

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

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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
		5 members of the public in the chamber	

\*Denotes non-attendance

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#### **APOLOGIES**

None

#### **DECLARATIONS OF INTEREST**

None

#### **MINUTES**

Minutes of the meeting held on the 7<sup>th</sup> November 2022

- 9966**     **RESOLVED** that the Minutes of the meeting held on 7<sup>th</sup> November 2022 as confirmed be ratified by the Chairman.

#### **NEW PLANNING APPLICATIONS**

- 9967**     **RESOLVED** that the observations on planning and licencing issues below be submitted to the Planning & Licensing Authority for consideration.

The chairman moved to hear Items 4.10 and 4.6 first due to members of public present with an interest.

**Application No. WD/2022/2874/F Application Type: Full**

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

**Description:** DETACHED DWELLING IN THE BACK GARDEN OF FAIRFAX HOUSE WITH ASSOCIATED PARKING AND LANDSCAPING

A member of public spoke in objection to the application. He stated that the proposal would significantly overlook his property causing loss of privacy, particularly from the windows on the south facing side. Fairfax House itself already overlooks his garden. He is concerned about the increased noise and obtrusion as the proposed entranceway is alongside the rear fence to his garden. He stated that planning guidelines stipulate that there need be a minimum of 21.0 metres between property boundaries, yet the proposal is only 19.7 metres from Cherry Tree Cottage. He raised concerns regarding safety as access to the property is dangerous given the proximity to Fairfax House and Goldsmiths Avenue. He also stated that the vehicle splays are not the 2.4 metres outlined in the proposal but are in fact only 1.6 metres. Finally, he voiced concerns regarding potential drainage issues from the new development.

A second member of public spoke in objection to the application. He stated that his property on Ellison Close will be significantly overlooked by the elevation of the development, indeed the revised plans have exacerbated the issue and now pose a greater intrusion. He is concerned that there will be light issues due to the proposal directly overlooking his property. He stated that his garden has already experienced significant flooding since work to Fairfax has completed and is concerned that the increase in non-permeable surfaces in the vicinity will increase the problem. The proposal will cause loss of privacy to the back garden. He stated there is a badger sett and bats in the grounds of the proposal and the proposal would destroy their natural habitat. Finally, he raised concerns about the impact of the property access as he feels it could be dangerous to pedestrians.

**Observations: Recommends Refusal**

**Town Council Comments:** Refusal Recommended due to the negative visual impact to the street scene; overdevelopment of the plot; the size, scale, and form of the proposal; the loss of privacy to neighbouring properties which has been exacerbated by the elevation change; and the unresolved drainage and flooding issues, particularly as the increase of impermeable surfaces will not improve the situation. In addition, the ecological report is flawed and out of date and the transport report is missing which leads to the assumption that the property will only be accessible by the use of private cars. The town council also believe that the proposal is within one kilometre of Ashdown forest and is currently part of a green corridor linking woodland between Innhams Wood, The Ghyll and Ashdown Forest and there appear to have been mitigation measures put in place. Additionally, the recent introduction of car parking charges on the Ashdown Forest has already lead to an increase in on-street parking in the St John's area. It is the town council's belief that this will lead to an increase in the number of children being walked to the school as parents are unable to find parking during peak times.

The original application WD/2021/2466/F was refused approximately eleven months ago, and this subsequent proposal is not an improvement.

Should the proposal be approved the town council request that conditions are imposed so that no external illuminations be allowed on the property due to light pollution and that restrictions be placed on the permissible working hours for contractors within the site so as not to affect the neighbours in an adverse matter.

Four members of the public left the chamber at 19:49hrs.

**Application No. WD/2022/2870/F Application Type: Full**

**Location:** 1 HIGH STREET, CROWBOROUGH, TN6 2QA

**Description:** CHANGE OF USE OF EX BANK AND OFFICES TO RESIDENTIAL APARTMENTS

A member of public spoke in opposition to the application. He stated that the location is in a conservation area and encroaches on the high street. There are several other vacant properties within the vicinity and he is concerned that this may set a precedent for others. It is his opinion that there is likely to be noise pollution for residents as Weatherspoons pub is opposite and currently trading from 8am until 12 midnight or later.

**Observations: Recommends Refusal**

**Town Council Comments:** Refusal recommended as the town council believe this is an unsuitable location for flats. There is a distinct lack of parking and amenity space, bedrooms would be at street level on a high street opposite a busy public house which will cause noise pollution.

