

Minutes of a meeting of the **PLANNING and DEVELOPMENT** Committee held in the  
Council Offices, Pine Grove, Crowborough  
on Monday 15th November 2021 at 7.30pm

---

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

2 Members of Public

\*Denotes non-attendance

---

A neighbour spoke in objection to Application WD/2021/2446/O, Fairfax House, St John's Road. The proposal would significantly overlook their property. The road access for the development is extremely close to the existing access for Fairfax House, which given its proximity to Goldsmiths Avenue is dangerous. Plans suggest that the vehicular splays should be 2.4metres but they appear to be approximately 1.5 metres. Access for the property is due to be sited along the border of the plot which will destroy the tranquillity of their garden. There are concerns about the effect on existing drainage, the resident has had several instances of garden flooding since all of the work to Fairfax House has been completed yet had never had this issue in the 20 years previous.

A second neighbour also spoke in objection to Application WD/2021/2446/O, Fairfax House, St John's Road. Their property on Ellison Close will be significantly overlooked by the elevation of the development. They have experienced significant flooding into their garden since the work to Fairfax has completed. There is a badger sett in the grounds of the proposal, there are bats and willow warblers nearby and the proposal would destroy their natural habitat. The hedge has already been thinned and punctured causing a loss of privacy. Fairfax already has a 3ft retaining wall which means there is nowhere for delivery lorries to access the plot which means that they will have to access Ellison close for this. The development of Fairfax already produced noise in excess of 85 decibels so there is fear that the noise and light pollution from this would be similar.

2 Members of public left the meeting at 19:48.

#### **APOLOGIES**

Cllr Alan Penney

#### **DECLARATIONS OF INTEREST**

None

## MINUTES

### Minutes of the meeting held on the 08<sup>th</sup> November 2021

The Clerk advised the Chairman of several clerical errors with the minutes for the 8<sup>th</sup> November, namely the page numbers and content contained incorrect dates. It was agreed these be amended and ratified at the meeting scheduled for 6<sup>th</sup> December 2021.

The Chairman moved to hear Item 4.10 WD/2021/2446/O Fairfax House, St Johns Road first due to members of public present

## NEW PLANNING APPLICATIONS

- 9583** **RESOLVED** that the observations on planning and licencing issues below be submitted to the Planning & Licensing Authority for consideration.

**Application No. WD/2021/2466/O Application Type:** Outline

**Location:** FAIRFAX HOUSE, ST JOHNS ROAD, CROWBOROUGH, TN6 1RT

**Description:** DETACHED DWELLING IN BACK GARDEN.

**Observations:** Recommends Refusal

**Town Council Comments:** Refusal recommended due to overdevelopment of plot, the proposal is contrary to previous local plans, vision documents etc as to how the sylvan nature of this part of Crowborough should be. Flooding already occurs in this area and the decrease in permeable land coupled with the increase in drain use and surface water run-off will exacerbate the condition. The proposal will overlook both the donor property and the neighbouring properties. The vehicular splays appear to have incorrect measurements. There is poor screening provision between the properties. The Town Council believe the Ecological report is inaccurate.

Should WDC decide to approve the proposal the Town Council would like a condition to be imposed so that restrictions be placed on the permissible working hours for contractors within the site so as not to affect the neighbours in an adverse manner.

**Application No. WD/2021/1983/F Application Type:** Full

**Location:** HIGHFIELD, SUSSEX VIEW, SOUTH VIEW ROAD, CROWBOROUGH, TN6 1HL

**Description:** CONSTRUCTION OF DORMER TO THE BACK OF THE PROPERTY, INSTALLATION OF FRENCH DOOR TO THE REAR FACE OF THE DORMER LEADING TO NEW BALCONY, CONSTRUCTION OF LOFT FLOOR BALCONY.

