

Minutes of a meeting of the **PLANNING and DEVELOPMENT** Committee held in the Town Hall, The Broadway, Crowborough on Monday 11<sup>th</sup> August 2014 at 7.30 pm

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Present	Councillors	Peter Cowie*	
		Beverley Johnstone	
		George Moss	Vice Chairman
		Kay Moss	
		Ron Reed	
		Andrew Steen*	Chairman
Also present		Cllr Quentin Burch	Crowborough Town Council
		Cllr Richard Stogdon	East Sussex County Council
		Jane Drew	Crowborough Town Council

16 Members of the public

\* *Denotes non attendance*

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## **APOLOGIES**

Cllr Peter Cowie – Personal reasons  
Cllr Andrew Steen – Personal reasons

## **DECLARATIONS OF INTEREST**

Cllr Kay Moss declared a personal interest in application WD/2014/1529/AIR as the applicant is known to her.

## **MINUTES**

Minutes of the meeting held on 21<sup>st</sup> July 2014

**7244 RESOLVED** that the Minutes of the meeting held on 21<sup>st</sup> July 2014 as confirmed be signed by the Chairman.

## **MATTERS ARISING**

An invitation to a Wealden District Council member briefing to discuss the outline application for the development at Walshes Manor Farm was noted and it was AGREED to inform absent committee members.

## NEW PLANNING APPLICATIONS

Three members of the public (one representing the Western Road Residents' Association) spoke against applications WD/2014/1564/O the redevelopment of recycling centre to create 390SQM of Class B1 Office Accommodation, and WD/2014/1565/MEA the development of 160 residential dwellings on Land at Walshes Manor. They voiced concerns over traffic and parking issues, pedestrian safety, insufficient provision of infrastructure, and the impact on plant and wildlife habitats. There was also concern over the number of anomalies and errors in the applications.

**7245 RESOLVED** that the observations on planning issues attached to these minutes be submitted to the Planning Authority for consideration.

To note that observations for the applications shown below were returned to Wealden District Council under delegated powers (see attached).

WD/2014/1311/F Winscombe Cottage, Beacon Road TN6 1UL

WD/2014/1412/F Airberg Ltd, Units 3&4 Wealden Business Park, Farningham Road TN6 2JR

WD/2014/1419/F 7 Pleasant View Cottage, London Road TN6 2TS

WD/2014/1455/F 7 Luxford Drive TN6 2PN

## DECISION NOTICES

### APPROVED

WD/2014/1058/F Timbers, Eridge Road TN6 2SR **RA**

RESPONSE TO THE TOWN COUNCIL: Noted - A two bay oak framed garage

has been recently approved to be sited within the front garden to provide covered parking in place of the existing arrangement.

WD/2014/1059/F Pinecroft, Beacon Road West TN6 1QL **RA**

WD/2014/1159/F 1 Rotherview, Queens Road TN6 1QQ **RA**

WD/2014/0996/F Old Mill Court, Pine Grove TN6 1DZ **RR**

RESPONSE TO THE TOWN COUNCIL: The Town Council comments are noted. There are 41 units on site and of these, residents in just 9 units have cars. Many residents have mobility scooters which are not parked in the car park but within a special area constructed in 2012. The application will assist access to the scooter store by relocating the internal bin arrangement. There are 6 carports and

10 parking spaces and therefore with the loss of 3 spaces there is still sufficient parking for the residents and visitors. This car park is not used by the general public.

WD/2014/1168/F 25 Simons Close TN6 2XU **RA**

WD/2014/1167/F Skorstene, Rannoch Road TN6 1RA **RA**

**CONSERVATION AREA**

The Chairman's draft report was discussed and it was AGREED to adopt the report recommendations for submission to Wealden District Council.

**DATE OF NEXT MEETING**

To note that the date of the next meeting is Monday 1<sup>st</sup> September 2014 at 7.30pm.

The meeting closed at 8.45pm.

**Crowborough Town Council**  
**Observations of the Planning and Development Meeting 11<sup>th</sup> August 2014**

**04- 1 WD/2014/1448/F Plot Ref :- Type :- FULL**

Applicant Name :-Mr M King Date Received :-24/07/2014

Location :- Brelades, St Johns Road TN6 1RT

Proposal : Proposed double garage.

