

Minutes of a meeting of the **PLANNING and DEVELOPMENT** Committee held in the Town Hall, The Broadway, Crowborough on Monday 17<sup>th</sup> October 2011 at 7.30 pm

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Present	Councillors	Michael Cooke Philip Fermor Beverley Johnstone * George Moss Kay Moss Ron Reed David Shaw Andrew Steen Sandra Timms *	Chairman      Vice Chairman
Also present		Philippa Hewes Cllr Peter Cowie Cllr Antony Quin Cllr Richard Stogdon 7 members of the public 2 representatives - Millwood Designer Homes Ltd	Town Clerk Wealden District Council ESCC

\* *Denotes non attendance*

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## **APOLOGIES**

Cllr Sandra Timms – personal reason

## **DECLARATIONS OF INTEREST**

Cllr Philip Fermor declared a personal interest in application WD/2011/1674/MAJ as his cousin is a neighbour of one of the property owners.

Cllr George Moss declared a personal interest in application WD/2011/1674/MAJ as one of the property owners is known to him.

Cllr Kay Moss declared a personal interest in application WD/2011/1674/MAJ as one of the property owners is known to her.

## **MINUTES**

Minutes of the meeting held on 26<sup>th</sup> September 2011

**6290 RESOLVED** that the Minutes of the meeting held on 26<sup>th</sup> September 2011 as confirmed be signed by the Chairman.

## **MATTERS ARISING**

Response received from Wealden District Council regarding condition 5 of approval WD/2009/0729/MAJ Heatherview Care Home. The condition was reconsidered and not taken forward in view of the number of existing right-turn lanes.

## NEW PLANNING APPLICATIONS

A member of the public spoke against application WD/2011/2085/MAO for up to 74 dwellings on land at Alderbrook. Objections included the unsuitable access arrangements at Stone Cross Road, hazards from the increased traffic generated from the development and lack of pavements. The proposal does not address local housing needs.

Cllr Richard Stogdon advised that a representation has been submitted to ESCC regarding the additional traffic movements that will be generated from the Alderbrook development and other housing proposals and the lack of infrastructure.

A representative from the Trustees of the Friends of Crowborough Hospital spoke against application WD/2011/2133/O for residential development at the Ambulance Station. Objections included the overlooking of hospital wards/conservatory and lack of privacy for hospital patients as the proposed new development is too close to the boundary. There may also be noise issues associated with residential development.

- 6291 RESOLVED** that the observations on planning issues attached to these minutes be submitted to the Planning Authority for consideration.

## DECISION NOTICES

### GRANTED

WD/2011/0675/F The White House, Redbridge Lane. TN6 3SR RA

WD/2011/1592/F 2 Silwood Place, St John's Road. TN6 1RW RA

WD/2011/1647/F Earlstone Cottage, Melfort Road. TN6 1QT RA

WD/2011/1657/A I High Street, Crowborough TN6 2QA RA

WD/2011/1681/F 2 Poundfield Cottages, Green Lane TN6 2BT RA

WD/2011/1728/F St Mary's Primary School, TN6 2LB RA

WD/2011/1733/F 2 Silwood Place, St John's Road. TN6 1RW RA

WD/2011/1795/FR Maple House, Church Road. TN6 1BL RA

WD/2011/1799/F Croham Lodge, Croham Road. TN6 2RH RA

WD/2011/1820/F 42 Barnfield, Crowborough. TN6 2RY RA

WD/2011/1843/F 60 Southridge Road, Crowborough TN6 1NA RA

WD/2011/1940/F Bon Abri, Luxford Road, TN6 2PW RR

Response to Town Council: It is confirmed on the plans that the wall of the extension is set around half a metre from the boundary. This would leave sufficient space for any maintenance. A note will be added to the planning notice to ensure the applicant is aware that the planning permission confers no rights to allow any part of the development, including the foundations, roof overhang and guttering, to encroach on, under or over the adjoining land. The neighbouring trees are set on higher ground than the site and their roots are already constrained in that area, due to a wall and hard surfacing. Minimal further impact is foreseen to rooting areas. If the trees rely on the site for growth space it is not reason to refuse planning permission: they are not protected and do not add significant amenity to the street scene to warrant a Tree Protection Order being placed upon them.

