

Minutes of a meeting of the **PLANNING and DEVELOPMENT** Committee held in the Town Hall, The Broadway, Crowborough on Monday 9th January 2012 at 7.30 pm

Present	Councillors	Michael Cooke Philip Fermor Beverley Johnstone George Moss* Chairman Kay Moss Ron Reed David Shaw * Andrew Steen Vice Chairman Sandra Timms
Also present		Philippa Hewes Town Clerk Jane Drew Crowborough Town Council Cllr Antony Quin Wealden District Council
		1 member of the press

* *Denotes non attendance*

APOLOGIES

Cllr George Moss – business commitment
Cllr David Shaw – personal reason

DECLARATIONS OF INTEREST

Cllr Philip Fermor declared a personal interest in application WD/2011/2604/FAA Stone Cross House as the applicant is known to him.

Cllr Sandra Timms declared a personal interest in WD/2011/2763/O Ericas, Goldsmiths Avenue as she lives near the site and knows someone who has responded to the application.

Cllr Beverley Johnstone declared a personal interest in WK/201110289 Premises Licence – Millbrook Garden Centre as she lives nearby.

MINUTES

Minutes of the meeting held on 19th December 2011

6357 RESOLVED that the Minutes of the meeting held on 19th December 2011 as confirmed be signed by the Chairman.

MATTERS ARISING

None.

NEW PLANNING APPLICATIONS

- 6358 RESOLVED** that the observations on planning issues attached to these minutes be submitted to the Planning Authority for consideration.

DECISION NOTICES**APPROVED**

* WD/2011/0119/MAJ -AS Farm, The Warren TN6 1UB RR

Response to Town Council - The Town Council's objections are noted. The development that has been carried out on the site does not comply with the previous planning permission WD/2008/0909 in terms of its nature and extent and this has generated a requirement for a further planning application to enable the retrospective and proposed elements of the development to be considered. Non-compliance with earlier planning permissions/conditions does not preclude applicants from making further planning applications. Close liaison has taken place between the applicants, WDC officers and the Environment Agency over assessment of land contamination (including imported material) and measures for remediation. It is also understood that the Environment Agency is pursuing separate legal action in respect of the imported material from Rose Cottage. The application has received careful consideration by both this Council's Pollution Control Team and the Highway Authority, neither of whom raise objections to the application. On grounds of adverse impact on residential amenity or highway safety. However, in order to ensure that the impact of the development remains acceptable in these respects, appropriate planning conditions are recommended. The previous planning permission provided for a new materials store on the site; the current proposed materials store would be located on the lower part of the site and is considered to be acceptable.

WD/2011/0395/A1

Yummy House Chinese Take Away, 6 London Rd TN6 2TT RR

The Town Council's comments have been carefully noted. In response to the points raised:

-The revised scheme has reduced the depth of the sign and increased its width to match the size of the original fascia.

-The colour of the sign has not changed, but the Inspector did not find this to be out of place in the context of a vibrant town centre.

-The applicant has confirmed that the fascia would be composed of aluminum.

A condition has been attached which restricts illumination to opening hours.

WD/2011/1854/F Southdown Warehousing, Western Road, TN6 3EW RA

WD/2011/2234/F 2 Beulah Villas, Luxford Lane, TN6 2PJ RA

WD/2011/2287/F Nutcombe, Fermor Road, TN6 3AN RA

WD/2011/2322/F Builders Yard, Sybron Way, TN6 3JZ RA

WD/2011/2414/FA 56 Rochester Way, TN6 2DU RA

WD/2011/2488/F Capella, Harlequin Lane, TN6 1HU RA

REFUSED

WD/2011/2405/FR 8 Croham Road, TN6 2RH RR
WD/2011/0003/F Meadway, Southview Road, TN6 1HG RA

* It was **AGREED** to write to Wealden District Council to enquire how the conditions on the approval will be monitored and also to be kept informed of the legal requirements regarding contamination of the site.

Premises Licence

WK/201110289 Millbrook Garden Centre

Live Music 7 days 1900 - 2200

Alcohol Sale 7 days 0900 - 2300

Opening hours 7 days 0900 – 2300

Whilst supporting the business diversification it was **AGREED** to write to Wealden District Council concerning the potential for public nuisance in view of the number of opening days included in the application.

DATE OF NEXT MEETING

To note that the date of the next meeting is Monday 30th January 2012.

The meeting closed at 8.30 pm.

Crowborough Town Council
Observations of Planning and Development Meeting held on 9th January 2012

04- 1 WD/2011/2604/FAA Plot Ref :- Type:- FULL

Applicant Name :- Mr D and Mrs J Tate Date Received :-16/12/2011

Location :- Stone Cross House

Stone Cross

Crowborough TN6 3SH

Proposal : Variation of condition on planning permission T/1959/637 to allow use of the converted stable block as a separate dwelling house.

New description.

Observations : The Town Council recommends approval

The comments received from the case officer have been noted and were helpful.

04- 2 WD/2011/2710/F Plot Ref :- Type :- FULL

Applicant Name :- Mr and Mrs Stokes Date Received :-20/12/2011

Location :- April Cottage

The Park

Crowborough TN6 2JY

Proposal : Single storey rear extension.

Observations : Recommends Approval

The Town Council has no comment.

04- 3 WD/2011/2722/F Plot Ref :- Type :- FULL

Applicant Name :- Mr Bryan Nicholas Date Received :-20/12/2011

Location :- Fern Cottage

Harlequin Lane

Crowborough TN6 1HT

Proposal : Construction of single storey side addition.

Observations : Recommends Approval

The Town Council has no comment.

04- 4 WD/2011/2741/F Plot Ref :- Type :- FULL

Applicant Name :- Mr Norman Pitt Date Received :-02/01/2012

Location :- 32

Oliver Close

Crowborough TN6 1JZ

Proposal : Proposed single storey side extension with monopitch roof.

Observations : Recommends Approval

The Town Council has no comment.

04- 5 WD/2011/2755/F Plot Ref :- Type :- FULL

Applicant Name :- Futurescope Development Date Received :-20/12/2011

Location :- Ruislip

Whitehill Road

Crowborough TN6 1JA

Proposal : Detached infill dwellings at side.

Observations : The Town Council recommends refusal

1. The proposal is considered to be overdevelopment of the site.
2. The creation of another vehicular access onto Whitehill Road will cause a traffic hazard on this busy road.
3. The 1989 appeal decision is noted, in particular relating to the impact of the new dwellings on the amenity of the existing house.
4. There are limited sustainability measures. Log stores should be provided to support the running of the wood burning stoves.

04- 6 WD/2011/2763/O Plot Ref :- Type :- OUTLINE

Applicant Name :- Chailey Homes Date Received :-23/12/2011

Location :- Ericas

Goldsmiths Avenue

Crowborough TN6 1RJ

Proposal : Construction of three new detached two storey dwellings with detached garages to plots two and three.

Observations : The Town Council recommends refusal

1. There is limited usable amenity space for plots 2 and 3, which will be further harmed by over-shadowing from trees.
2. It is unclear why the site is not considered suitable for reptiles.
3. We are concerned about how the woodland area will be managed as no details have been provided.

If the application is approved, sustainability measures should be included.