

Minutes of a meeting of the **PLANNING and DEVELOPMENT** Committee held in the Town Hall, The Broadway, Crowborough on Monday 13th January 2014 at 7.30 pm

Present	Councillors	Peter Cowie Beverley Johnstone George Moss Ron Reed David Shaw Andrew Steen	Vice Chairman Chairman
Also present		Jane Drew	Crowborough Town Council

* *Denotes non attendance*

APOLOGIES

None

DECLARATIONS OF INTEREST

None

MINUTES

Minutes of the meeting held on 9th December 2013

- 7052 RESOLVED** that the Minutes of the meeting held on 9th December 2013 as confirmed be signed by the Chairman.

MATTERS ARISING

None

NEW PLANNING APPLICATIONS

Observations for new planning applications returned to Wealden District Council under delegated powers on 6th January 2014 were noted (see attached).

- 7053 RESOLVED** that the observations on planning issues attached to these minutes be submitted to the Planning Authority for consideration.

DECISION NOTICES

APPROVED

WD/2013/2122/F Little Sweethaws, Sweethaws Lane TN6 3SS RA
WD/2013/2159/FA Land to South of Ashlars, Melfort Road TN6 1QT RA
WD/2013/2112/F 1 The Mews, Fielden Road TN6 1TR RA
WD/2013/2327/F 19 Swift Close TN6 1UN RA
WD/2013/2205/F 36 Lincoln Way TN6 3AQ RA

REFUSED

WD/2013/2210/F 10 Croham Road TN6 2RH RA

Response to the Town Council: The Town Council is advised that following an officer site visit and full consideration of the application proposals, it is considered that the proposed extension would have an unacceptable impact on the residential amenities of both neighbouring dwellings, such that it is considered appropriate to recommend that planning permission be refused.

DATE OF NEXT MEETING

To note that the date of the next meeting is Monday 3rd February 2014 at 7.30pm.

The meeting closed at 8.00 pm.

Crowborough Town Council
Planning and Development

Observations of Planning & Development Meeting held on 13th January 2014

04- 1 WD/2013/2468/F Plot Ref :- Type :- FULL

Applicant Name :- Mr Lee Colbran Date Received :-02/01/2014

Location :- Unit 6, Lexden Lodge Industrial Est. Jarvis Brook TN6 2EG

Proposal : Change of use of existing B1 unit to B2 to carry out motor vehicle mechanical repairs, restoration and servicing.

Observations : Recommend Approval

The Town Council has no comment.

04- 2 WD/2013/2522/F Plot Ref :- Type :- FULL

Applicant Name :- Sussex Housing and Care Date Received :-06/01/2014

Location :- Nevill Court, Beacon Road TN6 1UD

Proposal : Three additional parking spaces on land to the rear of Nevill Court.

Observations : Recommend Approval

Councillors are aware that these extra spaces could lead to additional pressure on the Ashdown Forest, although noted that visitors currently park on the surrounding access roads.

04- 3 WD/2013/2526/FA Plot Ref :- Type :- FULL

Applicant Name :- Ransley Estates Ltd Date Received :-24/12/2013

Location :- St Anthony, Church Road TN6 1BL

Proposal : Removal of condition 10 to WD/2011/0207/MAJ (Playspace) in change of use from C2 to C3 and conversion to 20 dwellings comprising 8 no. studios, 4 no. one bedroom flats and 8 no. two bedroom flats.

Observations :

If approved the removal of condition 10 to WD/2011/0207/MAJ should be subject to there being a Section 106 agreement for the provision of off-site Playspace.

04- 4 WD/2013/2557/F Plot Ref :- Type :- FULL

Applicant Name :- Mr Michael Pannell Date Received :-03/01/2014

Location :- Orchid Garage, Walshes Road TN6 3RE

Proposal : Proposed building.

Observations : Recommend Approval

The Town Council recommend approval subject to Wealden District Council Officer site visit to consider the impact on neighbours.

04- 5 WD/2013/2607/F Plot Ref :- Type :- FULL

Applicant Name :- Mr G & D Hounsell Date Received :-06/01/2014

Location :- 7 Luxford Drive TN6 2PN

Proposal : Single-storey rear and side extension and loft extension with raising of roof.

Observations : Recommend Approval

The Town Council has no comment.