The site has sufficient parking and turning to the front of the site to meet local plan and Highway Authority standards.

### **REFUSED**

WD/2011/1493/F Units 7/8 Crowborough Business Park TN6 2QT RR  
WD/2011/1803/F 9 Chequers Way, TN6 2RU RR  
WD/2011/1852/F Poundfield Cottages, Green Lane TN6 2BT RA

### **TO NOTE REQUEST FOR A HEDGEROW PRESERVATION ORDER**

It was noted that a resident living adjacent to the Old Fairground site has written to Wealden District Council to request that a preservation order is placed on a hedgerow on the site boundary.

### **PRESENTATION FROM DEVELOPMENT COMPANY**

Representatives from Millwood Designer Homes Ltd displayed plans showing the location of 2 sites that they are promoting for development.

A site at Tollwood Road is owned by the company and access is proposed via Kemp Farm Road. The company is mindful of the impact on the Country Park and a lower density of housing is proposed plus the provision of footpath links.

The second site is at Cherry Tree Nurseries, behind Western Road; the company has an option for development. Access is proposed via Tubwell Lane.

It was explained how the design of sites is progressed. Site surveys have commenced and it is expected that it will be a minimum of 3 years before the development is taken forward.

### **DATE OF NEXT MEETING**

To note that the date of the next meeting is Monday 7<sup>th</sup> November 2011

The meeting closed at 9.02 pm.

**Crowborough Town Council**  
**Planning and Development Observations 17<sup>th</sup> October 2011**

**04- 1 WD/2011/0119/AMD** Plot Ref :- Type :- MAJ

Applicant Name :- Penfold Driveways Date Received :-27/09/2011

Location :- AS Farm

The Warren

Crowborough TN6 1UB

Proposal : AMENDMENT

Amended plan proposed improvements to access at junction with

A26 Drawing No. ACR/PD/1 date stamped 26 November 2011 ?

and various consultation responses, additional submissions & minor amendments.

Previous application description

Unit 1 - Retrospective change of use of part to form offices for Penfold Driveways, change of use remainder to B1.

Unit 2 - retrospective change of use to fence panel assembly by Swan timber.

Unit 3 - change of use to plant storage and vehicle maintenance for Penfold Driveways.

Erection of materials store and separate polymer storage with associated extension of hard standing to yard south of Unit 3. Erection of security fence. Re-grading, resurfacing to existing roadways between units to eastern ends of units (partly retrospective) new drainage system.

**Observations : The Town Council recommends refusal**

1. The stringent conditions attached to the planning permission for application WD/2008/0909 should be reviewed as it appears that a number of these conditions have not been discharged.

Contamination issues have not been addressed, materials have been imported and items are being stored outside.

2. The Disputed Materials Report requires updating and other reports should also be reviewed to ensure that the information is still relevant.

3. There is concern about the impact on neighbouring properties and the surrounding environment. Of particular concern is the number of vehicle movements and size of vehicles, also the access arrangements at the A26.

4. A further building on the site is not considered appropriate and the security fencing will detract from the area.

Evidence in the application states that waste materials from Rose Cottage are stored outside. Previous decision notice WD/2008/0909/F states:

Para 2 'The activity and use of the site shall only involve the importation and storage of gravel and materials necessary for the drive construction business and shall specifically exclude the importation and processing of waste materials, including those generated by the contractors business'.

Para 4 'No materials, goods, equipment or any waste materials shall be stored outside'.

On the basis that they have not adhered to the strict conditions from the previous decision notice we do not believe that they should be allowed to apply for further changes to the premises.

