

Minutes of the **PLANNING COMMITTEE** meeting held virtually on **Tuesday 6th April** 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, Di Kelly, Jill Pardey, Chris Pope, Marcus Tarling (Chair).

In attendance: Natalie Brett – Assistant Clerk (Minutes and Virtual Host)
7 Members of the Public were in attendance for item 6.1
District Cllr Obbard

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. Comments from residents submitted on item 6.1 had been circulated to the committee. There were 7 members of the public in attendance to object to item 6.1 at the meeting, two of which spoke on behalf of the group.

First spokesman

- The application sits outside of the development boundary within the Area of Outstanding Natural Beauty.
- The application refers to land that is designated as agricultural land incorrectly as “garden”
- Environmentally the application sits on the water source protection map in zone 1. The application would impact surface and drainage water and also increase risk of pollutants.
- Concerns regarding traffic and safety. The location has no pavement and has high footfall including children accessing the school. The application would reduce the utility of the highway.

Members of the committee asked for clarification on the location of the access. It was advised that Corseley Road is a public highway, the access to the site is a private road, clarification on ownership and implications of which are being sort by the Members of the public.

Second spokesman

- The impact on the adjacent properties would be significant
- The application contains numerous inaccuracies including but not limited to:
 - The “garden” is agricultural land
 - The visibility of the property from the south is not significantly cancelled by trees and the property will be very visible.
 - The application states that efforts have been made to site to the west side to avoid close boundary contact with neighbours however the application shows the siting as to the east side.
 - The application lists a train station within 750m. This is a heritage line and not a main line station.
 - There will be a significant impact on the neighbouring properties and the location. The application is on the

highest point of the site and is to be built up rather than being lowered in the plot as neighbouring properties sit.

There were no further questions from the committee. The Chairman thanked the Member of the Public for attending and opened the meeting.

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** – None
3. **DECLARATIONS OF INTEREST** - None

4. **MINUTES**

4.1 MINUTES OF THE MEETING HELD ON 22nd MARCH 2021

002047 RESOLVED that the notes of the meeting held on 22nd March 2021 be taken as read and signed by the Chairman when in person meetings resume.

4.2 MATTERS OUTSTANDING FROM THESE MINUTES.

- The Terms of reference are due to be reviewed in November so were not included on the agenda
- Details of the difference between Parish Panel and Parish Cluster Meetings was provided by Stacey Robbins, Head of Planning for Wealden District Council as follows:
“The Parish Panel is a longstanding and regular meeting of Clerks where we meet to discuss development management decisions, trends and topics. Whereas the Cluster Groups have been set up to primarily discuss the emerging Wealden Plan and issues facing the Council. It’s a planning policy led Group, but I attend to air any development management overlap issues. As to who attends Clusters, it is primarily aimed at Cllrs. As you know, we encourage WDC Cllrs to also sit in these Groups.”

5. **ENFORCEMENT**

It was noted that member of the Committee and the Parish Office should where possible be facilitators to members of the Parish who have concerns regarding planning breaches. These can be reported directly to the Parish Office or brought to a meeting by councillors. Councillors have in the past experienced aggressive behaviour from those reported and should this happen it is advisable to contact the Clerk for a record to be kept by the Parish Office. Aggressive behaviour or intimidation of Councillors would not be tolerated.

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

- 6.1 **WD/2021/0422/F** LUIBEG, CORSELEY ROAD, GROOMBRIDGE, TN3 9PR
Description: NEW HOUSE AND GARAGE IN GARDEN OF LUIBEG, SOUTH OF PRIVATE ACCESS ROAD (Expiry date for comments 8th April 2021)

Link to documents: <http://planning.wealden.gov.uk/plandisp.aspx?recno=152959>

The committee thanked the residents in attendance for their detailed research and clear objections to this application. The committee fully supported the comments made by residents. The committee were pleased to see so many members of the public in attendance and it was felt that when members of the public are aware of what is happening in their vicinity, they are happy to engage. Wealden District Council should consider how they can make applications more visible to residents to increase engagement.

In line with previous consistent objections by the committee it was noted that the applications sits outside of the development boundary and within the Area of Outstanding Natural Beauty and Ashdown Forest Zone of Influence. The committee felt strongly that advice from Wealden District Council that the lack of a new local plan does not supersede the Habitat regulations and protections given by the Area of Outstanding Natural Beauty be reiterated.

