

Minutes of a meeting of the **PLANNING and DEVELOPMENT** Committee held in the Town Hall, The Broadway, Crowborough on Monday 7<sup>th</sup> November 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 Antony Quin	Town Clerk Wealden District Council

\* *Denotes non attendance*

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## **APOLOGIES**

Cllr Sandra Timms – personal reason

## **DECLARATIONS OF INTEREST**

Cllr George Moss declared a personal interest in application WD/2011/2195/F as someone who has commented on the proposal is known to him.

Cllr Kay Moss declared a personal interest in application WD/2011/2195/F as someone who has commented on the proposal is known to her.

Cllr Andrew Steen declared a personal interest in application WD/2011/2278/F as he used to work with the applicant.

## **MINUTES**

Minutes of the meeting held on 17<sup>th</sup> October 2011

- 6305 RESOLVED** that the Minutes of the meeting held on 17<sup>th</sup> October 2011 as confirmed be signed by the Chairman.

## **MATTERS ARISING**

None.

## **NEW PLANNING APPLICATIONS**

- 6306 RESOLVED** that the observations on planning issues attached to these minutes be submitted to the Planning Authority for consideration.

## **WITHDRAWALS**

Application WD/2011/1467/FE for an extension of time on WD/2006/2036/F for the demolition of a dwelling and erection of 8 semi-detached dwellings and 1 detached dwelling at Cranbourne, Whitehill Road, has been withdrawn.

Application WD/2011/1910/F for demolition of dwelling and erection of replacement dwelling at Firsfield, High Broom Lane, has been withdrawn.

## **DECISION NOTICES**

### **REFUSED**

WD/2011/0559/F 42 Alderbrook Close TN6 3DJ RA

WD/2011/1968/F 72 Southridge Rise TN6 1LQ RA

WD/2011/1971/F Heatherfield, Warren Road RA

### **WEADLEN DISTRICT COUNCIL HOUSING ALLOCATION POLICY**

Deferred to the next meeting.

### **RESPONSE FROM WEALDEN DISTRICT COUNCIL RE HOBDENS**

There was an amendment to the scheme following a concern from ESCC regarding the lack of footway provision.

### **BUDGET**

To review projected spend to end of financial year and budget for 2012/13

Discussion on the budget. It is proposed to work with other community groups on the Local Listing project and funds will be required for publication material. An allocation should be made for taking forward the aims of the visioning document including any planning/survey work required for the Pine Grove site.

**6307 RESOLVED** to submit a budget of £20,500 for the Planning & Development Committee for 2012/13.

### **DATE OF NEXT MEETING**

To note that the date of the next meeting is Monday 28<sup>th</sup> November 2011

The meeting closed at 8.35 pm.

**Crowborough Town Council**  
**Observations of Planning and Development Meeting held on 7<sup>th</sup> November 2011**

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

Applicant Name :- Penfold Driveways Date Received :-12/10/2011

Location :- AS Farm

The Warren

Crowborough TN6 1UB

Proposal : 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 hardstanding 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.

AMENDED PLAN. Width of bell mouth amended and Additional Plan survey access road and junction with A26 Drawing No ACR/PD/1/A & survey Date Stamped 5 October 2011.

**Observations : The Town Council recommends refusal**

There is no change to the Town Council's previous comments on this application.

**04- 2 WD/2011/0395/A1** Plot Ref :- Type :- ADV-ILL

Applicant Name :- Mr Kai Wang Date Received :-28/10/2011

Location :- Yummy House Chinese Take Away

6 London Road

Crowborough TN6 2TT

Proposal : Trough light and sign.

**Observations : The Town Council recommends refusal**

1. The size and colour of the sign appear to be the same as this first application that was dismissed at appeal.

2. There is a discrepancy in the description of the materials to be used for the sign with the application form stating 'wood' and the drawing 'aluminium'.

If the application is approved, a condition should be imposed to restrict the illumination of the sign to when it is dark and during the hours of business hours only.

**04- 3 WD/2011/2010/F** Plot Ref :- Type :- FULL

Applicant Name :- Willow Homes Ltd Date Received :-19/10/2011

Location :- Sussex Cottage

Harlequin Lane

Crowborough TN6 1HT

Proposal : Detached 3-bedroom dwelling with associated parking.

**Observations : Recommends Approval**

1. A condition should be included to protect the tree roots during construction of the new dwelling.

2. It is noted that comments made to a previous application regarding rain water harvesting have been incorporated within this application.

**04- 4 WD/2011/2100/F** Plot Ref :- Type :- FULL

Applicant Name :- Crowton Properties Date Received :-12/10/2011

Location :- Conservative Club

Whitehill Road

Crowborough TN6 1JT

Proposal : Conversion of club and flat to include 3 no. two bedroom and 1 no. one bedroom flats with shop/office at ground floor and 3 no. three bedroom town houses.

**Observations : The Town Council recommends refusal**

1. The proposal is considered to be over-development of the site.
2. There is insufficient on-site parking provision for the development. Harecombe Road and Harecombe Rise should not be considered as potential overflow parking areas as parking is already an issue on these roads.
3. Deliveries at the retail unit will be difficult due to the traffic issues on Whitehill Road.
4. The hours of business for the retail unit should be restricted in view of the close proximity to a residential area.

**04- 5 WD/2011/2195/F** Plot Ref :- Type :- FULL

Applicant Name :- Firbank Construction Ltd Date Received :-14/10/2011

Location :- Land adj. to 17 and 17A

Harecombe Rise

Crowborough TN6 1LX

Proposal : Construction of two new detached dwellings with parking and access.