Crowborough Town Council
Planning and Development
Observations 6th January 2014

WD/2013/2124/F Type: Full

Applicant Name:- Mr Cliff Packer Date Received 10.12.13

Location:- Nova Cinq, Windsor Road TN6 2JB

Proposal: Flat-roofed single-storey side extension to existing integral garage to form double garage and erection of pitched roof above existing garage and porch.

Observations: Recommends Approval

Pitched roof to existing garage should be an improvement to the streetscene.

WD/2013/2322/F Type: Full

Applicant Name:- Mr D Roe Date Received 17.12.13

Location:- Tinkers Farm, Eridge Road TN6 2SS

Proposal:- Demolish existing timber frame garage and shed including small greenhouse and replace with proposed oak frame garage with first floor storage.

Observations: Recommends Approval

Subject to ensuring that the building cannot be occupied independently of the main house.

WD/2013/2441/F Type: Full

Applicant Name:- Ms Julia Crosthwaite Date Received 13.12.13

Location:- Brook Cottage, Alice Bright Lane TN6 3SQ

Proposal:- Demolition and new replacement garage with annexe accommodation above within domestic curtilage of dwelling.

Observations: Recommends Approval

Subject to ensuring that the building cannot be occupied independently of the main house.

WD/2013/2445/F Type: Full

Applicant Name:- Mr & Mrs L Turner Date Received 5.12.13

Location:- Fairwinds, Crowborough Hill TN6 2HJ

Proposal:- Conversion of integral garage to habitable accommodation and the erection of a detached garage block located on the existing parking area.

Observations: Recommends Approval

Concern over the large garage building with such a substantial roof to the front of the dwelling. However, the neighbours have similar garage buildings (albeit somewhat smaller) and it will be hidden to a large extent by the hedge on the frontage and topography of the site.

WD/2013/2454/F Type: Full

Applicant Name:- Mr & Mrs C Beecroft Date Received 10.12.13

Location:- 109 Fermor Way TN6 3BH

Proposal:- Porch Extension

Observations: Recommends Approval

Some others in the street have similar porches and it is an improvement to the appearance of the existing house, even though this is a series of identical properties and this would slightly change that.

WD/2013/2464/F Type: Full

Applicant Name:- Mr Martin Roff Date Received 10.12.13

Location:- Windrush, Western Road TN6 3EN

Proposal:- Construction of two-storey rear extension enlarging kitchen to ground floor and bedroom and shower suite to first floor.

Observations: Recommends Refusal

Two storey flat roofed extension will appear unattractive, particularly from attached neighbouring property – it should have a pitched roof. Potential overbearing and overshadowing impact of extension on neighbour.

WD/2013/2523/RM

Type: Reserved Matters

Applicant Name:- Mr R Davidson Date Received 17.12.13

Location:- Land to rear of Carysfort, Queens Road TN6 1PU

Proposal:- Reserved matters for construction of 2 no. semi-detached dwellings with integral garages and parking spaces.

Observations: Recommends Refusal

Concern at the drawings – Henley and Oakwell aren't well represented on the drawings, the window proportions and degree of set back of the main house from the bays isn't clear or appears to be wrong. These houses attempted to reflect the design of the rest of the street but as they were so poorly detailed, stand out and dominate the street as particularly unattractive properties, out of keeping with the rest of the street. The Town Council's concern is that the proposals repeat those elements that are so poor and a greater level of detailed consideration of design is appropriate in order to avoid making the mistakes of Henley and Oakwell.

If the design is to repeat that of other houses in the street, the proportions of the windows and (in particular) ground floor ceiling height, needs to reflect that of the older neighbours and not Henley and Oakwell. The ground floor windows in particular do not appear to do that. The front doors, without the window light above and with little detailing on the drawings, are particularly incongruous. The detailing above the top bay windows also needs further consideration in order to better reflect the older properties on the street rather than Henley and Oakwell. If more modern proportions (in particular ground floor ceiling heights) are required, it may be better to provide a contrasting design to other properties in the street.

The front gardens would be better enclosed by a frontage wall to reflect the remainder of properties in the street and discourage its use for parking, which would lead to further erosion of the grass verge.

There is also concern at the additional pressure of parking on the street from development of these two houses. It is noted that the description on the outline approval referred to garages that are no longer proposed.

