

Minutes of a meeting of the **PLANNING and DEVELOPMENT**  
Committee held in the Council Offices, Pine Grove, Crowborough  
on Monday 16th May 2022 at 7.30pm

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Present	Councillors	Martyn Garrett Richard Jury George Moss David Neeves Alan Penney Ron Reed	Chairman     Vice - Chairman
Also present		Minute Taking Administrator	Tracie White

\*Denotes non-attendance

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#### **APOLOGIES**

None

#### **DECLARATIONS OF INTEREST**

None

#### **MINUTES**

Minutes of the meeting held on the 25<sup>th</sup> April 2022

- 9780**     **RESOLVED** that the Minutes of the meeting held on 25<sup>th</sup> April 2022 as confirmed be ratified by the Chairman with the amendments noted above.

#### **NEW PLANNING APPLICATIONS**

- 9781**     **RESOLVED** that the observations on planning and licencing issues below be submitted to the Planning & Licensing Authority for consideration.

**Application No. WD/2022/0731/MAO Application Type: Major Application - Outline**

**Location:** LAND AT COOKS CORNER FARM TO THE REAR OF AMBLESTONE, LONDON ROAD, CROWBOROUGH TN6 1TA

**Description:** DEMOLITION OF EXISTING RESIDENTIAL DWELLING, ERECTION OF 25 NO. DWELLINGS AND CREATION OF NEW ACCESS.

**Observations: Recommends Refusal**

**The Town Council Comments:** Refusal recommended because the plot is outside the development boundary, inside the AONB and is a greenfield site. The proposal would lead to urban sprawl. There is overdevelopment of site, with numbers per hectare higher than the surrounding area. The proposal is out of character with both the surrounding area

and rural nature of the site. No mitigation measures have been put into place for the fact that the land drops away on the neighbouring property side and the development will overlook the existing property. The drainage plan is poor. The eco survey is inaccurate and flawed and the council is concerned about the general loss of biodiversity, mature trees, and habitat. It is anticipated that existing traffic issues, both immediately outside the site and at the Crowborough Cross, will worsen substantially. The traffic survey does not reflect normal traffic flow in that area as it was conducted on a Sunday in August 2020. The play area is sited in a poor location alongside the boundary with a neighbouring property.

Should the application be allowed to proceed, the Town Council support the request raised by Sussex Police for a crossing to be installed on the main road alongside the site to allow pedestrians to cross safely to the pavement on the opposite side of the road, as there is no pavement on the eastern side.

**Application No. WD/2021/1316/MAO Application Type: Major Application - Outline**

**Location:** PINWOOD MANOR REST HOME, OLD LANE, CROWBOROUGH, TN6 1RX

**Description:** DEMOLITION OF EXISTING CARE HOME (USE CLASS C2) AND ERECTION OF NEW CARE HOME (USE CLASS C2). Amended plans revising indicative scale and proposed resident numbers received 12.04.2022

**Observations: Recommends Refusal**

**The Town Council Comments:** Crowborough Town Council recommends that planning permission be refused on the following grounds:

Whilst the council welcomes the reduction in scale and mass from the last application, the current proposal still represents an overdevelopment of the site as the scale is larger than both the pre-existing building and any of the surrounding buildings in the area. The additional screening is a welcome improvement to address the screening issues.

Although the site is brownfield, the property is located within the 400m exclusion zone of the Ashdown Forrest Special Protection Area and it is the council's opinion that this has still not been properly mitigated in the plans presented.

The proposed lighting in its current form would cause significant light pollution, damaging the relatively dark skies of its setting in the Warren, altering the character of the Warren, and impinging upon the sensitive nature of the Ashdown Forest SPA. The council's recommendation would be to use ILP E1 regulatory lighting.

This, along with its already mentioned significant size, makes it out of keeping with the surrounding area.

The parking needs to be reconsidered as the current proposal is still insufficient for staff and visitors, which in turn would generate on-street parking on neighbouring roads that are not suitable for it. At least one of the roads which may need to absorb additional parking is subject to the national speed limit. The Transport survey is still totally inaccurate in regards to accessibility (proximity to the site) and frequency. Many of the bus services shown are not what would be considered as regular and thus would be impractical for the users of this site, placing further reliance on private cars. It is the council's opinion that this will be especially significant for the staff and visitors of the proposed new care home. The council strongly believes that a new and accurate transport plan needs to be worked out.

