunately there is little that can be done in terms of enforcement at this time. The Assistant Clerk was asked to follow this up with regards to disturbance of the Great Crested Newts habitat which is protected.

6. PLANNING APPLICATIONS

COMMENTS TO BE RETURNED TO WEALDEN DISTRICT COUNCIL

6.1 **WD/2020/1462/F** LAND ADJACENT TO BIRCHDEN BARN, PARK CORNER LANE, GROOMBRIDGE, TN3 9NL Description: RECLADDING OF THE EXISTING AGRICULTURAL BUILDING. (Expiry date for comments 1st September 2020)

Clarification was sort on whether a notice had been posted at the site. Cllr Fane advised he would visit the site and inform the committee by email.

The committee seek clarity on the unspecified “better use” stated in the application as this was very ambiguous. It was also queried why the local amenities were listed in the application as these would surely not be needed for an agricultural barn. It was further noted that there was very limited land associated with the barn for it to be described as an agricultural barn.

It was agreed that there was nothing in the application that would alter the response previously given on an application at this site. The initial permission was given for an open sided agricultural barn. It is sited outside of the development boundary. It would be inappropriate to add four walls and would look adverse in the countryside in an Area of Outstanding Natural Beauty

Withyham Parish Council Objects to this Application

6.2 **WD/2020/1408/LB** THE OAST HOUSE, SUMMERFORD FARM, BEECH GREEN LANE, WITHYHAM TN7 4DA Description: CONSERVATORY EXTENSION TO THE REAR WITH BALCONY (Expiry date for comments 28 August 2020)

6.3 **WD/2020/1407/F** THE OAST HOUSE, SUMMERFORD FARM, BEECH GREEN LANE, WITHYHAM TN7 4DA Description: CONSERVATORY EXTENSION TO THE REAR (Expiry date for comments 28 August 2020)

6.2 and 6.3 were agreed to be considered together.

The committee was pleased to see that the site lines of the original building had been kept and it was felt this should be added as a condition to any permission given. The committee would also like to see a condition of materials being in keeping added. It was felt vital that the conservation and listed buildings officers were consulted on these applications and the committee would defer to them subject to the conditions noted.

Withyham Parish Council defers to the Listed Buildings and Conservation Officers and would request conditions that the glass appearance should remain so that the sight lines are maintained, and materials used in keeping be added to any permission.

7. APPLICATIONS RECEIVED AFTER AGENDA - None

001931 RESOLVED that the observations on the planning issues detailed in these minutes be submitted to the Planning Authority.

**8. PLANNING DECISIONS
APPROVED**

WD/2020/0911/LB REMOVAL AND REPLACEMENT OF EXISTING SINGLE STOREY FRONT EXTENSION INCLUDING GLAZED LINK, REBUILDING OF WALL ON FORMER ALIGNMENT; SINGLE STOREY LINKED DETACHED EXTENSION INCLUDING GLAZED LINK. CONYER LODGE, CORSELEY ROAD, GROOMBRIDGE, TN3 9PN – **Noted**

WD/2020/0910/F REMOVAL OF EXISTING FRONT EXTENSION AND LARGE GARDEN SHED. NEW SINGLESTOREY EXTENSION TO FRONT INCLUDING GLAZED LINK. REBUILDING OF GARDEN WALL ON FORMER ALIGNMENT. LINK DETACHED (GLAZED) SINGLE-STOREY EXTENSION TO REAR. MINOR INTERNAL AND EXTERNAL ALTERATIONS. CONYER LODGE, CORSELEY ROAD, GROOMBRIDGE, TN3 9PN – **Noted**

WD/2020/0373/F ERECTION OF SINGLE-STOREY TIMBER CLAD SHED WITH PITCHED ROOF (GROOMBRIDGE MEN'S SHED), NEW CROSSOVER TO EXISTING CAR PARK KERB TO CREATE A COUPLE OF PARKING BAYS, AND ASSOCIATED TREE AND LANDSCAPING WORKS. LAND NORTH OF EXISTING GROOMBRIDGE VILLAGE HALL CAR PARK, STATION ROAD, GROOMBRIDGE, TN3 9QX – **Noted**

9. NALC PLANNING CONSULTATIONS

Details of these consultations had been emailed to the committee in advance by the Assistant Clerk. The committee agreed to review these in order of deadline in advance of planning meetings. Discussions on points to raise would take place on email for a formal response to be agreed at a planning meeting.

The initial consultation to be reviewed would be “Changes to the current planning system” (NALC deadline for responses 17 September) with agreement of response to take place at the next Planning Meeting on 14th September.

10. MEETINGS ATTENDED – None. Parish Panel to be attended by Cllr Tarling on 26th August 2020 Virtually.

11. MATTERS OF URGENT IMPORTANCE FOR NOTING OR INCLUSION ON A FUTURE AGENDA

Cllr Kelly advise that she had been approached by a member of the parish to advise that an Option Contract had been agreed with a developer for land in the area of Back Lane. Cllr Kelly had advised the resident that should this develop into a planning application it would follow the usual procedure and come to the Withyham Parish Council Planning Committee as an application from Wealden District Council. It was requested that this be recorded in the minutes to ensure that transparency is maintained. Cllr Tarling thanked Cllr Kelly for her request and confirmed that a record would maintain the transparency and integrity of the committee.

12. DATE OF MEETING - noted that the date of the next meeting is on **Monday 14th September 2020 at 7.00pm** to be held virtually unless otherwise notified by the agenda.

Meeting closed at 7.29 pm