

Minutes of a meeting of the **PLANNING and DEVELOPMENT** Committee held in the Town Hall, The Broadway, Crowborough on Monday 21st August 2017 at 7.30pm

Present	Councillors	Peter Ellefsen Martyn Garrett Richard Jury David Larkin* Chris Moss George Moss* Alan Penney	Vice – Chairman Chairman
Also present		Amanda Negus	Committee Clerk

*Denotes non attendance

APOLOGIES

Cllr George Moss

DECLARATIONS OF INTEREST

Cllr Peter Ellefsen declared an interest in application WD/2017/1730/F as the owner is known to him and WD/20171678/F as the agent is a personal friend.

Cllr Martyn Garrett declared an interest in application WD/2017/1712/F as the neighbour is a close friend.

MINUTES

Minutes of the meeting held on the 31st July 2017

8177 RESOLVED that the Minutes of the meeting held on 31st July 2017 as confirmed be signed by the Chairman.

Update on actions (attached to agenda)

Noted.

NEW PLANNING APPLICATIONS

8178 RESOLVED that the observations on planning issues attached to these minutes be submitted to the Planning Authority for consideration.

DECISION NOTICES

APPROVED

WD/2017/1303/F 20 The Glebelands, TN6 1TF RA

WD/2017/1169/F Land to rear of Tufts & Hurst, London Road, TN6 2TR RR
It was agreed to ask WDC for clarity re the decision comments relating to this application

WD/2017/1318/F Copse Corner, Blackness Road, TN6 2NA RA

WD/2017/0854/F Denton Lodge, Western Road, TN6 3EJ RR

WD/2017/0716/F 10 Southridge Road, TN6 1LT RA

WD/2017/1235/F 99 Pellings Farm Close, TN6 2BF RA

WD/2017/1013/F 45 East Beeches Road, TN6 2BA RA

WD/2017/0640/F	19 Herne Down, TN6 3BA	RA
WD/2017/1122/MRM	Land at Tollwood Road	RR
WD/2017/1322/F	High Beeches, 9 Badgers Close, TN6 1RL	RA
WD/2017/1507/F	Wiston Lodge, Church Road, TN6 1EE	RA

WD/2017/1520/F	3 Batchelor Crescent, TN6 2TY	RA
WD/2017/1143/F	10 Rother Close, TN6 3AY	RR
WD/2017/1332/F	2 Eridge Gardens, TN6 2TD	RA
WD/2017/1083/AN	4 High Street, TN6 2PY	RA
WD/2017/1039/F	Glen Cottage, Fielden Lane, TN6 1TL	RR
WD/2017/1361/F	35 Nassau Drive, TN6 2GT	RA
WD/2017/1369/FR	Ayton, Rannoch Road, TN6 1RB	RA
WD/2017/1460/FA	13 Pellings Farm Close, TN6 2BF	RR
WD/2017/1325/F	Copperfield, St Johns Road, TN6 1RT	RA

REFUSED

WD/2017/1102/F	Luxford Farm, Eridge Road, TN6 2SR	RA
WD/2017/0802/F	Site between Long Acre & Boxgate Farm, TN6 1SA	RR
WD/2017/0964/F	The Cedars, Crowborough Hill, TN6 2SE	RR
WD/2017/0988/F	Land rear of The Cedars, Crowborough Hill, TN6 2SE	RR

CERTIFICATE ISSUED

WD/2017/0178/LDE	The Old Cottage, Sweethaws Farm, Sweethaws Lane, TN6 3SS (The Town Council had no comments)	
WD/2017/0173/LDE	The New Cottage, Sweethaws Farm, Sweethaws Lane, TN6 3SS (The Town Council had no comments)	

WITHDRAWN

WD/2017/1592/F	Warren Hill, Rannoch Road, TN6 1RA	RR
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URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING

Where WDC application decisions differ from CTC recommendations it was agreed to show WDC's comments on the agenda, to enable members of the public to see the reasons for the difference.

It was agreed that any further applications for Nevan, Blackness Road are to be discussed at a planning meeting and not by delegated powers.

The offer from Catesby to come and present to the committee and members of the public in regard to application WD/2017/0615/MAO was noted and it was agreed to invite them to the next Planning and Development meeting on 11th September 2017.

DATE OF NEXT MEETING

To note the date of the next meeting is Monday 11th September 2017 at 7.30pm.

The meeting closed at 8.45pm.

Crowborough Town Council

Observations of Planning & Development Meeting held on 21st August 2017

Application No. WD/2017/1444/F Application Type: Full

Location: COOKS CORNER DAY CENTRE, LONDON ROAD, CROWBOROUGH, TN6 1TQ

Description: THE CONSTRUCTION OF A NEW PURPOSE-BUILT FACILITY TO ENABLE RELOCATION OF EXISTING DAY CARE AND ACTIVITY CENTRE.

