

Minutes of a meeting of the **PLANNING and DEVELOPMENT**
Committee held in the Council Offices, Pine Grove, Crowborough
on Monday 7th November 2022 at 7.30pm

Present	Councillors	Suzanne Dixon Martyn Everitt Martyn Garrett Richard Jury George Moss David Neeves Alan Penney Ron Reed*	Chairman
			Vice – Chairman
Also present		Tracie White	Minute Taking Administrator
		1 members of the public in the chamber	

*Denotes non-attendance

APOLOGIES

Cllr Ron Reed

DECLARATIONS OF INTEREST

None

MINUTES

Minutes of the meeting held on the 17th October 2022

- 9932** **RESOLVED** that the Minutes of the meeting held on 17th October 2022 as confirmed be ratified by the Chairman.

NEW PLANNING APPLICATIONS

- 9933** **RESOLVED** that the observations on planning and licencing issues below be submitted to the Planning & Licensing Authority for consideration.

Application No. WD/2022/2627/F Application Type: Full

Location: DEERSWOOD HOUSE, BEACON ROAD, CROWBOROUGH, TN6 1UD

Description: RESIDENTIAL LANDSCAPING SCHEME.

Observations: Recommends Refusal

Town Council Comments: Refusal recommended due to the decking being too large and the elevation being too high which causes it to overlook the neighbouring property.

Application No. WD/2022/2613/F Application Type: Full

Location: DEERSWOOD HOUSE, BEACON ROAD, CROWBOROUGH, TN6 1UD

Description: NEW RESIDENTIAL GARAGE.

Observations: Recommends Approval

Town Council Comments: The Town Council has no comment.

Application No. WD/2022/2276/F Application Type: Full

Location: LITTLE HILLIERS, INNHAMMS WOOD, CROWBOROUGH, TN6 1TE

Description: TWO STOREY SIDE EXTENSION.

Observations: Recommends Refusal

Town Council Comments: The proposal is unsympathetic and out of keeping with the existing building in terms of style, size and materials used.

Application No. WD/2022/2638/F Application Type: Full

Location: THE STABLES, ERIDGE ROAD, STEEL CROSS, CROWBOROUGH, TN6 2XA

Description CONSTRUCTION OF 2 NO. DWELLINGS UTILISING ACCESS APPROVED UNDER APPLICATION WD/2020/1549/O

Observations: Recommends Refusal

Town Council Comments: Refusal recommended as the Town Council believes that the proposal is outside the development boundary and on a greenfield site. Furthermore, the council considers the flood prevention scheme proposed for drainage to be insufficient due to a history of localised flooding. The proposal represents an overdevelopment of the site as a whole, as there are already two properties under construction at the front. The levels of amenity space provided are inconsistent with the size of the dwellings and the rural location. Additionally, there are potential privacy and access issues arising from the existing, approved development that would impact the proposed houses. This scheme of layered development is also out of character with the area. Finally, the Town Council is concerned that this proposal may be development by stealth and consider it likely that a minimum of two further properties could be applied for deeper into the site which would further exacerbate the issues already identified.

Application No. WD/2022/1063/F Application Type: Full

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

Description DEMOLITION OF EXISTING BOUNDARY WALL DURING THE CONSTRUCTION PHASE AND REBUILDING TO MATCH ONCE COMPLETED. Amended plans from 24.10.2022

Observations: Recommends Approval

Town Council Comments: Crowborough Town Council have no objection to the removal of the wall but would prefer to see it replaced with something more in keeping with the new building, such as a natural hedge.

Application No. WD/2022/2677/F Application Type: Full

Location: APPLETREE COTTAGE, GREEN LANE, CROWBOROUGH, TN6 2XB

Description: PROPOSED SINGLE STOREY FRONT EXTENSIONS AND REPLACEMENT OF ONE WINDOW ON THE REAR ELEVATION WITH A DOOR Amended Description and Plans

Observations: Recommends Approval

Town Council Comments: The Town Council has no comment.

Application No. WD/2022/2716/F Application Type: Full

Location: FIRWOOD, MYRTLE ROAD, CROWBOROUGH, TN6 1EY

Description: SINGLE STOREY SIDE AND REAR EXTENSION AND RAISED TERRACE

Observations: Recommends Approval

Town Council Comments: The Town Council has no comment.

Application No. WD/2022/2386/F Application Type: Full

Location: 22 LINCOLN WAY, CROWBOROUGH, TN6 3AQ

Description: GARAGE CONVERSION & INSTALLATION OF ROOF LIGHT

Observations: None

Town Council Comments: The Town Council note that the application has already been determined.

