

**10282**     **RESOLVED** that the minutes of the meeting held on 25<sup>th</sup> September 2023 as confirmed be ratified by the Chairman with the above noted amendment.

**NEW PLANNING APPLICATIONS**

**10283** **RESOLVED** that the observations on planning and licencing issues below be submitted to the Planning & Licensing Authority for consideration.

A member of the public spoke in opposition to Application WD/2023/2229/F. He stated that this application is worse in terms of access and exiting Mill Drive than previous versions have been, as it shows three large houses solely using Mill Drive as a means of access. Mill Drive is narrow, unlit road with no footpaths. It does not support the flow of two-way traffic and refuse vehicles already reverse down the road to access existing houses as there is insufficient space to turn around. The location is poorly sited for traffic exiting to and entering from Crowborough Hill and this is exacerbated by vehicles parking nearby on Crowborough Hill. It is his opinion that construction vehicles using the route would be chaotic and hinder access for residents which would adversely affect their mental health.

In addition, there are safety concerns for pedestrians as this is a busy route due to its location near a school.

Finally, given that the road is private, there have been no pre-application discussions with owners of the road.

A second member of public spoke in opposition to the application. She stated that the application references the fact that the appeal decision classes the site as a suitable location but fails to highlight that the access route differs from this application. Mill Drive itself is a narrow, private road with no pavements, no lighting, a 10mph speed limit and no parking allowed on the drive. It is not constructed to withstand the use of heavy construction vehicles. She is concerned that damage to the driveway caused by the development will impact day to day movement for residents. She also stated that there are poor lines of vision, especially near the access point which is made more difficult by cars parking along Crowborough Hill. Finally, she said that there have been sightings of bats, badgers, hedgehogs, foxes and squirrels in the last year and is concerned about the impact to these habitats should the development proceed.

A third member of public spoke in opposition to the application. He stated that the proposal is for two five-bedroomed properties and one four-bedroom which had the potential to increase the residential traffic by almost fifty percent, which will impact the daily flow of traffic and increase pollution levels. He also has concerns about the environmental impact of the application due to removal of existing trees and hedges.

A fourth member of public spoke in opposition to the application. He stated that a previous application had sought separate access via Holmes Place which had been agreed as part of a Section 106 agreement and he believes that is a wider, better access route with no junction opposite. There is no scope to improve the road at Mill Drive for the proposed increase in traffic as the adjacent land is owned by neighbouring residents. Should the development be allowed to proceed, he would like to request that a construction management programme be put in place, prior to work commencing, to ensure that residents have uninterrupted access to their properties.

A question was put to members of the public by the committee Chairman enquiring how access had been acquired as Mill Drive is a private road. A member of public explained that each property had the right of access written into the title deed. Over time, a condition was registered with the land registry to apply this to the land as opposed to the property.

Cllr Alan Penney left the meeting at 19:53hrs.

**Application No. WD/2023/2229/F Application Type: Full**

**Location:** LAND REAR OF BURNSIDE, MILL DRIVE, CROWBOROUGH HILL, CROWBOROUGH, TN6 2RR

**Description:** ERECTION OF THREE DWELLINGS WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING.

**Observations: Recommends Refusal**

**Town Council Comments:** Refusal recommended as there are no mitigation measures made for water run-off due to the increase in impermeable surfaces and the sloping nature of the site. There are access issues caused by the narrowness of the road which include no passing and lack of turning space. The creation of three large houses does nothing to meet Crowborough's [objectively assessed](#) housing need of smaller, more affordable housing. There appears to be no biodiversity net gain due to the loss of natural habitat. Should the development be allowed, the town council requests that a property construction management plan be adopted prior to commencement of works.

Five members of public left the chamber at 20:14hrs.

Cllr Alan Penney returned to the meeting at 20:14hrs.

Cllr Martyn Everitt declared an interest in Application WD/2023/0729/DC as a member of Wealden District Council.

**Application No. WD/2023/0729/DC Application Type: District Council Application**

**Location:** WEALDEN BUSINESS PARK, FARNINGHAM ROAD, JARVIS BROOK, CROWBOROUGH, TN6 2JR

**Description:** ERECTION OF TWO COMMERCIAL BUILDINGS ENCOMPASSING UP TO 8 NO. UNITS WITHIN CLASSES B2, B8 AND E(g)(i), (ii) & (iii), AND ASSOCIATED CAR PARKING AND WORKS. APPLICATION TYPE CHANGED FROM OUTLINE TO FULL.

**Observations: Recommends Approval**

**Town Council Comments:** The town council has no comment.

**Application No. WD/2023/1478/F Application Type: Full**

**Location:** 35 NORTH BEECHES ROAD, CROWBOROUGH, TN6 2AR

**Description:** PROPOSED DETACHED 2 BEDROOM BUNGALOW.

Re-consultation requested re: Amended Plans received 18/09/2023.

**Observations: Recommends Refusal**

**Town Council Comments:** Refusal recommended due to overdevelopment of the plot and lack of amenity space as the proposal fills the space completely. The committee notes that the application is similar to the application for Trycot, Queens Road which was recently refused as this application is also to subdivide a plot that has already been subdivided previously. In addition, the amendments have made no meaningful differences to the plans.