Observations: Recommends Refusal

Crowborough Town Council support the comments made by Withyham Parish Council and object to this application of a new building on a green field site and the expected increase in traffic in an AONB.

Application No. WD/2017/1645/MAJ Application Type: Major Application - Full

Location: FORMER COUNCIL DEPOT, FOREST DENE, JARVIS BROOK, CROWBOROUGH, TN6 2EX

Description: ERECTION OF 34 NO. NEW DWELLINGS, TO INCORPORATE 6 NO. 1B/2P APARTMENTS, 2 NO. 2B/3P APARTMENTS, 18 NO. 2B/4P HOUSES AND 8 NO. 3B/5P HOUSES, WITH ASSOCIATED MEANS OF ACCESS TO FOREST DENE, FOLLOWING THE DEMOLITION OF EXISTING INDUSTRIAL BUILDINGS.

Observations: Recommends Approval

The Town Council has no comments

Application No. WD/2017/1715/F Application Type: Full

Location: CROWBOROUGH TENNIS & SQUASH CLUB, CHURCH ROAD, CROWBOROUGH, TN6 1BN

Description: EXTENSION TO VERANDA AND EXTERNAL ALTERATIONS TO ELEVATION.

Observations: Recommends Approval

The Town Council has no comments

Application No. WD/2017/1630/F Application Type: Full

Location: 34 LINCOLN WAY, CROWBOROUGH, TN6 3AQ

Description: CONVERSION OF INTEGRAL GARAGE TO FORM HABITABLE SPACE.

Observations: Recommends Approval

The Town Council has no comments

Application No. WD/2017/1335/F Application Type: Full

Location: HILLSIDE, LUXFORD ROAD, CROWBOROUGH, TN6 2PP

Description: TO REBUILD EXISTING UTILITY ROOM WITH PITCHED ROOF OVER.

Observations: Recommends Approval

The Town Council has no comments

Application No. WD/2017/1664/FA

Application Type: Full – Non Compliance of Condition

Location: 25 ELIM COURT GARDENS, CROWBOROUGH, TN6 1BS

Description: VARIATION OF CONDITIONS 2 AND 4 OF WD/2016/1781/F (ALTERATIONS TO EXISTING GROUND FLOOR, CHANGES TO ELEVATIONS, NEW LOFT EXTENSION AND REVISION TO EXISTING LOFT LAYOUT) TO SHOW CHANGE FROM TILE HANGING OF GABLES AND DORMERS TO CLADDING.

Observations: Recommends Refusal

Town Council comments: Out of keeping with neighbouring properties.

Application No. WD/2017/1712/F Application Type: Full
Location: MACKTON HOUSE, BLACKNESS ROAD, CROWBOROUGH, TN6 2LF
Description: PROPOSED DWELLING AT REAR TO REPLACE EXISTING GARAGE/WORKSHOP/STORE.
Observations: Recommends Refusal
Town Council comments: Out of keeping with the prevalent form of development in the area.

Application No. WD/2017/1808/F Application Type: Full
Location: LARGO, MYRTLE ROAD, CROWBOROUGH, TN6 1EY
Description: REPLACE EXISTING CONSERVATORY TO THE REAR.
Observations: Recommends Approval
The Town Council has no comments

Application No. WD/2017/1276/F Application Type: Full
Location: HIGHLANDS, ST JOHNS ROAD, CROWBOROUGH, TN6 1RW
Description: PROPOSED EXTENSIONS AND ALTERATIONS.
Amended plans received to show altered roof to house and removal of garage along front boundary. Plans dated 07/08/17.
Observations: Recommends Approval
The Town Council has no comments

Application No. WD/2017/1550/F Application Type: Full
Location: HOLLYDOWN, PILMER ROAD, CROWBOROUGH, TN6 2UB
Description: DEMOLITION OF EXISTING REAR ACCESS PORCH TO SIDE ELEVATION AND ERECTION OF NEW SINGLE STOREY SIDE EXTENSION.
Observations: Recommends Approval
The Town Council has no comments

Application No. WD/2017/1774/F Application Type: Full
Location: CROWBOROUGH BUSINESS PARK, 2 PARK ROAD, CROWBOROUGH, TN6 2GZ
Description: TO INSTALL A WINDOW WITHIN THE FRONT ELEVATION ON THE FIRST FLOOR.
Observations: Recommends Approval
The Town Council has no comments

