

*Denotes non-attendance

Cllr David Hedges
 Cllr Matthew Street
 Cllr Natalie Whittle

Cllr Kay Moss declared a personal interest in Item 4.2 as a Trustee of the Friends of Crowborough Hospital.

Cllr Martyn Garrett declared a personal interest in Item 4.2 as a former employee of Wealden District Council (WDC) involved with the issue of the Tree Preservation Order (TPO) at this location.

Minutes of the meeting held on the 6th November 2023

- 10347** **RESOLVED** that the minutes of the meeting held on 6th November 2023 as confirmed be ratified by the Chairman.

10348 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 4.2 first due to members of public present with an interest in the items.

Cllr Simon Ryder arrived at 19:32hrs.

A member of the public addressed the committee with general concerns about the level of development within the town in recent years. He stated that the town infrastructure has not developed at the rate of new houses built and is worried that there is little to entice visitors or the young into town. He also feels the levels of greenery have been eroded and is troubled about the impact to wildlife.

A member of the public objected to Application WD/2023/2473/MAJ. She stated that the proposal to build two and half-story, and three-story houses, will be overbearing especially considering the topography of the location. She believes there will be considerable impact to privacy. She further stated that the application is overdevelopment of the plot, with the density of houses being too great. Finally, she stated that existing houses in this location are large and detached in style, so the provision of semi-detached and terraced houses are out of keeping. A development with fewer houses would be more in keeping and would reduce the impact to residents.

A second member of public objected to Application WD/2023/2473/MAJ. She stated that forty-eight mature trees are due to be removed under this proposal which will decimate the site and cause privacy issues for residents. She also highlighted that the proposed access road crosses existing parking spaces owned by residents. There is no right of way in existence, so the proposed access is not workable.

A third member of public objected to Application WD/2023/2473/MAJ. She stated that there is no swept pathway analysis within the plans. An additional nineteen houses will increase the traffic substantially to the site. Additionally, she feels the proposed access width of 4.3metres wide will be inadequate for two vehicles to pass safely, as well as causing issues for emergency service vehicles. She stated that there have already been three recent accidents in this location.

Finally, she stated that the proposal is overdevelopment of the site, the roof design is out of keeping and the style of semi-detached and terraced properties are also out of keeping with the location.

Application No. WD/2023/2473/MAJ Application Type: Major Application – Full

Location: 1 SOUTHVIEW CLOSE, CROWBOROUGH, TN6 1HH

Description: DEMOLITION OF EXISTING BUILDING AND ERECTION OF 19 NO. RESIDENTIAL DWELLINGS, WITH ASSOCIATED INFRASTRUCTURE AND LANDSCAPING.

Observations: Recommends Refusal

Town Council Comments: Crowborough Town Council recommends that Planning Permission be Refused on the following grounds.

The proposed density represents an overdevelopment of the site with 19 dwellings on a relatively small plot for that number of houses. This high density is also out of keeping with the other residential properties in the area which have been constructed over an extended period of time to a variety of different styles. The inclusion of terraced houses is also not in keeping with the detached or semi-detached style surrounding area, making it out of character. In addition, the roof heights of 2.5 stories or more will be overbearing on existing properties, leading to overshadowing and loss of privacy. Due to the high density,

the plot sizes are very small, with limited amenity space provided and what appears to be inadequate bin storage for the number of wheelie bins required by 19 houses. The presence of large mature trees, several of which are subject to TPO's further reduces the available space for several of the houses. Furthermore, the council cannot see from the plans how any biodiversity net gain can be achieved. A meaningful reduction in the number of proposed dwellings, reducing the density, would substantially mitigate these concerns.

The proposed parking arrangement also raises a number of concerns. Firstly, a minimum of two allocated spaces for each house is likely to be required, given levels of occupancy, yet this has not been proposed. Instead a very high number of unallocated visitor spaces have been included, many of which are located directly outside of houses, this is likely to cause friction between residents and may leave very little provision for actual visitors to the site. The lack of comprehensive turning splays is also a concern, in particular for large vehicles but also for some of the car parking spaces and is exacerbated by the narrowness of the access road itself. This would be most acute when emergency vehicle access is required.

For all the above reasons Crowborough Town Council believes that planning permission should be refused and that the plans be revised before being resubmitted.

The council is not opposed in principle to the redevelopment of this brownfield site in an urban location.

Six members of public left the chamber at 19:51hrs.

