

Minutes of a meeting of the **PLANNING and DEVELOPMENT**
Committee held in the Council Offices, Pine Grove, Crowborough
on Monday 06th December 2021 at 7.30pm

Present	Councillors	Martyn Garrett Richard Jury David Neeves Alan Penney Ron Reed* Matthew Street	Chairman Vice - Chairman
Also present		Tracie White	Committee Clerk

1 Member of Public

*Denotes non-attendance

A member of public spoke in objection to Application WD/2021/2680/MRM Land North of Beacon Road. There are concerns regarding the risk of flooding. The house they reside in has already flooded several times both inside the property and the garden, it is felt that the addition of 18 house would increase the surface water run-off and exacerbate the issue. The road to the training camp is already busy and the addition of a minimum of 26 cars could cause traffic problems. The additional access road could also have issues as the proposal is narrow and any blockages could cause tailbacks onto the A26.

1 member of public left at 19:48

APOLOGIES

Cllr. Ron Reed

DECLARATIONS OF INTEREST

None

MINUTES

Minutes of the meeting held on the 08th November 2021

9607 **RESOLVED** that the Minutes of the meeting held on 08th November 2021 as confirmed be ratified by the Chairman.

Minutes of the meeting held on the 15th November 2021

9608 **RESOLVED** that the Minutes of the meeting held on 15th November 2021 as confirmed be ratified by the Chairman.

NEW PLANNING APPLICATIONS

9609 **RESOLVED** that the observations on planning and licencing issues below be submitted to the Planning & Licensing Authority for consideration.

Application No. WD/2021/2680/MFM Application Type: Major – Reserved Matters

Location: LAND NORTH OF BEACON ROAD, CROWBOROUGH

Description: RESERVED MATTERS PURSUANT TO OUTLINE APPLICATION WD/2020/0854/MAO (OUTLINE APPLICATION FOR 18 NO. DWELLINGS (WITH ALL MATTERS RESERVED APART FROM MEANS OF ACCESS) APPEARANCE, LANDSCAPING, LAYOUT AND SCALE)

Observations: Recommends Refusal

Town Council Comments: WD/2021/2680/MRM

Crowborough Town Council recommend that Planning Permission be refused on the following grounds. The traffic survey data used to support the application is both inaccurate and out of date as the survey was conducted 4 years ago for a too limited duration, approximately one hour and only on one day of the week not accurately reflecting the range of different traffic flows experienced outside the site. Its conclusions are therefore flawed, and it needs to be reconducted before accurate conclusions could be deduced. The other elements of the transport provision assessment are also inaccurate, apart from the 29 Bus route the others quoted don't serve the site. Furthermore, the walking and cycling calculations, such as a 12 minute cycle to/from the railway station, appear to have ignored the topographical changes between the site and both the town centre and the railway station, the estimated traveling times are significantly wide of the mark for an average person in at least one direction due to it being uphill rather than broadly flat, these options are thus far less attractive placing potentially greater reliance on the use of private cars.

The Car parking provision whistly exceeding minimum standards also appears to have some major concerns, as from the plans it appears that some of the spaces are unusable due to their positioning. This may lead to on-street parking within the development which would be very problematic as the on-site roads are already very narrow as a result of the proposed cramped and high-density layout of the development. To resolved this, the layout would need to be significantly altered and/or the number of dwellings be reduced. If on street parking were to happen this would obstruct access for refuse vehicles as the tracking data provided suggests that they can only just adequately manoeuvre on the site layout as proposed. The double entrance and exit onto the access road for Crowborough army camp also presents potential access problems such as to cause tailbacks from the forward entrance onto the A26, to resolve this we suggest that either it is removed or is made in only rather than two-way.

The Town Council is very disappointed to see that there appears to be no provision for electric charging points for any of the properties on the development, we believe that these or at least the infrastructure, such as ducting to fit them retrospectively should be a requirement given the fact they will soon become essential in the near future.

The mitigation proposed to deal with the flooding, likely to be caused by the extra surface water runoff, caused by the creation of extra impermeable surfaces on the site appears to be inadequate and in particular doesn't satisfy condition 9 of the outline permission. There is insufficient detail about how the tree protection condition will be met.

For all the above reasons we believe that planning permission should be refused and that the plans be revised before being resubmitted. Also, all conditions imposed from the original outline permission need to be adequately met before this application can proceed.

Application No. WD/2021/1383/MAJ Application Type: Major Application - Full

Location: SWAN TIMBER, THE WARREN, CROWBOROUGH, TN6 1UB

Description: REDEVELOPMENT OF EXISTING INDUSTRIAL BUILDINGS.

Observations: Recommends Approval

Town Council Comments: The Town Council has no comment.

Application No. WD/2021/2664/F Application Type: Full

Location: STREET RECORD, LIMEKILN COURT, CROWBOROUGH, TN6 3HF

Description: TO RELOCATE TWO OF THE EXISTING FLOODLIGHTS TO THE OPPOSITE SIDE OF THE TRAINING AREA

Observations: Deferred to 20/12/21

The Town Council Comments: The land is owned by Crowborough Town Council. The Committee wish to check the terms of the lease prior to commenting on the Application to determine whether the details are correct.

Application No. WD/2021/2713/F Application Type: Full

Location: LARGYBEG, 32 ERIDGE DRIVE, CROWBOROUGH, TN6 2TJ

Description: : CONSTRUCTION OF FRONT, SIDE AND REAR SINGLE STOREY EXTENSIONS

Observations: Recommends Approval

The Town Council Comments: The Town Council has no comment.

Application No. WD/2021/2733/F Application Type: Full

Location: RUSSELDENE, 13 LUXFORD DRIVE, CROWBOROUGH, TN6 2PN

Description: : GARAGE REMOVED AND REPLACE WITH SINGLE STOREY SIDE EXTENSION

Observations: Recommends Approval

The Town Council Comments: The Town Council has no comment.

DECISION NOTICES (attached to agenda)

Noted

PARISH PANEL MEETING

The Chairman advised members that he has been unable to access the meeting due to difficulties experienced with Teams. The minutes from the meeting should be circulated in due course.

SHELAA SITE ANALYSIS

The Committee had not found any useful information via the links on the SHELAA website so were unable to discuss further.

PLANNING & DEVELOPMENT TRAINING REQUIREMENTS

The Committee do not currently have any training requirements. If there are any major changes to planning regulations the requirements will be reassessed.

VISION DOCUMENT BUDGET REQUIREMENTS

The Chairman noted that the Scheme of Delegation does not include the Vision Document. It was concluded that there are no requirements to determine a budget as this is not the responsibility of the Planning & development Committee.

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 20th December 2021 at 7.30pm.

The meeting closed at 20:07