

Minutes of a meeting of the **PLANNING and DEVELOPMENT**
Committee held in the Council Offices, Pine Grove, Crowborough
on Monday 17th July 2023 at 7.30pm

Present	Councillors	Vikki Cook Suzanne Dixon Martyn Everitt * Martyn Garrett David Hedges* Richard Jury Kay Moss* Matthew Street* Alan Penney Simon Ryder Natalie Whittle	Chairman Vice – Chairman
Also present		Tracie White	Minute Taking Administrator
		Three members of the public in the chamber	

*Denotes non-attendance

APOLOGIES

Cllr Martyn Everitt
Cllr Kay Moss
Cllr Matthew Street

DECLARATIONS OF INTEREST

None

MINUTES

Minutes of the meeting held on the 26th June 2023

- 10214** **RESOLVED** that the minutes of the meeting held on 26th June 2023 as confirmed are ratified by the Chairman.

NEW PLANNING APPLICATIONS

- 10215** **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 4.15 first due to members of public present with an interest in the item.

A member of public spoke in opposition to Application WD/2021/2357 which is under appeal. He stated that since he had last objected to the application in January of this year, little has changed regarding the application. The developer has had no engagement with residents, and despite the substantial appeal document, the application still disregards the Wealden design guide with regards to acknowledging and understanding the effect that unnecessary demolition has on the environment, as the application fails to provide any evidence in relation to these issues.

A second member of public spoke in opposition to Application WD/2021/2357. He stated that the National Planning Policy Framework (NPPF) outlines that the adverse impact demolition causes to the environment must not exceed the benefits provided. He believes that the demolition proposed in this application will cause more harm to the environment than any potential benefits and that this is more pertinent now than ever before, as there is a greater awareness of climate change compared to 2012 when the NPPF was written. Additionally, he stated that the application is unacceptably dense and that he believes there has been a disregard for sustainability. Finally, he raised concerns regarding the drainage issues for both surface and foul water as the plans do not seem to address this.

Further Representations on Appeal

Application No. WD/2021/2357/F Application Type: Type: Full

Location: LAND AT TRITOMA AND CHARNWOOD, HARLEQUIN LANE, CROWBOROUGH, TN6 1HT

Description: DEMOLITION OF EXISTING DWELLINGS AND ERECTION OF 6 NO. NEW HOMES, ACCESS, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE.

Observations: Recommend Refusal

Town Council Comments: The previous objections made by the town council and upheld by Wealden District Council, still stand. There is nothing in the new submission that alleviates previous concerns. The town council wishes to draw the inspector's attention to the significant local opposition to this application.

Two members of public left the council chamber at 19:50hrs.

A member of public arrived at 19:52hrs.

Application No. WD/2023/1157/F Application Type: Full

Location: HARLEQUIN YARD, HARLEQUIN LANE, CROWBOROUGH, TN6 1HT

Description: PROPOSED SMALL SINGLE AND TWO-STOREY PITCHED ROOF EXTENSIONS TO EXISTING BUILDING IN KEEPING WITH EXISTING BUILDING AND SURROUNDING AREA. CHANGE OF USE FROM THREE UNITS OF COMMERCIAL/BUSINESS/SERVICE TO THREE SELF-CONTAINED TWO-BEDROOM FLATS WITH AMENITY SPACES AND FACILITIES.

Observations: Recommend Refusal

Town Council Comments: Refusal recommended based on overdevelopment of the plot due to the level of occupancy/number of flats proposed. The town council believes that the long, narrow entrance with suggested parking will cause difficulties for the refuse collection services and emergency service vehicles. Additionally, there is a lack of amenity space, the turning circle for vehicles appears to be inadequate in size and the neighbouring properties will be overlooked. Finally, the town council opposes the choice of materials used, namely astroturf, and it would like to see a more natural and permeable choice made.

Application No. WD/2023/1464/AN Application Type: Non-Illuminated Advert

Location: LAND NORTH OF WALSHES ROAD, CROWBOROUGH

Description: STACK BOARDS AND STATIC FLAGS ON DANDARA DEVELOPMENT FRONTAGE.

Observations: Recommend Approval

Town Council Comments: Approval recommended with the stipulation that the signage should be limited to a three-year period or removed as soon as all the properties are sold, whichever is soonest.

Application No. WD/2023/1569/FA Application Type: Full, Non-Compliance of Condition.

Location: WALSH MANOR FARM, WALSHES ROAD, CROWBOROUGH, TN6 3RB

Description: REMOVAL OF CONDITION 4 OF WD/2019/0641/MAO (OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF UP TO 71 DWELLINGS (MIX OF 1, 2, 3, 4 AND 5 BEDROOM) AND ASSOCIATED DEVELOPMENT.) WORKS HAVE BEEN COMPLETED BY ANOTHER DEVELOPER.

Observations: Recommend Refusal

Town Council Comments: The town council can see no justification for the removal of condition four and seeks to have this upheld as per the original planning permissions.

Application No. WD/2023/1570/F Application Type: Full

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

Description: INTERNAL AND EXTERNAL ALTERATIONS INCLUDING NEW PORCH.

