

Minutes of a meeting of the **PLANNING and DEVELOPMENT** Committee held in the
Council Offices, Pine Grove, Crowborough
on Monday 09th August 2021 at 7.30pm

Present	Councillors	Martyn Garrett*	
		Geoffrey Higginson*	
		Richard Jury	Chairman
		David Neeves	
		Alan Penney	
		Ron Reed	Vice - Chairman
		Matthew Street	
Also present		Tracie White	Committee Clerk
		Cllr Gareth Owen-Williams	

7 Members of Public (4 of which online)

*Denotes non-attendance.

A member of public spoke in objection to Application WD/2021/1699/MAO Land at Cooks Corner Farm to the rear of Amblesstone, London Road. The proposal is within the AONB, out of keeping with the area, and according to a 2019 report by WDC is not suitable for development. There is a biodiverse habitat within the land and protected species' bats' have been seen here. The habitat is such that Hazel dormice may also be present, although this is unconfirmed. The ecological appraisal was completed in January at a point where both species were hibernating so is flawed for suggesting they are not present. No mention had been made of the mature trees in the boundary hedgerow, or indeed the tree in the middle of the field which provides the habitat for the bats.

A second member of public also objected to Planning Application WD/2021/1699/MAO, echoing the concerns of the first speaker. In addition, concerns were raised regarding water run-off. The property alongside already has issues with flooding as it is lower than the field. The occupant has had to have excess water pumped off their own site three times in the last month and feels the development would exacerbate the situation. There will be increased issues with traffic. The resident themselves were refused an application for an 'in & out' driveway for 2-3 cars due to the compromise to safety, yet the proposal allows for over sixty parking spaces. There is no footpath in the vicinity which pushes pedestrians out on the busy stretch of road. The Crowborough Cross is already congested at peak times, the proposal will increase access issues and would prove problematic for emergency service vehicles. The proposal will overlook the resident's property and the addition of streetlights would cause light pollution.

6 members of the public left the meeting at 19:49 (2 of which were online)

APOLOGIES

Apologies were received from Cllr Geoffrey Higginson and Cllr Martyn Garrett

DECLARATIONS OF INTEREST

None

MINUTES

Minutes of the meeting held on the 19th July 2021

- 9485** **RESOLVED** that the Minutes of the meeting held on 19th July 2021 as confirmed be ratified by the Chairman.

NEW PLANNING APPLICATIONS

- 9486** **RESOLVED** that the observations on planning and licencing issues below be submitted to the Planning & Licensing Authority for consideration.

Application No. WD/2021/1699/MAO Application Type: Major - Outline

Location: LAND AT COOKS CORNER FARM TO THE REAR OF AMBLESTONE, LONDON ROAD, CROWBOROUGH

Description: OUTLINE APPLICATION FOR THE DEMOLITION OF THE EXISTING RESIDENTIAL DWELLING, ERECTION OF UP TO 31 DWELLINGS AND CREATION OF NEW ACCESS

Observations: Recommends Refusal.

Town Council Comments: Refusal recommended because the plot is inside the AONB, it is a greenfield site, there is overdevelopment of the site due to the high density of the proposal at approximately 22 dwellings per hectare, the proposal is out of character with the surrounding area and out of character with the rural nature. The proposal would lead to urban sprawl. The proposal is outside the development boundary, no mitigation measures have been put into place for the fact that the land drops away on the neighbouring property side, the development will overlook the existing property. There are pre-existing water runoff issues and flooding with the neighbouring property. The inaccurate and flawed eco survey which took place in January, the general loss of biodiversity, the loss of mature trees and habitat. The existing traffic issues both immediately outside the site and at the Crowborough Cross will worsen substantially, additionally the traffic survey was conducted on a Sunday morning making it flawed as it did not reflect normal traffic flows outside of the site.

Application No. WD/2021/1523/F Application Type: Full

Location: 5 SOUTHVIEW CLOSE, CROWBOROUGH, TN6 1HH

Description: FIRST FLOOR EXTENSION AND CONVERSION OF EXISTING GARAGE TO CREATE ANNEXED ACCOMMODATION.

Observations: Recommends Approval

Town Council Comments: The Town Council has no comment.

Application No. WD/2021/1833/F Application Type: Full

Location: WHISTLERS OAK, LORDSWELL LANE, CROWBOROUGH, TN6 1HX

Description: HEATING PLANT ROOM BUILDING

Observations: Recommends Approval

The Town Council Comments: The Town Council has no comment.

Application No. WD/2021/1694/F Application Type: Full

Location: SPY COTTAGE, CROWBOROUGH HILL, CROWBOROUGH, TN6 2JZ

Description: PROPOSED DETACHED CARPORT

Observations: Recommends Approval

The Town Council Comments: The Town Council has no comment.