**04- 2 WD/2011/1674/MAJ** Plot Ref :- Type :- MAJ

Applicant Name :-McCarthy & Stone Retirement Ltd Date Received :-22/09/2011

Location :- TallTrees/Nevin/TreeView/

Crowborough Hill

Crowborough TN6 2RS

Proposal : Erection of 44 retirement apartments (category II type) with communal facilities, car parking and vehicular access from Crowborough Hill

**Observations : The Town Council recommends refusal**

1. There is insufficient parking on site to cater for visitors. We understand that McCarthy & Stone lease the on-site parking on a first come first serve basis. We would request that a condition of a tenants retirement home lease be that, should they not have purchased a parking place 'on site' that they agree not to park owned vehicles on adjoining residential roads.
  2. The frequency of the bus service is questioned.
  3. The proposed large refuse bins may be difficult for older people to use.
  4. There should be a provision for affordable housing in accordance with planning policy.
  5. Tree surveys for the site should be undertaken.
- If permission is granted, any contractor vehicles and materials must be stored on-site. There should also be a continuation of Schedule 3 of the previous Section 106 Agreement to ensure that the on-site access road is of sufficient width and specification to be classed as an 'Estate' road.

**04- 3 WD/2011/1961/F** Plot Ref :- Type :- FULL

Applicant Name :- Mrs Victoria Coda Date Received :-30/09/2011

Location :- Stirling Cottage

Sweethaws Lane

Crowborough TN6 3SS

Proposal : New glazed balustrade to existing flat roof.

**Observations : Recommends Approval**

The Town Council has no comment.

**04- 4 WD/2011/2063/F** Plot Ref :- Type :- FULL

Applicant Name :- Mr & Mrs Jarvis Date Received :-21/09/2011

Location :- Stretton

Beacon Road West

Crowborough TN6 1QL

Proposal : Side extension, conservatory, Internal alterations, porch and detached garage.

**Observations : Recommends Approval**

The Town Council has no comment.

**04- 5 WD/2011/2085/MAO** Plot Ref :- Type :- OUTLINE

Applicant Name :- Gleeson Developments Date Received :-27/09/2011

Location :- Land north of Stone Cross Road

Alderbrook

Crowborough TN6 3SQ

Proposal : Proposed development of up to 74 dwellings (including 30% affordable homes) together with associated garages, parking spaces, open spaces and means of access.

**Observations : The Town Council recommends refusal**

1. Policy CR4 of the Non Statutory Wealden Local Plan states that vehicular access WILL be via Brooklands Avenue. On the basis that this is prohibited by covenant then we believe that this application is not covered by CR4 and therefore all issues are up for consideration.
2. The proposal to create the site access via Stone Cross Road means that the site entrance is outside the Crowborough development boundary and therefore is up for full consideration.
3. Stone Cross Road will not be able to cope with the increase in traffic from the development and the proposed change in road priority is not considered suitable. There is also a wider issue for the road infrastructure of the area as Western Road, Hurtis Hill and Alice Bright Lane struggle to manage with existing traffic movements.

4. There is no pavement on Stone Cross Road which causes safety concerns for pedestrians.
5. The footpath access to the recreation ground shown on drawing P449/101 has not been permitted by the Trustees of Alderbrook Playing Field.
6. Whilst it is appreciated that the application is for outline permission, some identification of parking proposals and materials to be used would have been helpful.
7. There is no mention of sustainability measures in accordance with section 7 of the Crowborough Town Council 5 year plan.

**04- 6 WD/2011/2086/OE** Plot Ref :- Type :- OUTLINE

Applicant Name :- Asprey Homes Southern Ltd Date Received :-28/09/2011

Location :- Gorsedene

Goldsmiths Avenue

Crowborough TN6 1RH

Proposal : Extension of time of WD/2008/1904/O (Demolish existing and erect 9 dwelling houses ( 7 detached and a semi-detached pair)

Previous application details WD/2008/1904/O

DEMOLISH EXISTING AND ERECT 9 DWELLING HOUSES (7 DETACHED AND A SEMI-DETACHED PAIR)

Amended and Additional Information - (1) Additional information re Scale. (2)

Amended to Reserved Matters: Access, Scale and Layout to be Considered at

Outline Stage (Layout was originally a Reserved Matter). Details date stamped 10th September 2008

**Observations : Recommends Approval**

The Town Council has no comment.