Observations: Recommend Approval

Town Council Comments: The town council has no comment.

Application No. WD/2023/1575/F Application Type: Type: Full

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

Description: SINGLE STOREY REAR EXTENSION.

Observations: Recommend Approval

Town Council Comments: The town council has no comment.

Application No. WD/2023/1584/F Application Type: Full

Location: 10 WINDSOR ROAD, JARVIS BROOK, TN6 2JB

Description: GARDEN ANNEX FOR DEPENDENT RELATIVE. THE ANNEX WILL BE ANCILLIARY TO THE MAIN ACCOMODATION, WITH THE OCCUPANT CO-EXISTING BETWEEN THE ANNEX AND HOUSE.

Observations: Recommend Refusal

Town Council Comments: Refusal recommended on the basis that the proposal is not an annexe but a separate dwelling which is an inappropriate form of development and overdevelopment of the plot. Should the application be approved, the dwelling should not be divisible from the main plot in future.

Application No. WD/2023/1587/F Application Type: Type: Full

Location: KILBURN, OSBORNE ROAD, JARVIS BROOK, TN6 2HN

Description: SINGLE STOREY REAR EXTENSION.

Observations: Recommend Approval

Town Council Comments: The town council has no comment.

Application No. WD/2023/1588/F Application Type: Type: Full

Location: SHRUBLANDS, 35 BEACON CLOSE, CROWBOROUGH, TN6 1DX

Description: PROPOSED FRONT, SIDE & REAR EXTENSIONS.

Observations: Recommend Approval

PD/17.07.23 – 12032

Town Council Comments: The town council has no comment.

Application No. WD/2023/1593/F Application Type: Type: **Full**

Location: HARNI, BLACKNESS ROAD, CROWBOROUGH, TN6 2LF

Description: RESIDENTIAL ALTERATIONS INCLUDING EXTENDED PROJECTION OF EXISTING DORMERS AND FLAT ROOF OVER CONSERVATORY.

Observations: Recommend Approval

Town Council Comments: The town council has no comment.

Application No. WD/2023/1608/F Application Type: Type: **Full**

Location: WOODHALL, SOUTH VIEW ROAD, CROWBOROUGH, TN6 1HF

Description: DEMOLISH EXISTING FIRST FLOOR FLAT ROOF EXTENSION AND REPLACE WITH PITCHED ROOF FIRST FLOOR EXTENSION. ERECTION OF GROUND FLOOR INFILL EXTENSION AND COVERED PORCH AREA.

Observations: Recommend Approval

Town Council Comments: The town council has no comment.

Application No. WD/2023/1638/F Application Type: Type: **Full**

Location: BROOKSIDE, ST JOHNS ROAD, CROWBOROUGH, TN6 1RP

Description: REMOVAL OF UPVC FRONT PORCH AND REAR CONSERVATORY AND REPLACEMENT WITH NEW PORCH AND SINGLE STOREY REAR EXTENSION. INTERNAL & EXTERNAL ALTERATIONS.

Observations: Recommend Approval

Town Council Comments: The town council has no comment.

Application No. WD/2023/1662/F Application Type: Type: **Full**

Location: 1 WHITE COTTAGE SLAUGHAMS GHYLL, SHEEP PLAIN, CROWBOROUGH, TN6 3ST

Description: REPLACEMENT GARAGE BUILDING.

Observations: Recommend Approval

Town Council Comments: The town council has no comment.

Application No. WD/2023/1663/LB Application Type: Type: **Listed Building Consent**

Location: 1 WHITE COTTAGE SLAUGHAMS GHYLL, SHEEP PLAIN, CROWBOROUGH, TN6 3ST

Description: REPLACEMENT GARAGE BUILDING.

Observations: Recommend Approval

Town Council Comments: The town council does not believe the works will be detrimental to the property as they have been sympathetically designed.

Application No. WD/2023/1686/F Application Type: Type: **Full**

Location: OAKLEY, WELLESLEY CLOSE, CROWBOROUGH, TN6 1QP

Description: GARAGE CONVERSION, FIRST FLOOR FLANK EXTENSION AND PORCH TO FRONT ELEVATION.

Observations: Recommend Approval

Town Council Comments: The town council has no comment.

Further Representations on Appeal

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

Planning Inspectorate Reference: APP/C1435/D/23/3321208

Location: 42 FERMOR WAY, CROWBOROUGH, TN6 3BE

Description: REAR GARDEN - GAZEBO (RETROSPECTIVE).

Observations: Recommend Refusal

PD/17.07.23 – 12033

Town Council Comments: The town council reiterates the comments made in November 2022 when it refused the application.

DECISION NOTICES (attached to agenda)

Noted.

TRAFFIC REGULATION ORDER

To note the request for highway alterations at Hadlow Down Road/Western Road

The report was noted. The town council has no comment with regards to the proposed works except it is hoped that this will improve the safety for pedestrians in the area.

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 7th August 2023 at 19:30hrs.

The meeting closed at 20:58hrs.