

# Crowborough Town Council

## PLANNING and DEVELOPMENT COMMITTEE

To the Members of the Planning & Development Committee (with copies to all other Members for information)

You are summoned to attend a meeting of the **PLANNING and DEVELOPMENT COMMITTEE** to be held in the Town Hall, The Broadway, Crowborough on **Monday 26th September 2011 at 7.30pm** when it is proposed to transact the following business:-

**Philippa Hewes**  
Town Clerk  
20th September 2011

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**01 APOLOGIES**

**02 DECLARATIONS OF INTEREST**

**03 MINUTES**

3.1 Minutes of meeting held on 5th September 2011  
3.2 Matters arising

**04 NEW PLANNING APPLICATIONS**

To consider the following Planning Applications that have been submitted to the Wealden District Council and to delegate authority to the Town Clerk to complete the observation sheet for each application in accordance with the Committee's resolution.

N.B. Before the committee considers the individual applications, the Chairman of the Committee will invite Members of the Public present at the meeting if they wish to address the committee with their views on any of the applications on the agenda.

04 . 1	<b>WD/2011/0559/F</b>	Plot Ref :-	Type :- FULL
	Applicant Name :- Mr Glynn Bowles		Date Received :- 02/09/2011
	Parish :-		Date Returned :-
	Location :- 42	Agent	
	Alderbrook Close		
	Crowborough		
	Proposals :-	To build a decking area on top of an existing extension and change the existing window to a set of french doors to access.	
	Observations :-		

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04 . 2	<b>WD/2011/1795/FR</b>	Plot Ref :-	Type :- FULL-RETRO
	Applicant Name :- Mrs Katie Gent		Date Received :- 31/08/2011
	Parish :-		Date Returned :-
	Location :- Maple House	Agent	
	Church Road		
	Crowborough		
	Proposals :- Demolition of existing prefabricated garage and erection of a smaller brick and timber clad garage with pitched roof.		
	Observations :-		
04 . 3	<b>WD/2011/1799/F</b>	Plot Ref :-	Type :- FULL
	Applicant Name :- Wealden Citizens Advice		Date Received :- 07/09/2011
	Parish :-		Date Returned :-
	Location :- Crowham Lodge	Agent	
	Croham Road		
	Crowborough		
	Proposals :- Change of use from D1 Osteopath to B1 Offices		
	Observations :-		
04 . 4	<b>WD/2011/1910/F</b>	Plot Ref :-	Type :- FULL
	Applicant Name :- Mr D Maslen		Date Received :- 05/09/2011
	Parish :-		Date Returned :-
	Location :- Firfield	Agent	
	High Broom Lane		
	Crowborough		
	Proposals :- Demolition of existing dwelling and garage, and erection of one replacement dwelling with garage.		
	Observations :-		
04 . 5	<b>WD/2011/1940/F</b>	Plot Ref :-	Type :- FULL
	Applicant Name :- Miss R White and Mr J Scott		Date Received :- 07/09/2011
	Parish :-		Date Returned :-
	Location :- Bon Abri	Agent	
	Luxford Road		
	Crowborough		
	Proposals :- Proposed two storey extension and internal alterations.		
	Observations :-		
04 . 6	<b>WD/2011/1959/RM</b>	Plot Ref :-	Type :- RES MAT BR
	Applicant Name :- Asprey Homes		Date Received :- 12/09/2011
	Parish :-		Date Returned :-
	Location :- Gorsedene	Agent	
	Goldsmiths Avenue		
	Crowborough		
	Proposals :- Reserved Matters: Layout and appearance of the buildings and landscaping of the site.		
	Observations :-		

04 . 7      **WD/2011/1968/F**      Plot Ref :-      Type :- FULL  
Applicant Name :- Mr Barry Skinner      Date Received :- 08/09/2011  
Parish :-      Date Returned :-  
Location :- 72      Agent  
                 Southridge Rise  
                 Crowborough  
Proposals :- Two storey extension to form annexe.  
Observations :-

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04 . 8      **WD/2011/1971/F**      Plot Ref :-      Type :- FULL  
Applicant Name :- Mr and Mrs Hickman      Date Received :- 08/09/2011  
Parish :-      Date Returned :-  
Location :- Heatherfield      Agent  
                 Warren Road  
                 Crowborough  
Proposals :- Replace existing garage with four bay garage/store.  
Observations :-

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**05      WITHDRAWAL**

WD/2011/1611/F Land at rear of West Riseley, Melfort Road, TN6 1QT  
This application was withdrawn on 14th September 2011.

