

Minutes of a meeting of the **PLANNING and DEVELOPMENT**
Committee held in the Council Offices, Pine Grove, Crowborough
on Monday 20th February 2023 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 member of the public in the chamber	

*Denotes non-attendance

APOLOGIES

Cllr George Moss

DECLARATIONS OF INTEREST

None

MINUTES

Minutes of the meeting held on the 30th January 2023

It was noted that there was a page numbering issue with the minutes.

- 10033** **RESOLVED** that the Minutes of the meeting held on 30th Jan 2023 as confirmed be ratified by the Chairman with the amendment noted.

NEW PLANNING APPLICATIONS

- 10034** **RESOLVED** that the observations on planning and licencing issues below be submitted to the Planning & Licensing Authority for consideration.

Application No. WD/2022/2677/FR Application Type: Full - Retrospective

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

Description: PROPOSED SINGLE STOREY FRONT EXTENSIONS, TWO ROOFLIGHTS AND FENESTRATION CHANGES TO HOUSE AND RETROSPECTIVE FENESTRATION CHANGES TO GARAGE. Amended Description and Plans.

Observations: Recommends Approval

Town Council Comments: The town council has no comment.

Application No. WD/2022/3162/F Application Type: Type: Full

Location: LAVENDER COTTAGE, COOPERS LANE, CROWBOROUGH, TN6 1SJ

Description SINGLE STOREY REAR EXTENSION AND REAR DORMER AND ROOFLIGHTS TO FACILITATE LOFT CONVERSION.

Amended Description.

Observations: No comment

Town Council Comments: Application already determined.

Application No. WD/2023/0003/F Application Type: Full

Location: CHESTERWOOD, AVIEMORE ROAD, CROWBOROUGH, TN6 1QU

Description REMOVAL OF EXISTING GARAGE AND REPLACED WITH NEW GARAGE AND LANDSCAPING CHANGES.

Observations: Recommends Approval

Town Council Comments: The town council has no comment.

Application No. WD/2023/0182/F Application Type: Full

Location: THE BRAMLEY, ERIDGE ROAD, CROWBOROUGH, TN6 2SL

Description: 2 STOREY SIDE EXTENSION.

Observations: Recommends Approval

Town Council Comments: The town council has no comment.

Application No. WD/2023/0205/F Application Type: Full

Location: 2 OLD BANK CHAMBERS, LONDON ROAD, CROWBOROUGH, TN6 2TT

Description: CHANGE OF USE OF PART OF GROUND FLOOR, ALL OF FIRST FLOOR AND LOFT CONVERSION FROM CLASS E TO CLASS C3(A), AND CHANGE OF EXTERNAL APPEARANCE TO INCLUDE NEW ENTRANCE DOOR, NEW SHOPFRONT AND ROOFLIGHTS.

Observations: Recommends Refusal

Town Council Comments: Refusal recommended as the application is in a conservation area, is out of keeping with surrounding commercial properties and is detrimental to the fabric of the building due to the addition of rooflights. There is no parking available and there are in fact, known parking issues in the adjacent roads. The council do not believe the proposal reaches the minimum space standard requirements as the lobby and stairwells appear to have been included in the plan yet these are not habitable spaces. Finally, the bike storage is impractical, there is no provision for household bins and there is no amenity space.

Application No. WD/2023/0220/F Application Type: Full

Location: PENLAN, CROWBOROUGH HILL, CROWBOROUGH, TN6 2EA

Description: REPLACEMENT OF EXISTING FLAT ROOFS WITH NEW PITCHED ROOFS. AMENDMENTS TO SIDE FENESTRATION.

Observations: Recommends Approval

Town Council Comments: The town council has no comment.

Application No. WD/2023/0235/F Application Type: Full

Location: HIGH BROOM, HIGH BROOM ROAD, CROWBOROUGH, TN6 3SL

Description: PROPOSED EXTENSION TO THE REAR WILL REPLACE EXISTING ADD ON KITCHEN/PANTRY BLOCK AND COVERED PATIO. THE EXTENSION WILL BE ARRANGED OVER GROUND AND FIRST FLOORS.

