

Minutes of a meeting of the **PLANNING and DEVELOPMENT**
Committee held in the Council Offices, Pine Grove, Crowborough
on Monday 30th January 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
		8 members of the public in the chamber	

*Denotes non-attendance

APOLOGIES

None

DECLARATIONS OF INTEREST

Cllr Suzanne Dixon declared a personal interest in Item 4.2.

MINUTES

Minutes of the meeting held on the 9th January 2023

- 10018 RESOLVED** that the Minutes of the meeting held on 9th Jan 2023 as confirmed be ratified by the Chairman.

NEW PLANNING APPLICATIONS

- 10019 RESOLVED** that the observations on planning and licencing issues below be submitted to the Planning & Licensing Authority for consideration.

The chairman moved to hear Item 4.6 first due to members of public present with an interest in the item.

A member of public spoke in opposition to application WD/2023/0024/F. He stated that the proposal is out of character for the existing single width lane. He further stated that the proposal involves excavating a steep 3-4 metre bank and building a large retaining wall which would undermine the root integrity of mature trees in the vicinity. He also

refutes the claim from the applicant that there is currently no access into the land, as there are pedestrian access points at both Alice Bright Lane and Stone Cross Road. The plot itself is a mixture of ancient woodland so in his opinion requires minimal access or upkeep. The site is already the location for an Article 4 directive from Wealden District Council (WDC) to prevent the land being divided into separate plots. To allow the proposal to go would be contra to WDC policies, the National Planning Policy Framework and Local Plan of 1998.

A second member of public spoke in opposition to the application. He raised concerns about the construction of a tarmac road into a woodland. He surmised that the only purpose for this would be as precursor to a development. He stated that the site is not suitable for this purpose and that installation of tarmac access of this size and scale would damage a large number of mature trees during construction.

A third member of public spoke in objection to the application. He stated that the location is outside of the development boundary, adjacent to an ancient woodland in an Area of Natural Beauty (AONB) so there is a requirement for the applicant to show a 'need' to develop the site which has not been met by the application. He noted that the ecological report references a number of protected species in the vicinity. In addition, the surface water run-off has not been considered and a highway study has not been completed.

Application No. WD/2023/0024/F Application Type: Full

Location: LAND LOCATED BETWEEN STONE CROSS ROAD AND ALICE BRIGHT LANE.

Description: CREATION OF NEW ACCESS

Observations: Recommends Refusal

Town Council Comments: Refusal recommended as the proposal is a greenfield site outside of the town and development boundaries. It is the council's belief that the access road not only would have a detrimental visual impact to the street scene and be out of keeping with the area, but is a gateway for the development of the land as there is no other logical purpose for access of this style to an existing arboricultural parcel of land. The proposal is contra to the NPPF and Wealden Planning Policy. There are concerns regarding surface water run-off and no highway studies have taken place in regards to this. It is believed that application will have a pernicious impact to the ecology of the area including impact to a substantial number of trees and ancient hedgerow.

Six members of public left the chamber at 19:48hrs.

A member of public spoke in opposition to application WD/2022/2926. He stated that whilst he agrees the site needs to be redeveloped with care and attention, he has concerns regarding access issues into the site, especially as a lorry will be unable to access the car park whilst cars are parked there. Additionally, deliveries will cause issues on the highway due to the size and turning circle of the vehicles in question. He noted that there were concerns raised about access issues to the upper flat and is worried that future homeowners may feel intimidated accessing their own property.

Application No. WD/2022/2926/MAJ Application Type: Major Application - Full

Location: THE FORMER FEEDBACK FACTORY AND THE RAILWAY TAVERN,
CROWBOROUGH HILL, CROWBOROUGH, TN6 2JL

Description: CHANGE OF USE OF AND EXTENSION/ALTERATIONS TO THE FORMER FEEDBACK FACTORY TO FORM CLASS E AND/OR B8 TRADE COUNTER USES ON THE GROUND FLOOR TOGETHER WITH CLASS E USE ON THE FIRST FLOOR. ERECTION OF A FURTHER CLASS E RETAIL AND/OR B8 TRADE COUNTER UNIT. CONVERSION OF THE GROUND FLOOR OF THE PUBLIC HOUSE TO CLASS E RETAIL/CAFÉ USE. ALTERATIONS TO THE FIRST FLOOR TO CONVERT EXISTING 4-BEDROOM ANCILLARY RESIDENTIAL ACCOMMODATION TO A SEPARATE 3-BEDROOM FLAT. ASSOCIATED PARKING, ACCESS, AND LANDSCAPING WORKS

Observations: Recommends Refusal

Town Council Comments: The town council are broadly in favour with the development of the site in some form but disagrees with this proposal. Refusal is therefore recommended due to concerns over drainage and sewage issues in the vicinity. Access issues to one of the residential properties. Potential turning issues in the car park when full and highway obstruction issues caused by large delivery and construction vehicles.

Application No. WD/2022/3024/MAJ Application Type: Major Application - Full

Location: JARVIS BROOK SPORTS CLUB, PALESGATE LANE, CROWBOROUGH, TN6 3HG
Description: INSTALLATION OF FLOODLIGHTS, INSTALLATION OF HARDSTANDING PATH TO TWO SIDES OF PITCH, ERECTION OF TWO STANDS (ONE TO SIT 50 PEOPLE AND ONE FOR 50 PEOPLE STANDING), AND ERECTION OF 2.4M HIGH FENCE TO PERIMETER OF PITCH.

Observations: No comment

Town Council Comments: The town council decline to comment as they are the landlord.

