

Minutes of a meeting of the **PLANNING and DEVELOPMENT**
Committee held in the Council Offices, Pine Grove, Crowborough
on Monday 3rd April 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
		3 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 13th March 2023

- 10081** **RESOLVED** that the Minutes of the meeting held on 13th March 2023 as confirmed be ratified by the Chairman.

NEW PLANNING APPLICATIONS

- 10082** **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 4.3 first due to members of public present with an interest in the item.

A member of the public spoke in opposition to Application WD/2022/2874/F. As the owner of Cherry Tree Cottage, which is situated directly adjacent to Fairfax house, he stated that there is already loss of privacy from Fairfax house itself and the new proposal will exacerbate this as the south facing windows will directly overlook his property. He

added that the proposed driveway will create a noise nuisance as it is situated directly alongside Cherry Tree Cottage, and he anticipates that the glare of headlights will be intrusive. He raised concerns over drainage and stated that flooding has already been a considerable problem since the creation of Fairfax House, which will be exacerbated should this application proceed. He noted that the revised application has moved closer to the south side of the plot which means the boundary is now only 19.2 metres away from his property, yet the guidelines state that the minimum permissible is 21 metres. He further stated that there are numerous errors in the planning statement. He raised concerns that there may be damage to the trees alongside the back fencing line, and that there will be a loss of dark sky visibility as Fairfax House itself is already heavily illuminated.

Finally, he voiced concern about the potential noise nuisance from the building work as the developers for Fairfax house had received numerous complaints with regards to work taking place outside of permitted hours.

A second member of public spoke in opposition to application WD/2022/2874/F. He stated that the revised application has minor modifications so has failed to address the objections previously made. He believes that the proposal is overdevelopment of plot. He asserted that his own property has already been flooded on numerous occasions since the completion of Fairfax House and this will be exacerbated should the application be allowed to proceed. He stated that the ecology report is insufficient as there are badgers and bats present in the vicinity.

Finally, he raised concerns about the safety of pedestrians in the area, particularly as there has been a large increase in cars being parked in the area due to the introduction of car parking charges on the Ashdown Forest which impacts visibility.

Application No. WD/2022/2874/F Application Type: 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. Amended Plans and Amended Planning Statement received dated 10/03/2023.

Observations: Recommends Refusal: 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 new ecological report is flawed, with no new surveys having been completed and there are large amounts of redacting in the report. Overall, the report is unsuitable to use. Additionally, the transport report is missing which leads to the assumption that the property will only be accessible using 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 led to an increase in on-street parking in the St John's area. This has resulted in 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 eighteen 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.

2 members of public left the council chamber at 19:46hrs.

Application No. WD/2023/0517/MFA Application Type: Major Application – Non-Compliance

Location: LAND NORTH OF ERIDGE ROAD, CROWBOROUGH, TN6 2TN

Description: VARIATION OF CONDITION 13 OF WD/2021/0897/MRM (RESERVED MATTERS PURSUANT TO OUTLINE APPLICATION WD/2017/2197/MAO (OUTLINE APPLICATION FOR UP TO 119 NO. NEW RESIDENTIAL DWELLINGS, INCLUDING 35% AFFORDABLE UNITS, WITH ACCESS, PUBLIC OPEN SPACE, ASSOCIATED INFRASTRUCTURE AND LANDSCAPING)) IN ORDER TO REGULARISE THE DIFFERENCES BETWEEN CONSENTED PLANS AND THE BUILT DEVELOPMENT

Observations: Recommends Refusal

Town Council Comments: The town council is very concerned that a damaging precedent will be set if developers are allowed to regularise planning applications as opposed to rectify infractions according to their original planning conditions. In addition, it is disappointed that all the foliage to the front of the development was removed unnecessarily and contra to planning conditions not least because the replanting will take decades to regrow.

Application No. WD/2022/2411/O Application Type: Major Application - Outline

Location: CHERRY TREES, TUBWELL LANE, CROWBOROUGH, TN6 3RH

Description: REMOVAL OF HMO STATUS ON EXISTING BUILDING TO CREATE A SINGLE PRIVATE DWELLING, PLUS THE CONSTRUCTION OF 5 NO. NEW BUILD DWELLINGS TO THE WEST OF THE EXISTING BUILDING.

Observations: Recommends Refusal

Town Council Comments: Refusal recommended due to it being a gateway development on what is effectively a greenfield site. The town council have concerns about the levels of water run off which will impact properties at the bottom of the hill. The transport survey is based on 2016 information which is out of date and had changed substantially since then. The road is narrow with abundant ancient hedgerow and a variety of native wildlife, and the town council are concerned about the impact to this. The increase in proposed vehicles and the single-entry point into the location for construction vehicles will be hazardous to pedestrians on what is a well-used public right of way especially since the introduction of Ashdown Forest Charges.

Application No. WD/2023/0477/F Application Type: Full

Location: GARTH MAGNA, ERIDGE ROAD, STEEL CROSS, CROWBOROUGH, TN6 2SS

Description PROPOSED GABLE PITCH ROOF TO REPLACE EXISTING FLAT ROOF

Observations: Recommends Approval

Town Council Comments: The town council no comment.

Application No. WD/2023/0509/F Application Type: Full

Location: OVERASHDOWN, GOLDSMITH AVENUE, CROWBOROUGH, TN6 1RJ

Description: ERECTION OF A SINGLE DWELLING WITH ASSOCIATED ACCESS.