**Observations : The Town Council recommends refusal**

1. There is poor visibility for access/egress due to a dangerous bend, parked cars and a street light. The entrance is also opposite a road junction.
2. The drive should be constructed of a porous material.
3. If the application is approved, a condition should be imposed for the treatment of any Japanese Knotweed on site.

**04- 6 WD/2011/2205/F** Plot Ref :- Type :- FULL

Applicant Name :- Mr Knud Seebacher Date Received :-12/10/2011

Location :- 2 Melrose Cottages

Southview Road

Crowborough TN6 1HD

Proposal : Proposed attached infill dwelling at side to replace previously approved dwelling (WD/2010/2360/F). Proposed single storey porch addition to existing dwelling.

**Observations : The Town Council recommends refusal**

1. The application represents overdevelopment of the site and there is a lack of amenity space.
2. The intense development is out of keeping with the area.
3. The proposal will alter a pair of semi-detached dwellings into a terrace which is not considered appropriate for the neighbouring property.
4. The new access will eliminate much needed on-road parking.
5. Trees/hedges will be affected by the proposal which is contrary to the information supplied.

It should be noted that this council is aware that the proposed land being used for this development is part of a dispute between the applicant and residents of the Grove. This is outside the remit of this council

**04- 7 WD/2011/2234/F** Plot Ref :- Type :- FULL

Applicant Name :- Emma Payne & Leo Picking Date Received :-26/10/2011

Location :- Beulah Villas

Luxford Lane

Crowborough TN6 2PJ

Proposal : Proposed single storey rear kitchen extension and internal alterations.

**Observations : Recommends Approval**

The Town Council has no comment.

**04- 8 WD/2011/2265/F** Plot Ref :- Type :- FULL

Applicant Name :- Mr Clive Wilcocks Date Received :-20/10/2011

Location :- 41 Pleasant View Road

CrowboroughTN6 2UU

Proposal : Single storey extension to enlarge lounge. Replacement of existing conservatory with a new conservatory.

**Observations : Recommends Approval**

The Town Council has no comment.

**04- 9 WD/2011/2278/F** Plot Ref :- Type :- FULL

Applicant Name :- Mr and Mrs Andrew Middlemiss Date Received :-26/10/2011

Location :- 10 Badgers Close

CrowboroughTN6 1RL

Proposal : Single storey side/front extension to provide bathroom and living room for disabled relative.

**Observations : Recommends Approval**

The Town Council has no comment.

**04- 10 WD/2011/2284/F** Plot Ref :- Type :- FULL

Applicant Name :- Traditional Homes (Sussex) Date Received :-24/10/2011

Location :- Land r/o Quarry House & Marlow

Whitehill Road

Crowborough TN6 1NN

Proposal : Erection of two semi-detached single storey dwellings.

**Observations : The Town Council recommends refusal**

1. The proposal represents over-development of the site and will create additional traffic movements on Whitehill Road.
2. There are no renewal energy proposals included.

**04- 11 WD/2011/2310/F** Plot Ref :- Type :- FULL

Applicant Name :- Mr & Mrs J Holland Date Received :-27/10/2011

Location :- White Thorns

Rannoch Road

Crowborough TN6 1RA

Proposal : Two storey side extension and internal alterations.

**Observations : Recommends Approval**

It is recommended that the driveway is constructed of a porous material.

**04- 12 WD/2011/2313/MAJ** Plot Ref :- Type :- MAJ

Applicant Name :- Rydon Homes Ltd Date Received :-31/10/2011

Location :- Land at Bethany

Green Lane

Crowborough TN6 2BX

Proposal : Demolition of existing bungalow "Bethany" and redevelopment for 25 no. total one, two, three and four- bedroom dwellings, together with access road, associated parking, garaging and children's play area.

**Observations : The Town Council recommends refusal**

1. There is no evidence of bio-diversity surveys which should have been carried out following the breeding season. Survey information should also be included for the receptor sites.
2. Dormice have been identified in the area and further investigation should be undertaken at the site.
3. The site is adjacent to The Ghyll which is a Site of Nature Conservation Interest; this has not been acknowledged in the Bio-diversity & Landscape checklist.
4. The tree survey is not legible on screen.

**04- 13 WD/2011/2330/F** Plot Ref :- Type :- FULL

Applicant Name :- Mrs Margaret Granger Date Received :-27/10/2011

Location :- 4 Eridge Gardens

Crowborough TN6 2TD

Proposal : Proposed extensions and internal alterations.

**Observations : Recommends Approval**

The Town Council has no comment.

**04- 14 WD/2011/2345/FA** Plot Ref :- Type :- FULL

Applicant Name :- EOS Limited Date Received :-31/10/2011

Location :- Pantiles

Whitehill Road

Crowborough TN6 3SJ

Proposal : Contruction of 4 no. one-bed and 4 no. 2 bed apartments in a self - contained block together with associated car parking, cycle storage and landscaping (amendments to WD/2009/0925/F).

**Observations : Recommends Approval**

The Town Council has no comment.

**04- 15 WD/2011/2381/F** Plot Ref :- Type :- FULL

Applicant Name :- Mr and Mrs Forster Date Received :-31/10/2011

Location :- Poundfield Cottages

Green Lane

Crowborough TN6 2BT

Proposal : Two storey side extension and first floor rear extension.

**Observations : Recommends Approval**

The Town Council has no comment.