Application No. WD/2017/1730/F Application Type: Full
Location: BUEN, CROWBOROUGH HILL, CROWBOROUGH, TN6 2HJ
Description: PROPOSED NEW 2 NO. SEMI-DETACHED 3 BEDROOM HOUSES ON EXISTING LAND TO REAR OF THE PROPERTY.
Observations: Recommends Approval
The Town Council has no comments

Application No. WD/2017/1256/MAJ Application Type: Major Application - Full
Location: JARVIS BROOK SPORTS CLUB, PALES GATE LANE, CROWBOROUGH, TN6 3HG
Description: CONSTRUCTION OF ONE ADULT AND ONE JUNIOR PLAYING PITCH.
Observations: Recommends Approval
The Town Council has no comments

Application No. WD/2017/1686/F Application Type: Full
Location: OAK COTTAGE, HURTIS HILL, CROWBOROUGH, TN6 3BL
Description: SINGLE STOREY REAR EXTENSION.
Observations: Recommends Approval
The Town Council has no comments

Application No. WD/2017/1717/F Application Type: Full

Location: FAIRSTOWE, WARREN ROAD, CROWBOROUGH, TN6 1TU

Description: SUBDIVISION OF PLOT AND ERECTION OF THREE DETACHED PROPERTIES (1 X 4-BED AND 2 X 5-BED) AND ASSOCIATED NEW ACCESS AND DRIVEWAY.

Observations: Recommends Refusal

Town Council comments: This is a green field site in an AONB in close proximity to the Ashdown Forest.

Application No. WD/2017/1875/F Application Type: Full

Location: ASHDOWN HOUSE, RANNOCH ROAD, CROWBOROUGH, TN6 1RA

Description: NEW GARAGE AND EXTENDED HARD STANDING.

Observations: Recommends Approval

Town Council comments: Subject to the condition that the garage shall be regarded and used as such and shall not be occupied as a separate dwelling unit.

Application No. WD/2017/1678/F Application Type: Full

Location: ST RICHARDS CHURCH, FERMOR ROAD, CROWBOROUGH, TN6 3AP

Description: THE INSERTION OF A PORTACABIN FOR USE AS A 'FOODBANK' FOR THE STORAGE AND DISTRIBUTION OF FOOD LOCALLY FOR THE CHARITY.RE-PROFILING OF GROUND AND ERECTION OF CLOSE BOARDED FENCE AND GATE.

Observations: Recommends Approval

The Town Council has no comments

Application No. WD/2017/1792/LDE

Application Type: Certificate of Lawful Development for Existing Use

Location: NEVAN, QUEENS ROAD, CROWBOROUGH, TN6 1EJ

Description: THE EXISTING USE OF THE PROPERTY FALLS WITHIN CLASS 3(b) – "UP TO SIX PEOPLE LIVING TOGETHER AS A SINGLE HOUSEHOLD AND RECEIVING CARE E.G. SUPPORTED HOUSING SCHEMES SUCH AS THOSE FOR PEOPLE WITH LEARNING DISABILITIES OR MENTAL HEALTH PROBLEMS".

The Town Council has no comments.

Crowborough Town Council
Planning Committee Observations under Delegated Powers

Application No. WD/2017/1665/F Grid Reference: 552392 130683

Location: 37 NORTH BEECHES ROAD, CROWBOROUGH, TN6 2AR

Description: DEMOLITION OF GARAGES. PROPOSED REPLACEMENT BUNGALOW.

Observations: Recommends Refusal

The Town Council comments: Proximity to Beacon Academy is an issue in particular with regard to traffic flows and potential for on street parking and the access is too close to the College gates.

Application No. WD/2017/1652/F Grid Reference: 552197 129942

Location: 3 BLACKNESS ROAD, CROWBOROUGH, TN6 2LY

Description: TWO STOREY SIDE EXTENSION. SINGLE STOREY AND TWO STOREY REAR EXTENSION.

Observations: Recommends Approval

The Town Council has no comments

Application No. WD/2017/1625/F Grid Reference: 551183 131839

Location: ENGLEBERG, GHYLL ROAD, CROWBOROUGH, TN6 1SU

Description: ROOF EXTENDED AND ALTERATIONS.

Observations: Recommends Approval

The Town Council has no comments

Application No. WD/2017/1234/O Grid Reference: 550566 130613

Location: SCHARLINGS, FIELDEN ROAD, CROWBOROUGH, TN6 1TP

Description: NEW DEVELOPMENT PLOT FOR A DETACHED HOUSE AND DOUBLE GARAGE TO THE REAR OF SCHARLINGS IN THE EXISTING REAR GARDEN AREA.

Amendment to description of development for the clarity/avoidance of doubt.

Observations: Recommends Approval

The Town Council comments: that biodiversity on the site to be given serious consideration.