Application No. WD/2023/2649/MFA Application Type: Major Application – Non-Compliance of Condition

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

Description: VARIATION OF CONDITIONS 8 AND 22 OF WD/2022/2926/MAJ (CHANGE OF USE 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.) CHANGES TO ROOF OF NEW BUILD RETAIL UNIT, CHANGES TO FACTORY WINDOWS, DOORS AND BUILDING SIZE, REDUCTION IN PARKING SPACES AND REVISED LAYOUT SCHEME.

Observations: Recommends Approval

Town Council Comments: The town council has no comment.

Application No. WD/2023/1742/F Application Type: Full

Location: THE OLD CARRIAGE HOUSE, FIELDEN LANE, CROWBOROUGH, TN6 1TL

Description: CONVERSION AND EXTENSION OF GARAGE DEMOLISH STORE AND FORM WORKSHOP.

Amended plans and new description of development received 27/10/2023.

Observations: Recommends Approval

Town Council Comments: Approval recommended on the basis that neither building be divisible from the main property in the future.

Application No. WD/2023/2567/F Application Type: Full

Location: REFLECTIONS, WESTERN ROAD, CROWBOROUGH, TN6 3EH

Description: DEMOLISH CONSERVATORY AND REPLACE WITH SINGLE-STOREY REAR EXTENSION, NEW DRIVE WITH DROPPED KERB, NEW PORCH CANOPY.

Observations: Recommends Approval

Town Council Comments: The town council has no comment.

Application No. WD/2023/2639/F Application Type: Full

Location: COOKS CORNER DAY CENTRE, LONDON ROAD, CROWBOROUGH, TN6 1TQ

Description: CHANGE OF USE FROM DAY CENTRE TO 4-BED RESIDENTIAL DWELLING AND SEPARATE GARAGE.

Observations: Recommends Approval

Town Council Comments: Approval recommended on the basis that this application is for the conversion of existing buildings only.

Application No. WD/2023/2645/F Application Type: Full

Location: WESTFIELD, CROWBOROUGH HILL, CROWBOROUGH, TN6 2HJ

Description: GARAGE CONVERSION TWO STOREY SIDE EXTENSION.

Observations: Recommends Approval

Town Council Comments: The town council has no comment.

Application No. WD/2023/2654/F Application Type: Full

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

Description: EXTENSION TO EXISTING DWELLING, INCLUDING INTERNAL ALTERATIONS AND ASSOCIATED LANDSCAPE WORKS.

Observations: Recommends Approval

Town Council Comments: The town council has no comment.

Application No. WD/2023/2655/LB Application Type: Listed Building Consent

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

Description: EXTENSION TO EXISTING DWELLING, INCLUDING INTERNAL ALTERATIONS AND ASSOCIATED LANDSCAPE WORKS.

Observations: Recommends Approval

Town Council Comments: The town council has no comment.

Application No. WD/2023/2683/LB Application Type: Listed Building Consent

Location: THE CROWBOROUGH CROSS, BEACON ROAD, CROWBOROUGH, TN6 1AF

Description: REPAIR BALUSTRADES, HANDRAIL, SPINDLES, AND STRINGER OF EXISTING INTERNAL STAIRS.

Observations: Recommends Approval

Town Council Comments: The town council has no comment.

Application No. WD/2023/2698/F Application Type: Full

Location: 64 BRIDGER WAY, CROWBOROUGH, TN6 2XE

Description: ERECTION OF A REAR EXTENSION WITH 3 NO. ROOFLIGHTS, INSTALLATION OF 1 NO. WINDOW TO THE FRONT, 1 NO. WINDOW AND 1 NO. DOOR TO THE REAR.

Observations: Recommends Approval

Town Council Comments: The town council has no comment.

Application No. WD/2023/2750/F Application Type: Full

Location: THE COACH HOUSE, REDBRIDGE LANE, CROWBOROUGH, TN6 3JN

Description: CONVERSION OF DISUSED AGRICULTURAL BUILDINGS INTO 3 BEDROOM DWELLING WITH ASSOCIATED STUDIO AND GARAGE.

Observations: Recommends Approval

Town Council Comments: The town council would like to see further wildlife conducted before development commences.

DECISION NOTICES (attached to agenda)

The decision notices were noted.

URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING.

A member noted that a report from a previous Council meeting had concluded that lack of an adequate water supply can prevent new housing developments being fully occupied until Southern Water confirm that sewage issues are compliant.

DATE AND TIME OF THE NEXT MEETING.

The date of the next meeting is Monday 18th December 2023 at 19:30hrs.

The meeting closed at 20:31 hrs.