

Minutes of a meeting of the **PLANNING and DEVELOPMENT** Committee held
remotely on Monday 27th July 2020 at 7.30pm

Present	Councillors	Peter Bucklitsch* Martyn Garrett Geoffrey Higginson Richard Jury Chris Moss* Alan Penney Ron Reed Greg Rose Colin Stocks	Vice - Chairman Chairman
Also present:		Tracie White	Committee Clerk

5 members of the Public.

*Denotes non-attendance

Three residents spoke in respect of Application: WD/2019/1345/F: Springfield, Green Lane, Crowborough, TN6 2BX. The objections were as follows:

The proposal is overdevelopment of site and out of keeping with surrounding properties. The height and pitch of the roofs will overshadow neighbouring properties and gardens and will also cause loss of privacy.

There is insufficient turning space available which means that delivery lorries will need to reverse out onto the road. There is insufficient parking for visitors which will lead to dangerous parking on the main road.

The second pathway borders the main road which is dangerous for pedestrians.

The 2019 objections from Highways, in relation to the detrimental safety for refuse collection have not been rectified.

The Oak tree that is currently on the plan suggests the tree is of a small scale, when it is actually quite large. There is nothing to denote who will have responsibility for the tree as it is not clear on the plan which boundary it will fall under.

There is already an issue now with waterlogging the proposal will only affect this further.

The number of properties proposed will also increase the noise level considerably.

Two of the two-storey houses have very steep roofs which suggest they are being built with third storey loft conversions in mind.

Nearby Geoffrey Wood is classified as an SSSI, and the neighbouring Ghyll has the protected species of broad headed fish present. The bottom of the garden is already boggy, the runoff from the elevated site will only affect this adversely.

4 members of the public left the meeting at 19:52.

APOLOGIES

None.

DECLARATIONS OF INTEREST

None.

MINUTES

Minutes of the meeting held remotely on the 13th July 2020

- 9071** **RESOLVED** that the Minutes of the meeting held on 13th July 2020 as confirmed be ratified by the Chairman.

NEW PLANNING APPLICATIONS

Application No. WD/2019/1345/F Application Type: Full

Location: SPRINGFIELD, GREEN LANE, CROWBOROUGH, TN6 2BX

Description: DEMOLITION OF EXISTING DWELLING & REPLACEMENT OF APPROVED AND IMPLEMENTED ADDITIONAL DWELLING, ERECTION OF 6 NEW SEMI-DETACHED DWELLINGS (RESUBMISSION OF WD/2018/2517/F)

Observations: Recommends Refusal

Town Council comments: As per the comments made previously. the narrow, shared driveway would result in vehicles having to reverse out onto Green Lane when meeting oncoming traffic. Lack of amenity space. Overdevelopment of site. Overlooking existing properties. Not in keeping with surrounding properties. Water runoff affecting the footpath to The Ghyll. Elevation changes mean tall houses on the plot are completely inappropriate. In addition, it is felt that the amendments made are more detrimental than previous versions, the ecological impact to Geoffrey Wood as an SSSI has not been fully considered. There is no turning area available for deliveries or service vehicles, which will result in the need to reverse out onto the road. As this is a B-road this is illegal.

Application No. WD/2020/1005/F Application Type: Full

Location: 34 LINCOLN WAY, CROWBOROUGH, TN6 3AQ

Description: LOFT CONVERSION INVOLVING CONSTRUCTION OF REAR DORMER WINDOW.

Observations: Recommends Approval

Town Council comments: Town Council has no comments

Application No. WD/2020/0985/F Application Type: Full

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

Description: PHASED CONSTRUCTION OF FOUR RESIDENTIAL DWELLINGS WITH ACCESS ONTO LONDON ROAD.

Observations: Recommends Refusal

The Town Council comments: Refusal recommended due to the development being outside the development boundary and within an AONB which would lead to an urban sprawl.