**Observations:** Recommends Approval

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

**Application No. WD/2021/2515/F Application Type:** Full

**Location:** THE GRANGE, 13 NORTH BEECHES ROAD, CROWBOROUGH, TN6 2AR

**Description:** REMOVAL OF THE ROOF AND REAR EXTENSIONS, CONSTRUCTION OF A FIRST FLOOR AND REAR EXTENSION AND CLADDING WORK

**Observations:** Recommends Approval

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

**Application No. WD/2021/2464/F Application Type: Full**

**Location:** STONE CROSS FARM, BURNT OAK ROAD, STONE CROSS, CROWBOROUGH, TN6 3SJ

**Description:** DEMOLITION OF EXISTING TWO BAY GARAGE AND REPLACEMENT WITH NEW TWO BAY GARAGE WITH ANCILLARY STORAGE SPACE OVER AND ATTACHED GAMES ROOM.

**Observations: Recommends Approval**

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

**Application No. WD/2021/2571/F Application Type: Full**

**Location:** PINE TREE HOUSE, 28 BEACON CLOSE, CROWBOROUGH, TN6 1DX

**Description:** PROPOSED FIRST FLOOR SIDE EXTENSION

**Observations: Recommends Approval**

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

**Application No. WD/2021/2535/F Application Type: Full**

**Location:** ANNIVERSARY LODGE, FERMOR ROAD, CROWBOROUGH, TN6 3AN

**Description:** REMOVAL OF EXISTING GARAGE AND REPLACED WITH SINGLE STOREY SIDE EXTENSION AND NEW PORCH AND GARAGE/WORKSHOP.

**Observations: Recommends Refusal**

**The Town Council Comments:** Refusal recommended due to the negative impact to the street scene caused by siting the garage in front of the property.

**Application No. WD/2021/2585/F Application Type: Full**

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

**Description:** REPLACE EXISTING SIDE SINGLE STOREY EXTENSION WITH A TWO STOREY EXTENSION, SINGLE REAR EXTENSION AND NEW PORCH.

**Observations: Recommends Approval**

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

**Application No. WD/2021/2449/FR Application Type: Full**

**Location:** FIGG LODGE, FIGG LANE, CROWBOROUGH, TN6 2PD

**Description:** RETROSPECTIVE APPLICATION FOR THE ERECTION OF AN OUTBUILDING TO PROVIDE SECURE STORAGE FOR CYCLES, HOUSEHOLD, MOTORING AND GARDEN TOOLS, WITH A SMALL WORK-SPACE/HOBBY AREA WITH PARTIAL CARPORT FORMED WITH THE ROOF OVERHANG.

**Observations: Recommends Approval**

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

**Application No. WD/2021/2403/F Application Type: Full**

**Location:** TINKERS HATCH, ST JOHNS ROAD, CROWBOROUGH, TN6 1RT

**Description:** ENCLOSED FRONT PORCH

**Observations: Recommends Approval**

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

**Application No. WD/2021/2200/F Application Type: Full**

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

**Description:** PHASED CONSTRUCTION OF 3 NO. DWELLINGS WITH ACCESS ONTO LONDON ROAD.

**Observations: Recommends Refusal**

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

**Application No. WD/2021/2634/F Application Type: Full**

**Location:** 4 SWIFT CLOSE, CROWBOROUGH, TN6 1UN

**Description:** TWO STOREY SIDE EXTENSION

**Observations: Recommends Approval**

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

**Application No. WD/2021/2442/F Application Type: Full**

**Location:** CROSSINGS, INHAMS WOOD, CROWBOROUGH, TN6 1TE

**Description:** GROUND FLOOR REAR EXTENSION AND PART GROUND FLOOR/FIRST FLOOR EXTENSION TO SIDE. (RESITED OIL TANK WITH SCREENING)

**Observations: Recommends Approval**

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

**Application No. WD/2021/2583/F Application Type: Full**

**Location:** LAND AT MYCROFT, SOUTH VIEW ROAD, CROWBOROUGH, TN6 1HW

**Description:** ERECTION OF DETACHED DWELLING WITH ASSOCIATED ACCESS, CAR PARKING AND LANDSCAPING

**Observations: Recommends Refusal**

**The Town Council Comments:** Refusal recommended as the vehicle access is dangerous due to its location near to a junction.