**Application No. WD/2023/1982/F Application Type: Major Application - Full**

**Location:** HIGHWELL HOUSE, STEEP ROAD, CROWBOROUGH, TN6 3RX

**Description:** CONSTRUCTION OF KITCHEN GARDEN WALL.

**Observations:** No comment

**Town Council Comments:** The town council declines to comment as the application is outside of town boundary.

**Application No. WD/2023/2249/F Application Type: Type: Full**

**Location:** 6 COMMON WOOD RISE, CROWBOROUGH, TN6 2UR

**Description:** CONVERSION OF GARAGE INTO RESIDENTIAL ACCOMMODATION AND FIRST FLOOR SIDE EXTENSION.

**Observations:** Recommends Approval

**Town Council Comments:** The town council has no comment.

**Application No. WD/2023/2276/F Application Type: Full**

**Location:** REDBRIDGE FARM, REDBRIDGE LANE, CROWBOROUGH, TN6 3SR

**Description:** REPLACEMENT OF METAL BAY WINDOW WITH TIMBER, DOUBLED GLAZED CASEMENT WINDOW & BAY CORNICE TO FRONT ELEVATION.

**Observations:** Recommends Approval

**Town Council Comments:** The town council is pleased to note that the proposal is more in keeping with the listed building.

**Application No. WD/2023/2277/LB Application Type: Listed Building Consent**

**Location:** REDBRIDGE FARM, REDBRIDGE LANE, CROWBOROUGH, TN6 3SR

**Description:** REPLACEMENT OF METAL BAY WINDOW WITH TIMBER, DOUBLED GLAZED CASEMENT WINDOW & BAY CORNICE TO FRONT ELEVATION.

**Observations:** Recommends Approval

**Town Council Comments:** The town council is pleased to note that the proposal is more in keeping with the listed building.

**Application No. WD/2023/2292/F Application Type: Full**

**Location:** COPPARD PLANT HIRE, ROTHERFIELD ROAD, JARVIS BROOK, TN6 3HH

**Description:** ERECTION OF DETACHED STORAGE AND WORKSHOP BUILDING (B2/B8 USE CLASS).

**Observations:** Recommends Approval.

**Town Council Comments:** The town council has no comment.

**Application No. WD/2023/2299/F Application Type: Full**

**Location:** 3 CHURCH ROAD, CROWBOROUGH, TN6 1BL

**Description:** REAR SINGLE STOREY EXTENSION.

**Observations:** Recommends Approval

**Town Council Comments:** The town council has no comment.

**Application No. WD/2023/2328/F Application Type: Full**

**Location:** GHYLLIES, COOPERS LANE, CROWBOROUGH, TN6 1SJ

**Description:** REAR EXTENSION, ROOF RAISED TO INCLUDE A DORMER WINDOW AND EXTERNAL ALTERATIONS.

**Observations:** Recommends Approval

**Town Council Comments:** The town council has no comment.

**Application No. WD/2023/2403/LB Application Type: Listed Building Consent**

**Location:** SHORNBROOK COTTAGE, GREEN LANE, CROWBOROUGH, TN6 2XB

**Description:** PROPOSED WINDOW REPLACEMENT IN ORDER TO REGULARISE PREVIOUSLY UNAUTHORISED WORKS

**Observations: Recommends Refusal**

**Town Council Comments:** Refusal recommended as there is no substantial application to go with the listed building consent.

**Application No. WD/2023/2229/F Application Type: Full**

**Location:** LAND REAR OF BURNSIDE, MILL DRIVE, CROWBOROUGH HILL, CROWBOROUGH, TN6 2RR

**Description:** ERECTION OF THREE DWELLINGS WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING.

**Observations: Recommends Refusal**

**Town Council Comments:** Refusal recommended as there are no mitigation measures made for water run-off due to the increase in impermeable surfaces and the sloping nature of the site. There are access issues caused by the narrowness of the road which include no passing and lack of turning space. The creation of three large houses does nothing to meet Crowborough's objectively assessed housing need of smaller, more affordable housing. There appears to be no biodiversity net gain due to the loss of natural habitat. Should the development be allowed, the town council request that a property construction management plan be adopted prior to commencement of works.

**DECISION NOTICES** (attached to agenda)

The decision notices were noted.

**REVIEW OF PLANNING AND DEVELOPMENT POLICY**

To review the Street Naming Policy and agree any actions/changes.

- 10284** **RESOLVED** that the Street Naming Policy be suitable for purpose with no recommendations for amendments.

**TRAFFIC REGULATION ORDER**

To note the Traffic Regulation Order and agree any further action.

- 10285** **RESOLVED** to support the Traffic Regulation Order to extend the 30mph zone on Western Road.

**URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING.**

A member raised the issue of unauthorised tree felling at the rear of Hookswood Close. He has also spoken to the Forestry Commission who confirmed that no license had been granted, they agreed to look into the matter.

Members suggested Wealden District Councillor James Partridge also be contacted as the district council ward member.

**DATE AND TIME OF THE NEXT MEETING.**

The date of the next meeting is Monday 6<sup>th</sup> November 2023 at 19:30hrs.

The meeting closed at 20: 53 hrs.