Application No. WD/2020/1067/AF Application Type: Full – Non-Compliance of condition

Location: NORTH PINES, GOLDSMITHS AVENUE, CROWBOROUGH, TN6 1RJ

Description: VARIATION OF CONDITION 1 (LANDSCAPING) AND 4 OF WD/2018/2251/F (RETROSPECTIVE APPLICATION OF EXTERNAL WORKS, TOGETHER WITH PROPOSED DETACHED GARAGE BUILDING & FURTHER RETAINING WALL/STEPS). TO REPLACE THE YEW HEDGING WITH CHERRY LAUREL HEDGING TO IMPROVE PRIVACY SCREENING.

Observations: Recommends Refusal

Town Council comments: Town Council would like to see native hedging used.

Application No. WD/2020/1011/F Application Type: Full

Location: 9 BRAHMA PLACE, CROWBOROUGH HILL, JARVIS BROOK, TN6 2EA

Description: ERECTION OF FENCE ON SIDE BOUNDARY

Observations: Recommends Approval

Town Council comments: Town Council has no comments

Application No. WD/2020/1345/FR Application Type: Full Retrospective

Location: COLUMBINE, GREEN LANE, CROWBOROUGH, TN6 2BX

Description: PROPOSED GROUND FLOOR REAR BALCONY.

Observations: Recommends Approval

Town Council has no comments

Application No. WD/2020/1138/F Application Type: Full

Location: BELLA VISTA, BLACKNESS ROAD, TN6 2LH

Description: SINGLE STOREY SIDE EXTENSION AND FRONT PORCH

Observations: Recommends Approval

Town Council has no comments

Application No. WD/2020/1180/F Application Type: Full

Location: GILLRIDGE GREEN, CROWBOROUGH, TN6 2UN

Description: RAISE THE ROOF TO CREATE A MEZZANINE FLOOR.

Observations: Recommends Approval

Town Council has no comments

Application No. WD/2020/1128/F Application Type: Full

Location: ROCKS FARM, BOARS HEAD ROAD, BOARS HEAD, TN6 3GR

Description: PROPOSED CONVERSION OF BARN TO ONE BEDROOM DWELLING WITH PARKING AND LANDSCAPING

Observations: No decision recorded

The Town Council comments: The Town council voted against deciding on this application as it is significantly outside of the town boundary.

Application No. WD/2020/1037/F Application Type: Full

Location: BROOKSIDE, CROWBOROUGH HILL, CROWBOROUGH, TN6 2JX

Description: REDUCTION OF DWARF WALL AND RAISING OF EXISTING BRICK PILLARS TO BE BUILT UP TO 2M AND ERECTION OF 2M HIGH CLOSE BOARDED FENCE BETWEEN BRICK PILLARS.

(AMENDED DESCRIPTION OF PROPOSED WORKS)

Observations: Recommends Approval

The Town Council comments: Town Council has no comments.

DECISION NOTICES (attached to agenda)

Noted.

LAND NORTH OF ERIDGE ROAD WD/2017/2197/MAO: ACTIONS IN RELATION TO WDC'S REVERSAL OF DECISION.

A discussion took place regarding Wealden District Council's recent decision to reverse the original planning decision. Members were troubled with regard to how the decision process had been made. In cases of previous contentious issues, the decision has been looked at by a different review panel. It would have been more transparent for Planning South to have reviewed the case. There appeared to be an element of predetermination judging by the minutes.

The proposal site is outside the development boundary from the old 1998 Local plan, as well as being outside the failed 2019 Local plan, indicating that Wealden themselves had not intended on seeing the land developed, which goes against their scheme of development.

A CTC member that sits on the Planning & Development Committee has been the recipient of several nasty emails in relation to the decision. He was unfortunately unable to attend the meeting as it was called at short notice.

Members discussed if it was possible to take the issue forward. It is not viable to hold a judicial review of the process as the costs involved are prohibitive. Nor will the Secretary of State intervene at this level. It was recommended that specialist legal advice be sought to recommend any courses of action available.

9072 **RESOLVED** that the Committee voted to utilise the Visioning Budget to fund this advice.

TO AGREE THE DATE AND TIME OF THE NEXT PLANNING AND DEVELOPMENT MEETING.

The date of the next remote meeting is Monday 10th August 2020 at 7.30pm.

URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING

None.

The meeting closed at 20:50.