Application No. WD/2022/3249/MRM Application Type: Type: Major Application - Reserved Matters

Location: MILLBROOK GARDEN CENTRE, TUBWELL LANE, CROWBOROUGH, TN6 3RJ

Description: RESERVED MATTERS PURSUANT TO OUTLINE PERMISSION WD/2020/2164/MAO (CESSATION OF USE OF LAND FOR A GARDEN CENTRE AND DEMOLITION OF ASSOCIATED BUILDINGS (WITH THE EXCEPTION OF THE OFFICE BUILDING, GRID REFERENCE 0553882E 0129597N). CONSTRUCTION OF UP TO 27 DWELLINGS WITH REDESIGNED SITE ACCESS AND CLOSURE OF EXISTING ACCESSES AND ASSOCIATED HIGHWAY IMPROVEMENTS).

Observations: Recommends Approval

Town Council Comments: The town council has no comment.

Application No. WD/2023/0102/F Application Type: Full

Location: 25 ERIDGE DRIVE, CROWBOROUGH, TN6 2TJ

Description: SINGLE STOREY DOMESTIC EXTENSION TO INCLUDE REMOVAL OF SINGLE GARAGE.

Observations: Recommends Approval

Town Council Comments: The town council has no comment.

Application No. WD/2022/3206/F Application Type: Full

Location: WESTBURY HOUSE, PARK ROAD, CROWBOROUGH, TN6 2QX

Description: CONVERSION OF OFFICE BUILDING TO 2 NO. C3 DWELLING HOUSES.

Observations: Recommends Refusal

Town Council Comments: Refusal recommended due to overdevelopment of plot, lack of amenity space and the proposal being an inappropriate development with commercial properties immediately to the side and rear.

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

Location: 10 COMBE END, CROWBOROUGH, TN6 1NH

Description: RETROSPECTIVE APPLICATION FOR FIRST FLOOR FRENCH DOORS AND PROPOSED JULIET BALCONY Please see Amended Plans and Change of Description.

Observations: Recommends Refusal

Town Council Comments: Refusal recommended as the proposal is out of keeping with the neighbouring properties and the obscured glass is not high enough to make a material difference. This is the third time that the application has been presented in a three-month period, the town council would like to see the application determined as it is retrospective.

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

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

Description: SINGLE STOREY SIDE AND REAR EXTENSION TO INCLUDE ALTERATIONS TO THE EXISTING SIDE AND REAR EXTENSIONS, AND RAISED TERRACE. Amended description and plans received date stamped 20/12/2022 Amended description and plans received date stamped 20/12/2022

Observations: Recommends Approval

Town Council Comments: The town council have no comment.

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

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

Description: TWO STOREY SIDE EXTENSION Amended plans received date stamped 16/12/2022.

Observations: Recommends Approval

Town Council Comments: The town council is pleased to note the proposed extension now matches the existing building in style and materials used.

Application No. WD/2022/3316/F Application Type: Full

Location: WELLBANK OSBORNE HILL, JARVIS BROOK, TN6 2HP

Description: TO CHANGE THE FRONT SECTION OF THE EXISTING GARAGE INTO AN ENSUITE BATHROOM BY BRICKING UP THE GARAGE DOOR, ADDING A WINDOW AND SMALL PITCHED ROOF OVER THE GARAGE.

Observations: Recommends Approval

Town Council Comments: The Town Council has no comment.

Application No. WD/2022/1187/F Application Type: Full

Location: WITZ END, COOPERS LANE, CROWBOROUGH, TN6 1SJ

Description: BRICK EXTENSION TO EXISTING UTILITY ROOM TO FORM A SHOWER, BASIN, AND TOILET ROOM.

Observations: Recommends Approval

Town Council Comments: The Town Council has no comment.

Application No. WD/2022/3134/F Application Type: Full

Location: 2 HEATH COTTAGES, POUNDFIELD ROAD, CROWBOROUGH, TN6 2BG

Description: DEMOLISH AND REPLACE SINGLE STOREY REAR EXTENSION, INTERNAL ALTERATION, CAR PARK SPACE AND CROSSOVER.

Observations: Recommends Approval

Town Council Comments: The Town Council has no comment.

Further Representations on Appeal

Application No. WD/2021/3110/F Appeal Reference: APP/C1435/W/22/3310319

Location: LAND REAR OF WEST RIDGE HOUSE, GOLDSMITHS AVENUE, CROWBOROUGH, TN6 1RJ

Description: CONSTRUCTION OF 1NO. DETACHED RESIDENTIAL PROPERTY, INTEGRAL GARAGING WITH ASSOCIATED NEW VEHICLE ACCESS AND CIRCULATION SPACE TO THE FRONT OF THE PROPERTY.

Town Council Comments: The previous comments made by the town council still stand and it supports the view of Wealden District Council in their refusal.

DECISION NOTICES (attached to agenda)

Noted.

STREET NAMING CONSULTATION

To consider the street naming proposal for the development at Orchid Riding Centre, Walshes Road

Members agreed that the proposal of Nightjar, Skylark, Siskin, Nuthatch & Linnet be accepted as street names for the development at Walshes Road.

- 10020** **RESOLVED** to approve the street names recommended for the development at Orchid Riding Stables and for the names to be removed from the 'Street Names' document.

PLANNING ENFORCEMENT

To discuss planning enforcement response timescales and determine whether further action is required.

Members discussed the lack of enforcement that appears to take place with planning infringements. It was agreed that issues should continue to be reported as they occur but that the committee have no powers in place to change the process. No further action is required.

URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING.

None.

DATE AND TIME OF THE NEXT MEETING.

The date of the next meeting is Monday 20th February 2023 at 19:30hrs.

The meeting closed at 20:41 hrs.