Concerns regarding the misleading information were also raised, including the designation of the land.

It was felt that policy GD2 did not apply here. The application would not enhance the natural beauty of the landscape and would be out of keeping.

A traffic survey and an ecology survey should be required. There is no public transport in this location.

Withyham Parish Council Objects to this application

7.28pm The members of the public left the meeting

- 6.2 **WD/2020/2420/LB** THE OLD HOUSE, STATION ROAD, GROOMBRIDGE, TN3 9QX Description: REFURBISH AND RE-INSTATE THE SASH WINDOWS USING THE EXISTING BOXES AND SASHES AND REPLACING EXACTLY AS EXISTING. (Expiry date for comments 9th April 2021)

Link to documents: <http://planning.wealden.gov.uk/plandisp.aspx?recno=151982>

The committee were pleased to see this sympathetic application

Withyham Parish Council Supports this application

7. LICENCE APPLICATIONS

WK/202014902 GOOD THINGS BREWING COMPANY, RENDLYE FARM, SANDHILL LANE, BOARS HEAD, EAST SUSSEX, TN3 9LP APPLICANT: GOOD THINGS BREWING COMPANY LTD, THE BREWERY, GOOD THINGS BREWING COMPANY, RENDLYE FARM, SANDHILL LANE, BOARS HEAD, EAST SUSSEX, TN3 9LP (Expiry date for comments 18TH May 2021)

Link to documents <https://www.wealden.gov.uk/licences-and-registers/licensing/search-for-licences/>

The Assistant Clerk was asked to request more information from Wealden District Council and confirm that this was within the Parish.

8. APPEALS

APP/C1435/C/21/3266217 LAND ADJACENT TO BIRCHDEN FARM, PARK CORNER LANE, GROOMBRIDGE, WITHYHAM. (EXPIRY DATE FOR COMMENTS 19TH APRIL 2021)

The Assistant Clerk was asked to contact District Cllr Obbard and Head of Planning at Wealden District Council for an update on their response to this appeal. Cllr Tarling would review this for a response.

9. APPLICATIONS RECEIVED AFTER AGENDA – None

002048 RESOLVED that the observations on the planning issues detailed in these minutes be submitted to the Planning Authority.

10. PLANNING COMMITTEE NORTH REPORT FROM CLLR TARLING

WD/2020/1300/F DEMOLITION AND CLEARANCE OF EXISTING GARDEN CENTRE AND ERECTION OF 5 NO. DWELLINGS, TOGETHER WITH ASSOCIATED PARKING, ACCESS AND LANDSCAPING. ROYAL MIRES GARDEN CENTRE, LYE GREEN, CROWBOROUGH, TN6 1UU

Cllr Tarling provided District Councillor Obbard with his comments so they could be read at the meeting. However, the application was approved by the committee. The response to the Parish Council will be on the notification from Wealden District Council and will be added to an agenda when received

11. NOTICE OF THE PUBLICATION OF THE TUNBRIDGE WELLS BOROUGH LOCAL PLAN - Noted

12. TO NOTE CONTACT FROM HELM PROJECTS REGARDING THE PLOT OF LAND BETWEEN STATION ROAD, VILLAGE HALL, AND GROOMBRIDGE ESTATE ON THE EAST – The Assistant Clerk advised that she had responded to the contact to advise the Parish Council Protocol.

13. TO NOTE FUTHER CONTACT FROM EARSLWOOD HOMES.

A Parish Councillor had been contacted directly by a representative from Earlswood homes, the councillor advised the representative that all correspondence should come through the clerk for planning and was very uncomfortable with being contacted directly and being addressed in an informal manner which did not identify the conversation as one of a Council nature. The Assistant Clerk had written to Earlswood Homes to remind them of the Parish Councils protocol.

14. MATTERS OF URGENT IMPORTANCE FOR NOTING OR INCLUSION ON A FUTURE AGENDA- A policy to confirm the protocol for dealing with pre application contact will be brought to a future meeting.

15. DATE OF MEETING - to note that the date of the next meeting is on **Monday 19th April 2021 at 7.00pm** to be held virtually unless otherwise notified by the agenda.

Meeting closed at 7.43pm