**06      LETTER TO WEALDEN DISTRICT COUNCIL**

To approve letter to Wealden District Council re Heatherview

**07      DECISION NOTICES**

GRANTED

WD/2009/2556/MAO- Hoppits Nursery site and Jenshane, School Lane,  
TN6 1PA RR  
RESPONSE TO TOWN COUNCIL: The Town Council comments are noted.  
With regard to highway matters and parking, the scheme has been  
negotiated with the East Sussex County Council who regard the extension of  
the adoptable highway with dedicated turning facilities on site, to be an  
improvement to highway safety. Subject to revision, the scheme will include  
sufficient parking on site to accommodate incoming residents. Off site  
highway works are to be secured as part of this outline planning permission.  
Sustainable construction and drainage are matters that be secured by  
planning condition. Finally, the character of the area comprises two and  
single storey forms of development. It is not considered that redevelopment  
with predominantly two storey development would be harmful to the visual  
appearance of the area.

WD/2011/1478/F- 2 Burdett House, Burdett Road, TN6 2EY RR  
RESPONSE TO TOWN COUNCIL: The Town Council's comments are  
noted. However, the proposed 1.8m high timber close-boarded fence is a  
boundary treatment commonly found within rear gardens and is not  
considered to be out of keeping with the surrounding environment. Under  
normal circumstances it would be classified as permitted development. The  
proposed new window in the front elevation, which has side-hung  
casements, whilst slightly different to the existing windows, is not considered

to cause any material harm to the visual appearance of this 1970s block, which is neither a Listed Building nor in a Conservation Area. No special planning designations apply to the site.

WD/2011/1593/F- 21 Rockington Way, TN6 2NJ RR

RESPONSE TO TOWN COUNCIL: The Town Council recommended approval of the more harmful application that was refused on neighbour amenity grounds. It is noted that this proposal is set further forward than the provisos scheme. Notwithstanding the revised location it is not considered that the scheme would adversely impact upon the street scene. The revised location is considered to address the Planning Authorities concerns with the previous scheme which related to the potential effects upon neighbouring amenity.

WD/2011/1650/F- White Cottage, Coopers Lane, TN6 1SJ RR

RESPONSE TO TOWN COUNCIL-The chalet bungalow, White Cottage, occupies a sloping site which angles downwards, away from the rear of the chalet bungalow. There is also a notable cross fall from the South side property (Conifers, Coopers Lane) down towards the North side, where a property called Lavender Cottage exists. This neighbour aligns evenly with White Cottage, and makes up a relatively consistent building line along Coopers Lane. These existing falling ground levels mean there would be relatively limited impact upon 'Conifers' to the South side. The existing side boundary hedgerow of White Cottage is in fair condition and would be retained and managed as part of the scheme. This helps secure privacy levels to the most disadvantaged lower property, Lavender Cottage. Temporary raised steps already have been installed at the back of the chalet bungalow for access, giving a fair impression of the height of the proposed decking, and allowing for the probable impact on loss of privacy to be assessed. In this regard there would be a degree of overlooking toward the rear of Lavender Cottage, mostly affecting a part of the garden behind the property. Such overlooking would not be exceptional or unique, and it should be noted there would, in any event, need to be a platform and stairs of some nature to access the existing height of the rear French Doors. The adjacent neighbours have been consulted on the proposals, and no objections received. Provided the hedging is retained to the North side, it is concluded there would not be a serious impact upon privacy enjoyed at Lavender Cottage.

The applicant intends to grow the existing 1.5m side hedge to 2m in height which would reduce the overlooking from the terrace. A planning condition would help secure this intention, and would be imposed.

WD/2011/1707/FA- Pantiles, Whitehill Road, TN6 1JS RR

RESPONSE TO TOWN COUNCIL:The condition relates to obscurity and opening of windows. The development is nearing completion and windows on the south elevation have not been installed in accordance with is condition: rather they are clear glazed and can be opened. However, windows have been installed in such a way so as to adhere to the objectives of the condition imposed at appeal, of safeguarding the amenity of neighbouring property. There is no adverse effect on neighbouring property and so the condition should be varied to allow retention of the window.

REFUSED

WD/2011/1178/F- The Pines, Goldsmiths Avenue, TN6 1RH RA

1. It is considered that the proposed close proximity of the single storey extension to the trees with significant visual amenity value would result in an unsustainable relationship. Such development would, in the opinion of the

local planning authority, be likely to result in future pressure for removal of these trees. In consequence, the loss of these trees would impact upon established landscaping and result in harm to the visual amenities of the locality. The proposal would therefore be contrary to the provisions of Policies GD1, EN12 and CR5 of the Non Statutory Local Plan, the adopted Wealden Design Guide, Chapter 10, paragraph 12.2 and the policies embodied within PPS1- Delivering Sustainable Development.

2. This planning decision relates solely to the following plan(s):

Ref.	Date Stamped.	STN4R
Location Plan 1:1250	28 July 2011	
Site Plan 1:500	28 July 2011	
Design & Access Statement	28 July 2011	
Proposed Extension	28 July 2011	

REASON: For the avoidance of doubt.

**08 DRAFT NATIONAL PLANNING POLICY FRAMEWORK**

**09 DATE OF NEXT MEETING**

To note that the date of the next meeting is Monday 17th October at 7.30pm