**Observations :The Town Council Recommends Approval**

A system of rain water harvesting should be used in accordance with section 7 of the Town Councils 5 year plan.

**04- 2 WD/2014/1479/F Plot Ref :- Type :- FULL**

Applicant Name :-Mr & Mrs Hatton Date Received :-24/07/2014

Location :- 1 Victoria Villas, Queens Road TN6 1QF

Proposal : Replace existing conservatory at rear of property.

**Observations :The Town Council Recommends Approval**

The Town Council has no comment.

**04- 3 WD/2014/1529/AIR Plot Ref :- Type :- ADV-ILL**

Applicant Name :-Cardtronics UK Ltd (Cashzone) Date Received :-23/07/2014

Location :- BP Garage, Croft Road TN6 1DL

Proposal : The retention of an illuminated advertisement surrounding an ATM.

**Observations :The Town Council Recommends Approval**

The Town Council has no comment.

**04- 4 WD/2014/1547/F Plot Ref :- Type :- FULL**

Applicant Name :-Mr Rob Andrews Date Received :-24/07/2014

Location :- Highfields, Croft Road TN6 1DR

Proposal : Demolition of existing porch and construction of new porch and cloakroom.

**Observations :The Town Council Recommends Approval**

The Town Council has no comment.

**04- 5 WD/2014/1556/FR Plot Ref :- Type :- FULL-RETRO**

Applicant Name :-Mr C Booth Date Received :-31/07/2014

Location :- Southpoint, Whitehill Road TN6 1LA

Proposal : Part change of use from A1 shop to C3 dwelling with minor external alterations.

**Observations :The Town Council Recommends Approval**

There should be a condition that the parking at the rear of the property should be designated for residential use of the proposed dwelling.

**04- 6 WD/2014/1564/O Plot Ref :- Type :- OUTLINE**

Applicant Name :-Rydon Homes Ltd Date Received :-04/08/2014

Location :- Land East of Nightingales, Crowborough TN6 3RB

Proposal : Redevelopment of site of existing recycling centre to create 390 SQM of Class B1 Office Accommodation and associated car parking.

**Observations :The Town Council recommends refusal**

1. the proposal is for Class B1 Office Accommodation so why are HGV vehicle movements expected?

2. Only 16 parking spaces are included in the proposal which is inconsistent with the stated number of office workers.
3. The developers claim that there will be no major change in traffic movements but the figures provided in Rydon's Transport Assessment/Statements are not credible as proposal is for 30+ persons whereas current usage would only have around 2 to 3 workers.
4. Increased traffic movements **will** adversely impact on the public use of the lane which is heavily used by dog walkers and horse riders.
5. The loss of native hedgerows will adversely impact on plant and wildlife habitats.
6. No hours of opening have been stated.
7. Simply making an area available for SANGs is not enough. The purpose and design needs to be considered.
8. It should be made a condition that contractor parking provision should be made on site prior to main construction works taking place so as not to inconvenience further the local residents

The Town Council is not against this proposal on its own merit but when considered alongside application WD/2014/1565/MEA believe that this is the wrong location. Wealden District Council should consider the impact this proposal would have on the residents of Crowborough.

**04- 7 WD/2014/1565/MEA Plot Ref :- Type :- MAJ**

Applicant Name :-Rydon Homes Ltd Date Received :-04/08/2014

Location :- Land at Walsh Manor Farm, Walshes Road TN6 3RB

Proposal : Development of 160 residential dwellings including 56 affordable dwellings, comprising 2No 1 bed apartments, 31 No. 2 bed houses, 75 No. 3 bed houses, and 52 No. 4 bed houses, together with associated access and parking provision, M open space and play areas. Proposed change of use of agricultural land to Suitable Alternative Natural Green Space (SANGS) with provision of associated car parking facilities.

**Observations :The Town Council recommends refusal**

1. The proposed development will have a detrimental impact on wildlife. There is a significant population of dormice, bats and other animals/birds and the loss of hedgerows will destroy habitats. Several of the wildlife surveys (including bat survey) are out of date and need to be repeated. Note: The developers own report states that if development does not take place with 1 year of the bat surveys then the bat surveys will need to be repeated. Bat surveys date back to May 2013 and therefore well over 1 year on.