The proposal is out of keeping due to the protected frontage requirements of the conservation area. The location is on a tight corner adjoining an A-road, on a bus route with double yellow lines which is dangerous. There are access concerns both for construction vehicles and intended residents.

The agent reports that they have been unable to effectively market the property yet the other former bank facilities of HSBC, Lloyds and Natwest have all be commercially let.

**Application No. WD/2022/2360/F Application Type: Full**

**Location:** HARLEQUINS, HARLEQUIN LANE, CROWBOROUGH, TN6 1HU

**Description:** SINGLE STOREY FRONT AND REAR EXTENSIONS, GARAGE ROOF RAISED, COVERED PATIO AREA AND LANDSCAPE CHANGES.

**Observations: Recommends Approval**

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

**Application No. WD/2022/2681/FR Application Type: Full - Retrospective**

**Location:** 42 FERMOR WAY, CROWBOROUGH, TN6 3BE

**Description:** REAR GARDEN - GAZEBO (RETROSPECTIVE)

**Observations: Recommends Refusal**

**Town Council Comments:** The town council believes this to be overdevelopment due to the scale, size, and form of the structure. Additionally, it appears to overshadow the neighbouring garden due to the elevation on the southern side.

**Application No. WD/2022/2352/F Application Type: Full**

**Location:** LAND ADJACENT TO HODGES, ERIDGE ROAD, STEEL CROSS, CROWBOROUGH, TN6 2SS

**Description:** ERECTION OF 4 NO. RESIDENTIAL DWELLINGS WITH ASSOCIATED LANDSCAPING AND PARKING AND THE RETENTION OF EXISTING ACCESS.

**Observations: Recommends Refusal**

**Town Council Comments:** Refusal recommended due to inadequate green measures such as a lack of air source heat pumps and rainwater collection facilities, concerns

regarding sufficient drainage and sewage facilities in an area already prone to localised flooding and concerns that the access and highway requirements need to be redesigned.

**Application No. WD/2022/2796/F Application Type: Full**

**Location:** LUXFORD FARM, ERIDGE ROAD, CROWBOROUGH, TN6 2SR

**Description** PROPOSED DETACHED GREENHOUSE

**Observations: Recommends Approval**

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

**Application No. WD/2022/2864/F Application Type: Full**

**Location:** OLD COACH HOUSE, MELFORT ROAD, CROWBOROUGH, TN6 1QT

**Description** SINGLE STOREY PORCH EXTENSION GABLE END AND INTERNAL ALTERATIONS  
EXTERNAL VERTICAL CLADDING

**Observations: Recommends Approval**

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

**Application No. WD/2022/2877/F Application Type: Full**

**Location:** THE HERMITAGE, GREEN LANE, CROWBOROUGH, TN6 2DE

**Description:** CONVERSION OF GARAGE TO LIVING ACCOMMODATION WITH EXTERNAL  
ROOF LIGHT

**Observations: Recommends Approval**

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

**Application No. WD/2022/2268/F Application Type: Full**

**Location:** 1 OSBORNE VILLAS, SOUTH STREET, CROWBOROUGH, TN6 1PG

**Description:** ERECTION OF NEW CARPORT

**Observations: Recommends Refusal**

**Town Council Comments:** Refusal recommended as the town council believe that the proposed guttering is inadequate and there is no downpipe for the water run-off.

**Application No. WD/2022/2906/FR Application Type: Full - Retrospective**

**Location:** 10 COMBE END, CROWBOROUGH, TN6 1NH

**Description:** RETROSPECTIVE APPLICATION FOR A PROPOSED ROOF TERRACE

**Observations: Recommends Refusal**

**Town Council Comments:** Refusal recommended as the town council believe that the proposal is out of keeping with the area as well as overlooking neighbouring properties.

**DECISION NOTICES (attached to agenda)**

Noted.

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

The Chairman notified members that he was no longer able to attend the interview with Ashdown Radio on Thursday 15<sup>th</sup> December, 10:35am, due to a personal appointment. Cllr. Martyn Everitt agreed to participate in on behalf of the Planning and Development Committee.

A member enquired whether the Planning and Development Committee has any governance regarding the ability to ask private property owners to remove unsightly mess from their front gardens. It was agreed this be included on the agenda for the meeting scheduled on 19<sup>th</sup> December 2022.

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

The date of the next meeting is Monday 19<sup>th</sup> December 2022 at 19:30hrs.

The meeting closed at 20: 41hrs.