1 member of public left the meeting at 19.51

Application No. . WD/2021/1507/F Application Type: Full

Location: AMAKYLLIS, 60 WEST BEECHES ROAD, CROWBOROUGH, TN6 2AG

Description: EXISTING ROOF AND CHIMNEY REMOVED TO BE REPLACED WITH NEW FIRST FLOOR CONSTRUCTION WITH 3/4 HEIGHT EAVES, SIDE EXTENSION, NEW PORCH, INTERNAL AND EXTERNAL CHANGES.

Observations: Recommends Refusal

Town Council Comments: refusal recommended due to the proposal being out of keeping with the area, the negative impact to the street scene and over development of the property due to the plot moving from a bungalow to a house.

Application No. WD/2021/1608/F Application Type: Full

Location: 36 PALESGATE LANE, CROWBOROUGH, TN6 3HF

Description: TWO STOREY EXTENSION

Observations: Recommends Approval

Town Council Comments: The Town Council has no comments.

Application No. WD/2021/1648/F Application Type: Listed Building Consent

Location: : FAIRHOLM, LUXFORD LANE, CROWBOROUGH, TN6 2PE

Description: TWO STOREY EXTENSION AT REAR OF HOUSE

Observations: Recommends Approval

Town Council Comments: The Town Council has no comments

Application No. WD/2021/1647/F Application Type: Full

Location: 18 SPRINGFIELD CLOSE, CROWBOROUGH, TN6 2BN

Description: SINGLE STOREY EXTENSION TO THE SIDE AND FRONT OF THE PROPERTY, TO REPLACE A GARAGE

Observations: Recommends Approval

Town Council Comments: The Town Council has no comment.

Application No. WD/2021/1592/F Application Type: Full

Location: 12 SOUTHRIDGE RISE, CROWBOROUGH, TN6 1LT

Description: ERECTION OF NEW DOUBLE GARAGE

Observations: Recommends Approval

Town Council Comments: The Town Council has no comment.

Application No. WD/2021/1410/F Application Type: Full

Location: BEECHENWOOD FARM, PILMER ROAD, CROWBOROUGH, TN6 2UG

Description: CHANGE OF USE OF EXISTING SHEEP BARN TO FLEXIBLE B2 GENERAL INDUSTRIAL/ B8 STORAGE OR DISTRIBUTION USE AND USE OF EXISTING DUTCH BARN AS ANCILLARY INCIDENTAL STORAGE

Observations: Recommends Refusal

Town Council Comments: The Town Council feel the building should be retained for agricultural use as per the 1996 agreement WD/1996/2479/F. To use the site as a storage or distribution centre would be inappropriate due to narrowness and location of Pilmer Road.

Application No. WD/2021/1781F Application Type: Full

Location: SILVERDALE, LONDON ROAD, CROWBOROUGH, TN6 2TR

Description: SINGLE STOREY REAR EXTENSION AND PATIO

Observations: Recommends Approval

Town Council Comments: The Town Council has no comment.

Application No. WD/2021/1763/MFA Application Type: Full

Location: HARECOMBE MANOR NURSING HOME, SOUTH VIEW ROAD, TN6 1HG

Description: VARIATION OF CONDITION 19 OF WD/2019/1935/MAJ (DEMOLITION OF EXISTING VACANT CARE HOME (CLASS C2) AND REPLACEMENT WITH A NEW CARE HOME (CLASS C2) TO ALLOW FOR A BREEAM ASSESSMENT TO DEMONSTRATE THAT THE DEVELOPMENT SHALL ACHIEVE A RATING OF BREEAM 'VERY GOOD'.

Observations: Recommends Refusal

Town Council Comments: The Town Council believe that Condition 19 should be upheld as per the details of the decision notice WD/2019/1935/MAJ and are disappointed that the developer appears to be seeking to reduce the standards of building works delivered.

Application No. WD/2021/1395/FR Application Type: Full

Location: THE ORCHARD, STEEL CROSS, GREEN LANE. TN6 2XB

Description: RETROSPECTIVE APPLICATION FOR THE SITING OF A LOCKABLE STORAGE CONTAINER ON A PERMANENT BASIS.

Observations: Recommends Approval

Town Council Comments: The Town Council has no comment.

DECISION NOTICES (attached to agenda)

Noted

URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING

The Chairman reminded the Committee that there is NPPF & National Model Design Code training on 26th August at 7pm via zoom. Anyone wishing to attend should notify The Town clerk to arrange.

Standing Orders suspended at 20:16

Cllr Owen-Williams advised the Committee that parts of the meeting had been hard to hear via zoom. He also queried whether Application WD/2021/1699/MAO would get 'called in' automatically.

Standing Orders reinstated at 20:17

The Chairman asked whether any member of the committee had any comments or questions to be taken to the next Parish Panel meeting. A member enquired about S106 Agreements.

DATE AND TIME OF THE NEXT MEETING.

The date of the next remote meeting is Monday 6th September 2021 at 7.30pm.

The meeting closed at 20:20