2. Pedestrian safety/traffic issues.

a. Children needing to attend Whitehill School would need to either walk or be driven via Luxford Road which is narrow, has no footpath and is dangerous for pedestrians thereby increasing the volume of traffic as parents would have to drive their children to school. This has been ignored. There are also traffic/parking issues connected to Jarvis Brook School that have not been addressed as this road has not been considered

b. The application includes a rearrangement of parking and adjustment of yellow lines in Western Road which will remove approximately one third of current available parking spaces. As a result many people living in Western Road will be inconvenienced and or unable to park their cars.

Current stated estimates of the number of parked vehicles in Western Road are less than reality. This is checked regularly by councillors and therefore Rydon's need to reconsider proposals

c. Only 18 parking spaces are allocated for visitors in the proposal which is not considered to be enough. The traffic data is largely inaccurate and therefore unreliable.

d. It is not considered that the provision of bicycle vouchers or temporary bus passes would work as an incentive to leave cars at home.

e. The traffic study information contained in this application continually incorrectly references Luxford Road and does not consider the traffic using this road.

3. The provision of a church, hall and other infrastructure is no longer included in the proposal.

4. The ratio of smaller affordable homes to larger more expensive housing needs to be addressed. The number of affordable homes (35%) included in the proposal needs to be increased.

5. The provision of SANGS - It is unclear how access and parking issues would be addressed. Only one dog bin will be provided - this should be increased and paid for by the developers.

6. It should be made a condition that contractor parking provision should be made on site prior to main construction works taking place so as not to inconvenience further the local residents

The Town Council is not against a proposal for 160 dwellings but believe that this is the wrong location. Wealden District Council may be in favour of this development to go ahead but should consider the impact this proposal would have on the residents of Crowborough, especially those in Western Road who will be most inconvenienced by Rydons proposals.

**04- 8 WD/2014/1567/F Plot Ref :- Type :- FULL**

Applicant Name :-Mr & Mrs D Davies Date Received :-29/07/2014

Location :- Elstow, Pilmer Road TN6 2UG

Proposal : Demolition of conservatory. Erection of single storey rear extension.

**Observations :The Town Council Recommends Approval**

The Town Council has no comment.

**04- 9 WD/2014/1583/F Plot Ref :- Type :- FULL**

Applicant Name :-Mr Nickolas Dawson Date Received :-30/07/2014

Location :- 2 Oakhurst Drive TN6 2TA

Proposal : Demolish double garage and covered store. Construct single storey kitchen extension and two storey extension comprising double garage and lounge with 2 bedrooms and en-suite above.

**Observations :The Town Council Recommends Approval**

The proposed design is an improvement, although appears to be out of keeping with the surrounding properties all of which share the same design with big sloping chimneys.

**Crowborough Town Council**  
**Planning and Development Observations returned to Wealden District Council**  
**under delegated powers 5.8.14**

**WD/2014/1311/F Winscombe Cottage, Beacon Road TN6 1UL**

Replacement dwelling. Revised site boundary showing reduction in the extent of curtilage over adjoining access track. Drawing Nos. 1077/P101 Rev. A & 1077/P102 Rev. A date stamped 11 July 2014.

**Observations:** Comments remain unchanged to those already submitted for this application from our planning committee meeting 21.7.14.

**WD/2014/1412/F Airberg Ltd, Units 3 & 4 Wealden Business Park, Farningham Road TN6 2JR**

Single storey side extensions to existing building with air conditioning plant to south east side extension (revisions to planning permission WD/2013/1097/F).

Amended description of works.

**Observations: Recommends Approval**

No additional comments to those previously submitted.

**WD/2014/1419/F 7 Pleasant View Cottage, London Road TN6 2TS**

Loft conversion.

**Observations: Recommends Approval**

The Town Council has no comments.

**WD/2014/1455/F 7 Luxford Drive TN6 2PN**

Single storey rear and side extensions and front dormer and porch.

**Observations: Recommends Approval**

The Town Council has no comments.