

Minutes of a meeting of the **PLANNING and DEVELOPMENT**
Committee held in the Council Offices, Pine Grove, Crowborough
on Monday 13th March 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
		2 members 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 20th February 2023

- 10066** **RESOLVED** that the Minutes of the meeting held on 20th February 2023 as confirmed be ratified by the Chairman.

NEW PLANNING APPLICATIONS

- 10067** **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 4.4 first due to a member of public with an interest being present.

A member of the public spoke in support of application WD/2023/0392/FR. He shared photographs with members which showed similar properties within the Montargis estate with linked garages. In the examples exhibited, each of the properties were standard link detached houses whereby the garages are both directly attached to each other and the

adjoining properties. For this specific application, the garage is not attached to the property directly but is attached to the neighboring one by way of the garage. The member of the public stated that this is the only property on the Montargis estate that has been built in this way. He stated he had been unaware at the time of installation that planning was required, and that he had been subject to a time boundary at the time as the fence posts were cemented in at the point that the neighbor was having a driveway fitted. Before the installation of the fence it was unclear which property owned the left hand garage.

Application No. WD/2023/0392/FR Application Type: Full - Retrospective

Location: 22 SIMONS CLOSE, CROWBOROUGH, TN6 2XU

Description: RETROSPECTIVE ERECTION OF FENCE

Observations: Recommends Approval

Town Council Comments: The town council has no comment.

1 member of public left the chamber at 19:39 hrs.

Application No. WD/2023/0571/F Application Type: Full

Location: 3 ALPHA COTTAGES, FERMOR ROW, CROWBOROUGH, TN6 1NL

Description: CONSTRUCTION OF A SINGLE-STOREY FLAT ROOF SIDE EXTENSION.

Observations: Recommends Approval

Town Council Comments: The town council has no comment.

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

Location: 25 ERIDGE DRIVE, CROWBOROUGH, TN6 2TJ

Description REMOVAL OF INTEGRAL GARAGE AND CONSTRUCTION OF A WRAPAROUND SIDE AND REAR EXTENSION TO FORM AN ANNEXE AND LARGER KITCHEN Updated proposal description to include the formation of an annexe.

Observations: Recommends Approval

Town Council Comments: The town council has no comment.

Application No. WD/2023/0363/F Application Type: Full

Location: 19A MEDWAY, CROWBOROUGH, TN6 2DL

Description REMOVAL OF EXISTING DETACHED GARAGE AND REBUILDING TO FORM A HOME OFFICE/STUDY.

Observations: Recommends Approval

Town Council Comments: Approval recommended on the basis that the building not be divisible from the current property.

Application No. WD/2023/0424/F Application Type: Full

Location: PADDOCKS, LONDON ROAD, CROWBOROUGH, TN6 1SR

Description: PROPOSED SIDE EXTENSION, PROPOSED DORMER WINDOWS TO THE FRONT ELEVATION, PROPOSED FIRST FLOOR FRONT EXTENSION, PROPOSED EXTENSIONS TO THE EXISTING REAR DORMER WINDOW AND PROPOSED GARAGE CONVERSION INTO HABITABLE ACCOMMODATION.

Observations: Recommends Approval

Town Council Comments: The town council has no comment.

Applications on Appeal

A member of public spoke in opposition to the application. His main concerns were the level of objections being so substantial, there being no land available to build a path and issues with the proposed soakaway being inadequate.

Application No. WD/2022/1639/F / APP/C1435/W/23/3316110

Application Type: Full

Location: LAND WEST OF ALICE BRIGHT LANE, AND SOUTH OF HURTIS HILL, CROWBOROUGH

Description: ERECTION OF 4 DWELLINGS, NEW ACCESS AND LANDSCAPING

Observations: Recommends Refusal

Town Council Comments: Crowborough Town Council continue to object to this application in the strongest possible terms for all of the reasons stated below from our consideration of the full application in August 2022. We would also like to draw the inspectorates attention to the strength of local feeling against this and other development on Alice Bright Lane.

The Town Council recommend refusal on the following basis: The proposal on a green field site, outside the development boundary of the town and is out of keeping with the area, particularly as the eleven current properties are all an individual style. There are concerns with safety due to the narrowness of Alice Bright Lane and the fact that there are no footpaths available. The transport statement has insufficient information. The ecological report states that priority should be given to woodland habitats which appears to support the refusal of the development. There are over sixty-eight resident objections which shows the level of concern regarding the development and the committee believe that the proposal is a gateway development for further houses. There are already issues of localised flooding to the area and the town council have concerns with drainage from the site which the proposal does not appear to have addressed. There is insufficient parking for the development. There are concerns with regards to traffic issues and safety for pedestrians. The development is car dependent and the NPPF states that these types of developments be avoided wherever possible. There will be a detrimental impact to the biodiversity of the area.

DECISION NOTICES (attached to agenda)

Noted.

WORKING GROUP AGAINST OVERDEVELOPMENT

To note the recent communication from the Working Group Against Overdevelopment (WGAO)

The report was noted.

STREET NAMING CONSULTATION

To consider the street naming proposal for the development to the North of Walshes Road.

Members discussed the proposal from the developer for street naming to the North of Walshes Road. The proposal for Seedling Drive, Gala Close and Claygate Road were accepted by the committee. A counter proposal was made with regards to Dabinett Place. The committee would like the developer to consider Coronation Place as an alternative. Coronation is both a Sussex Apple and has significance as this is the year of the King's coronation.

Members also discussed the Street Naming document as there are items in the 'historical connections' section that have already been used within the town. It was agreed that Burton, McLellan, Taylor, Turner and Wellbanks be removed from the list.

ARTICLE 4 DIRECTIONS

To note the Article 4 Directions for the Land at Beechenwood Farm, Pilmer Road, Crowborough

The Article 4 Directions were noted.

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 3rd April 2023 at 19:30hrs.

The meeting closed at 20: 18 hrs.