THE PROPOSALS FOR THE GROUND FLOOR WILL INCLUDE OPEN PLAN KITCHEN / DINING AREA WITH A NEW STAIRCASE LEADING TO THE FIRST FLOOR. AT THE REAR OF THE KITCHEN PANTRY, SHOWER ROOM AND UTILITY ENTRANCE ARE PROVIDED. CORNER OF THE KITCHEN / DINING AREA IS FRAMED BY THE EXPANSIVE SLIDING DOORS THAT WOULD PROVIDE A LINK TO THE REAR GARDEN AND A NEW PATIO. A DOUBLE HEIGHT SPACE OVER THE NORTH-WEST CORNER WILL BE A FEATURE OF THE NEW EXTENSION AND WILL CREATE A VISUAL LINK BETWEEN GROUND AND FIRST FLOORS.

NEW ACCOMMODATION AT FIRST FLOOR WILL INCLUDE A MASTER BEDROOM WITH A JULIET BALCONY WITH LONG DISTANCE VIEWS OVER THE REAR GARDEN. MASTER BEDROOM WILL ALSO HAVE A WALK-IN WARDROBE AND EN-SUITE BATHROOM. IN ADDITION, A NEW LAUNDRY ROOM WILL BE PROVIDED AT FIRST FLOOR.

Observations: Recommends Approval

Town Council Comments: The town council has no comment.

Application No. WD/2023/0249/F Application Type: Full

Location: 4 HARLEQUIN PLACE, CROWBOROUGH, TN6 1HZ

Description: PROPOSED CONVERSION OF PART OF INTEGRAL GARAGE TO PROVIDE HABITABLE ACCOMMODATION INCLUDING NEW WINDOWS TO SOUTH EAST AND SOUTH WEST ELEVATIONS AND CHANGES TO FENESTRATION ON NORTH WEST ELEVATION.

Observations: Recommends Approval

Town Council Comments: The town council has no comment.

Application No. WD/2023/0308/F Application Type: Full

Location: STORITHS, GREEN LANE, CROWBOROUGH, TN6 2DF

Description: TWO STOREY FLANK EXTENSION, SINGLE STOREY REAR EXTENSION AND PORCH EXTENSION TO FRONT ELEVATION.

Observations: Recommends Approval

Town Council Comments: The town council has no comment.

Application No. WD/2023/0319/F Application Type: Full

Location: 4 MUSGROVE PLACE, CROWBOROUGH, TN6 2TZ

Description: FIRST FLOOR SIDE EXTENSION.

Observations: Recommends Refusal

Town Council Comments: Refusal recommended due to the domineering impact to neighbouring properties on Musgrove Place and the property on the opposite footpath (on the Craigmere Hall site). The increased scale and form on a plot that is already small will lead to further overdevelopment of plot.

East Sussex County Council Application

Application No. WD/872/CM/KS Application Type: Retrospective

Location: LOWER ASHWOOD FARM, ERIDGE ROAD, CROWBOROUGH, EAST SUSSEX, TN6 2DZ

Description: RETROSPECTIVE APPLICATION TO REGULARISE THE CONTINUED USE OF THE SITE AS A WASTE RECYCLING AND TRANSFER FACILITY FOR INERT WASTE.

Observations: Recommends Refusal

Town Council Comments: Refusal recommended due to the substantial increase in tonnes per annum and loads per week. The town council are concerned that this will negatively impacting the condition of the country lane which is situated close to the AONB. The council also has concerned regarding light pollution. If permitted, the access road must be upgraded to a metalled road as a minimum due to concerns about mud on the main road and at the junction that the increase in traffic levels will cause.

DECISION NOTICES (attached to agenda)

Noted.

PROPOSED S278 HIGHWAY WORKS

To consider design proposals for the developer led S278 highway scheme to reconfigure the road junction at Green Lane/Palesgate Lane

The town council is satisfied with the development proposal to reconfigure Green Lane/Palesgate Lane subject to the road to Palesgate lane being adopted.

The resurfacing of the footpath near Oakwood Drive is a welcome improvement.

URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING.

A member reported that they had received complaints from several members of public about lack of planning enforcement when developers breach planning condition, in particular in relation to the recent removal of trees on the Walshes Road development. The town council have no enforcement powers as responsibility for this lies with Wealden District Council.

DATE AND TIME OF THE NEXT MEETING.

The date of the next meeting is Monday 13th March 2023 at 19:30hrs.

The meeting closed at 20: 19 hrs.