**04- 7 WD/2011/2106/F** Plot Ref :- Type :- FULL

Applicant Name :- Mr. and Mrs Middleton Date Received :-03/10/2011

Location :- Stone Villa, Queens Road

Crowborough TN6 1PZ

Proposal : Demolition of existing single storey side extension and shed.

Erection of porch and two storey side extension.

**Observations : Recommends Approval**

The Town Council has no comment.

**04- 8 WD/2011/2117/F Plot Ref :- Type :- FULL**

Applicant Name :- Ms Gill Kirwan Date Received :-03/10/2011

Location :- Rynn House (Formerly Wildways)

High Broom Lane

Crowborough

TN6 3SP

Proposal : Construction of new two storey extension and log store. Single storey extension, new windows, roof lights, doors and dormers, new rear conservatory and internal alterations.

**Observations : Recommends Approval**

The Town Council has no comment.

**04- 9 WD/2011/2121/F** Plot Ref :- Type :- FULL

Applicant Name :- Mr. Matthew Cawsey Date Received :-10/10/2011

Location :- Rose Cottage, Sweethaws Lane

Crowborough TN6 3SS

Proposal : 2 storey side extension to existing dwelling.

**Observations : Recommends Approval**

The Town Council has no comment.

**04- 10 WD/2011/2133/O** Plot Ref :- Type :- OUTLINE

Applicant Name :- S E Coast Ambulance NHS Date Received :-05/10/2011

Location :- Ambulance Station

The Grove

Crowborough

TN6 1NY

Proposal : Demolition of the existing building and erection of a residential development, associated cycle/refuse store, access and parking.

**Observations : The Town Council recommends refusal**

1. Whilst it is appreciated that the application is for outline permission, the proposed layout as shown is considered to be too close to the hospital and will cause issues with overlooking.

2. The access for a development at 2 Melrose Cottages should have been shown on the site plan as this will affect the highway safety of the area and the proposal for development of the ambulance site.

**04- 11 WD/2011/2155/FR** Plot Ref :- Type :- FULL-RETRO

Applicant Name :- Mrs Vicky Miller Date Received :-05/10/2011

Location :- Dene Ridge

School Lane

Crowborough

TN6 1PA

Proposal : Retrospective application to maintain existing hipped roof profile and amend gable roofs of extensions at rear to reflect existing roof.

**Observations : Recommends Approval**

It is recommended that the entire roof should be of the same material.

**04- 12 WD/2011/2164/F** Plot Ref :- Type :- FULL

Applicant Name :- Mr. G Shepherd Date Received :-06/10/2011

Location :- 14 Commonwood Rise

Crowborough

TN6 2UR

Proposal : New extension at first floor over existing garage and single storey rear extension.

**Observations : Recommends Approval**

It should be noted that the proposed balcony may overlook the neighbouring property.

**04- 13 WD/2011/7505/A** Plot Ref :- Type :- FULL

Applicant Name :- Vodafone Ltd Date Received :-03/10/2011

Location :- Land at junction of London Rd and Pleasant View Rd

Crowborough

TN6 2TS

Proposal : Amended plan:

Relocation of permitted mast Drawing Nos. 100 Rev A, 200 Rev C, 300 Rev A, 400 Rev C & 500 Rev A Date stamped 3 October 2011.

Previous description:

The removal of the existing 10 metre high replica telegraph pole and its replacement with a new 12 metre high replica pole. A replacement radio equipment cabinet and development works ancillary thereto.

**Observations : Recommends Approval**

The Town Council has no comment.