Application No. WD/2022/2363/FA Application Type: Full – Non-Compliance of Condition

Location: LAND OPPOSITE NORFOLK COTTAGES, WALSHES ROAD, CROWBOROUGH TN6 3RE

Description: MINOR MATERIAL AMENDMENT TO WD/2020/1917/F (RESIDENTIAL DEVELOPMENT FOR 2 ADDITIONAL DWELLINGS) INVOLVING VARIATION OF CONDITION 16 TO ALLOW FOR INTERNAL CHANGES TO DWELLINGS WITH ASSOCIATED REMOVAL OF REAR PORCHES AND ALTERATIONS TO FENESTRATION, AND CHANGE TO GARAGE DOORS.

Observations: Recommends Approval

Town Council Comments: The Town Council has no comment.

Application No. WD/2022/2608/F Application Type: Full

Location: GREEN HEDGES, BLACKNESS ROAD, CROWBOROUGH, TN6 2LZ.

Description: ERECT A THREE BEDROOM CHALET BUNGALOW TOGETHER WITH CAR PARKING, CYCLE STORE, VEHICULAR ACCESS, AND CHARGING POINT

Observations: Recommends Refusal

Town Council Comments: It is the Town Council's opinion that the proposal is unsuitable for residential development as it represents significant overdevelopment of site, is out of keeping with the area and has privacy issues with the proposal overlooking neighbouring properties. Additionally, the lack of garden width makes it a poor space for development, access is poor due to the very narrow drive, there is a lack of amenity space, the addition of two additional off-street parking spaces increases the crossover access onto an already heavily utilised section of Blackness Road and there are concerns that the surface water drainage could flood the donor property. The proposed drainage is unsuitable as the plot is too small for the provisions made. Furthermore, the Town Council consider it would set a damaging local precedent if the proposal were to go ahead. Finally, the fact that a similar proposal in a neighbouring property has been rejected both by WDC (WD/2020/0652/F) and again on appeal (APP/C1435/W/20/3257873) also sets a precedent that developments of this nature are inappropriate for the location.

Application No. WD/2022/2596/F Application Type: Full

Location: 2 WHITE COTTAGE SLAUGHAMS GHYLL, SHEEP PLAIN, CROWBOROUGH, TN6 3ST

Description: PROPOSED REAR EXTENSION WITH BALCONY OVER AND RAISED PATIO

Observations: **Recommends Approval**

Town Council Comments: The Town Council has no comment.

Application No. WD/2022/2584/LB Application Type: Listed Building Consent

Location: 1 WHITE COTTAGE SLAUGHAMS GHYLL, SHEEP PLAIN, CROWBOROUGH, TN6 3ST

Description: EXTENSION TO EXISTING DWELLING, INCLUDING INTERNAL ALTERATIONS AND ASSOCIATED LANDSCAPE WORKS. NEW GARAGE BUILDING. DEMOLITION OF EXISTING OUTBUILDING

Observations: **Recommends Refusal**

Town Council Comments: Refusal recommended on the basis that the extension looks like a separate dwelling from the main property and is out of character with the existing building. In addition, some of the internal works seem unnecessary and unsympathetic to the listed status. Should Wealden District Council decide to approve the plans, Crowborough Town Council recommend that the garage building not be divisible from the main property.

Application No. WD/2022/2583/F Application Type: Full

Location: 1 WHITE COTTAGE SLAUGHAMS GHYLL, SHEEP PLAIN, CROWBOROUGH, TN6 3ST

Description: EXTENSION TO EXISTING DWELLING, INCLUDING INTERNAL ALTERATIONS AND ASSOCIATED LANDSCAPE WORKS. NEW GARAGE BUILDING. DEMOLITION OF EXISTING OUTBUILDING **Observations:** **Recommends Refusal**

Town Council Comments: Refusal recommended on the basis that the extension looks like a separate dwelling from the main property and is out of character with the existing building. In addition, some of the internal works seem unnecessary and unsympathetic to the listed status. Should Wealden District Council decide to approve the plans, Crowborough Town Council recommend that the garage building not be divisible from the main property.

DECISION NOTICES (attached to agenda)

Noted.

ASHDOWN RADIO

Members agreed that Cllr. Richard Jury represents the Town Council at the upcoming Ashdown Radio scheduled for Thursday 15th December at 10:35am.

URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING.

Members discussed the recent Parish Panel training session and the difficulties experienced accessing the meeting. It was noted that the session was recorded. The Officer agreed to find out how the recording can be accessed for those members wishing to view it.

DATE AND TIME OF THE NEXT MEETING.

The date of the next meeting is Monday 28th November 2022 at 19:30hrs.

The meeting closed at 20: 24hrs.