**Application No. WD/2021/2603/F Application Type: Full**

**Location:** SILVERGROVE, INNHAMS WOOD, CROWBOROUGH, TN6 1TE

**Description:** PROPOSED GARAGE CONVERSION WITH FIRST FLOOR OVER & REAR SINGLE STOREY EXTENSION TO PROVIDE HOME CARE LIVE IN FACILITY

**Observations: Recommends Approval**

**The Town Council Comments:** Approval recommended on the condition that the conversion must remain as ancillary accommodation only and not become a separate dwelling in the future.

**Application No. WD/2021/2698/F Application Type: Full**

**Location:** LITTLE OWLS, HUNTINGDON ROAD, CROWBOROUGH, TN6 2LJ

**Description:** REMOVAL OF DOUBLE BAY GARAGE AND REPLACED WITH SINGLE BAY GARAGE WITH OFFICE ABOVE.

**Observations: Recommends Refusal**

**The Town Council Comments:** Refusal recommended on the basis that the access appears to be inadequate for use as a garage.

**Application No. WD/3442/CCBB Consultation Under Article 13 of Town and Country Planning**

**Location:** HOOKSTEAD RESOURCE CENTRE, GOLDSMITHS AVENUE, CROWBOROUGH, TN6 1RH

**Description:** INSTALLATION OF SOLAR PHOTOVOLTAIC PANELS ON THE ROOF.

**Observations:** Recommends Approval

**The Town Council Comments:** The Town Council are pleased that the proposal reduces the current levels of energy consumption.

**Application No. WD/2021/2714/F Application Type: Full**

**Location:** JESTERS, PRATTS FOLLY LANE, CROWBOROUGH, TN6 1HR

**Description:** EXTEND REAR ELEVATION OF EXISTING UTILITY TO ALIGN WITH REAR ELEVATION OF MAIN HOUSE. REPLACE UTILITY MONO PITCH ROOF WITH FLAT ROOF. CLAD EXISTING UTILITY WALLS WITH INSULATION AND TIMBER (CEDAR) CLADDING, NEW WALLS TO MATCH. INTERNAL ALTERATIONS TO OPEN UP KITCHEN/UTILITY SPACES. MINOR ALTERATIONS TO OPENINGS IN EXISTING WALLS

**Observations:** Recommends Approval

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

**Application No. WD/2021/2697/F Application Type: Full**

**Location** 2 FAIRVIEW COTTAGES, FAIRVIEW LANE, CROWBOROUGH, TN6 1BT

**Description:** PROPOSED SINGLE STOREY REAR EXTENSION

**Observations:** Recommends Approval

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

**DECISION NOTICES** (attached to agenda)

Noted

**LENGTH OF RESPONSES PROVIDED TO WDC FOR MAJOR APPLICATIONS**

To discuss the length of planning responses sent to WDC for major applications and agree whether any changes to the process are required.

The Committee discussed whether there should be a more descriptive narrative used in response to Major Applications as opposed to the bullet format responses currently provided to WDC.

It was agreed that going forward, more information be included, and the content be styled into paragraph format. The Chairman advised the Committee that he would write the narrative from the bullet points provided by the Clerk.

**9584 RESOLVED** that the clerk would minute the bullet points discussed and the Chairman would create fuller responses to provide WDC with a more rounded account of what had been discussed.

**URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING**

The Chairman requested that the following items be added to the next Agenda:

SHEELA Site Analysis.

Planning Training Requirements (if any)

Budget – Re: Vision document (if required)

It was noted that the Full Council meeting had proposed that the P&D Committee have substitute members it could call on if planned absences take the level of available committee members down to three members. In such instances as these, Cllr. Colin Stocks and Cllr. Natalie Whittle have volunteered to cover the meeting(s).

**DATE AND TIME OF THE NEXT MEETING.**

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

The meeting closed at 20:42