Observations: Recommends Refusal

Town Council Comments: Refusal recommended due to the fact that the location of the property is within 400 metres of the Ashdown Forest exclusion zone, the potential damage to the root system of mature TPO protected trees, and due to overdevelopment of the plot.

Application No. WD/2023/0562/F Application Type: Full

Location: SPRINGFIELD, GREEN LANE, CROWBOROUGH, TN6 2BX

Description: ERECTION OF 6 NO. NEW SEMI-DETACHED AND DETACHED DWELLINGS (REVISION OF WD/2022/0324/F)

Observations: Recommends Approval

Town Council Comments: The town council note that six dwellings have already been approved on the site, however, it believes that the drainage strategy is flawed. It would like to see a minimum of one electric vehicle charging point per property. Additionally, access to the footpath needs to be maintained during and after construction.

Application No. WD/2023/0596/F Application Type: Full

Location: SALTERS, MOUNT PLEASANT, CROWBOROUGH, TN6 2ND

Description: SINGLE STOREY REAR & SIDE RETURN EXTENSION.

Observations: Recommends Approval

Town Council Comments: The town council has no comment.

Application No. WD/2023/0615/F Application Type: Full

Location: 12 COOMBE EDGE, CROWBOROUGH, TN6 2GS

Description: SINGLE STOREY SIDE AND REAR EXTENSION

Observations: Recommends Approval

Town Council Comments: The town council has no comment.

Application No. WD/2023/0701/F Application Type: Full

Location: SELECTAPENSION HOUSE, ERIDGE ROAD, CROWBOROUGH, TN6 2SL

Description: EXTERNAL ALTERATIONS CONSISTING OF REPLACING A WINDOW WITH A NEW DOOR WITH ASSOCIATED STEPS, DOOR REMOVAL AND BLOCKING UP, AND INFILL TO PARAPET WALL ON EAST ELEVATION, 4 NO. NEW OPAQUE ROOFLIGHTS TO SOUTH ELEVATION AND NEW WINDOW WITH OBSCURED GLAZING TO WEST ELEVATION. SITE WORKS TO INCLUDE RE-MARKING OUT OF EXISTING PARKING SPACES ALONG WITH 8 NO. BIKE STORAGE TO REAR.

Observations: Recommends Approval

Town Council Comments: The town council has no comment.

Application No. WD/2023/0703/F Application Type: Full

Location: INVERNESS, GHYLL ROAD, CROWBOROUGH, TN6 1ST

Description: EXTENSION TO EXISTING PROPERTY - PART 2 STOREY PART SINGLE STOREY. EXTERNAL INSULATION AND CLADDING TO WHOLE PROPERTY TO IMPROVE THERMAL PERFORMANCE. EXTERNAL INSULATION AND CHANGE OF ROOF COVERING TO IMPROVE THERMAL PERFORMANCE. INSTALL INTEGRATED PV PANELS ON REAR ELEVATION OF ROOF - SUBJECT TO TECHNICAL ASSESSMENT.

Observations: Recommends Approval

Town Council Comments: The town council has no comment.

Application No. WD/2023/0746/FA Application Type: Full – Non-compliance

Location: MEADOW HOUSE, LONDON ROAD, CROWBOROUGH, TN6 1TB

Description: VARIATION OF CONDITIONS 7 AND 14 OF WD/2022/0594/FA (MINOR MATERIAL AMENDMENT TO WD/2020/0610/F (CONSTRUCTION OF TWO, DWELLINGS, GARAGES, GARDENS AND PARKING TOGETHER WITH ACCESS, DRIVEWAY) INVOLVING VARIATION OF CONDITIONS 6, 8, 9, 10, 12 AND 15) TO ACHIEVE MINOR CHANGE TO LEVEL/SECTION OF REAR GARDENS.

Observations: Recommends Approval

Town Council Comments: On this occasion, the town council notes that the changes are relatively modest.

Application No. WD/2023/0781/F Application Type: Full

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

Description: THE PROPOSALS INVOLVE CLADDING OF THE GABLE END OF THE SECTION OF THE PROPERTY CONSTRUCTED IN 1970 USING GRAINED TONGUED AND GROOVED CEMENT WEATHERBOARDING, FIXED TO TIMBER BATTENS OVER A BREATHER MEMBRANE FIXED TO THE EXISTING BRICKWORK. THE WEATHERBOARDING WILL START AT GROUND FLOOR WINDOW HEAD AND RISE TO THE ROOF. THE BOARDS WILL BE SELF-COLOURED AND WILL BE SIMILAR IN COLOUR TO THE EXISTING PAINTED BRICKWORK.

Observations: Recommends Approval

Town Council Comments: The town council has no comment.

Application No. WD/2023/0731/F Application Type: Full

Location: 48 FOREST DENE, JARVIS BROOK, TN6 2EX

Description: SINGLE STOREY SIDE EXTENSION TO EXISTING DWELLING.

Observations: Recommends Approval

Town Council Comments: The town council has no comment.

DECISION NOTICES (attached to agenda)

Noted.

URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING.

The chairman advised members that there are two illuminated signs that have appeared in the high street. One of in the conservation area above the nail bar and the other is above the Hospice in the Weald shop. Neither of which have applied for planning permission to erect them. The committee have requested that Wealden District Council be notified.

DATE AND TIME OF THE NEXT MEETING.

The date of the next meeting is Monday 24th April 2023 at 19:30hrs.

The meeting closed at 20:28 hrs.