**Application No. WD/2022/0435/F Application Type: Full**

**Location:** GLENBROOK, ERIDGE ROAD, CROWBOROUGH, TN6 2SR

**Description:** CONSTRUCTION OF GROUND AND UPPER FLOOR EXTENSION TO THE REAR WITH REPLACEMENT GARAGE AT THE SIDE AND NEW ACCOMMODATION ABOVE WITH ASSOCIATED ALTERATIONS, INCLUDING CHANGE OF EXTERNAL MATERIALS, WINDOWS, AND DOORS TO REMAINDER OF DWELLING

**Observations: Recommends Approval**

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

**Application No. WD/2021/1769/F Application Type: Full**

**Location:** BRACKENBERRY EDGE, RANNOCH ROAD, CROWBOROUGH, TN6 1RB

**Description:** SINGLE STOREY SIDE EXTENSION TO EXISTING GARAGE TO CREATE WORKSHOP

**Observations: Recommends Approval**

**The Town Council Comments:** The Town Council recommends approval for the proposed works but wishes to see the planning status for some of the other extant works on the site to be regularised as part of the approval.

**Application No. WD/2022/0594/FA Application Type: Full – Non-Compliance of Condition**

**Location:** MEADOW HOUSE, LONDON ROAD, CROWBOROUGH, TN6 1TB

**Description:** MINOR MATERIAL AMENDMENT TO WD/2020/0610/F (CONSTRUCTION OF TWO DWELLINGS, GARAGES, GARDENS AND PARKING TOGETHER WITH ACCESS DRIVEWAY) INVOLVING VARIATION OF CONDITIONS 6, 8, 9, 10, 12 AND 15 TO ENABLE MINOR ALTERATIONS TO LAYOUT AND REPOSITIONING OF DWELLING/GARAGE ON PLOT 2 TOGETHER WITH MINOR CHANGES TO DESIGN OF DWELLINGS, AND VARIATION OF WORDING OF CONDITIONS TO REFER TO SUBMITTED DETAILS RATHER THAN REQUIRING ADDITIONAL INFORMATION TO BE SUBMITTED.

**Observations: Recommends Refusal**

**The Town Council Comments:** The Town Council would like the existing conditions to be upheld.

**Application No. WD/2022/0771/F Application Type: Full**

**Location:** CALVERLEY, CHURCH ROAD, CROWBOROUGH, TN6 1BN

**Description:** ERECTION OF TWO BRICK ENTRANCE PIERS WITH WOODEN ELECTRIC GATES.

**Observations: Recommends Approval**

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

**Application No. WD/2022/0746/F Application Type: Full**

**Location:** OAKVIEW, LUXFORD LANE, CROWBOROUGH, TN6 2PJ.

**Description:** SINGLE STOREY SIDE EXTENSION.

**Observations: Recommends Approval**

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

**DECISION NOTICES (attached to agenda)**

Noted

**APPROVED STREET NAMES**To review additions to the Approved Street Names Document

Members reviewed proposed additions to the Approved Street Names document and agreed to the following inclusions:

**Birds of the Ashdown Forest**

Blackcap	Brambling
Bullfinch	Buzzard
Crossbill	Cuckoo
Dove	Eagle
Goldfinch	Goldcrest
Fieldfare	Flycatcher
Kestrel	Linnet
Ravens	Red Kite
Siskins	Snipe
Sparrowhawk	Stonechat
Wagtail	Warbler
Woodcock	Woodlark
Woodpecker	Yellowhammer

**Car parks of the Ashdown Forest**

Black Hill	Broadstone
Churlwood	Duddleswell
Hindleap	Hollies
King's Standing	Lintons
Pippingford	Quarry
Shadow	Shepherds
Stonehill	Twyford
Vachery	

**HIGH WEALD AREA OF OUTSTANDING NATURAL BEAUTY MANAGEMENT PLAN**To discuss how the current Management Plan is used and agree feedback

Members agreed to respond to questions one and eight of the questionnaire as follows:

Question one: No

Question eight: The Town Council feel that the plan is ineffective as it does not appear to prevent any additional housing, nor does it have any bearing on development taking place within the AONB. The plan is also not user friendly.

Members requested the Assistant Town Clerk respond on this basis.

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

The Chairman advised members that he has written to Stacey Robins with reference to WDC's decision to approve WD/2022/0270/F as it appears to breach WDC's own Article Four Direction. He is still awaiting a response.

The Chairman also advised members that the next Parish Cluster meeting is scheduled for 14<sup>th</sup> June 2022 and asked for any items for discussion to be emailed to him in advance.

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

The date of the next meeting is Monday 6<sup>th</sup> June 2022 at 7.30pm.

The meeting closed at 20:39 hrs.