

Minutes of a meeting of the **PLANNING and DEVELOPMENT**
Committee held in the Council Offices, Pine Grove, Crowborough
on Monday 10th January 2022 at 7.30pm

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

*Denotes non-attendance

APOLOGIES

None

DECLARATIONS OF INTEREST

None

MINUTES

Minutes of the meeting held on the 06th December 2021

- 9624** **RESOLVED** that the Minutes of the meeting held on 06th December 2021 as confirmed be ratified by the Chairman.

NEW PLANNING APPLICATIONS

- 9625** **RESOLVED** that the observations on planning and licencing issues below be submitted to the Planning & Licensing Authority for consideration.

Application No. WD/2021/2739/MFM Application Type: Major – Reserved Matters

Location: LAND NORTH OF WALSHES ROAD, CROWBOROUGH, TN6 3RE

Description: RESERVED MATTERS (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) PURSUANT TO WD/2020/0369/MFA (REMOVAL OF CONDITION 4 OF PLANNING PERMISSION WD/2017/0615/MAO (OUTLINE APPLICATION FOR UP TO 100 RESIDENTIAL DWELLINGS INCLUDING DEMOLITION OF EXISTING REDUNDANT AGRICULTURAL BUILDINGS, PROVISION OF NEW INTERNAL ACCESS ROADS AND FOOTWAYS, OPEN SPACE, SUSTAINABLE URBAN DRAINAGE SYSTEMS AND ASSOCIATED LANDSCAPING) TO ENABLE THE SITE TO DELIVER UP TO 100 DWELLINGS AS PROPOSED IN THE ORIGINAL OUTLINE SUBMISSION) ALONGSIDE THE DISCHARGE OF CONDITIONS 20 (ARBORICULTURAL METHOD STATEMENT) AND 21 (TREE WORKS) OF WD/2020/0369/MFA.

Observations: Recommends Refusal

Town Council Comments: Refusal recommended due to concerns over flooding caused by surface water run-off and inadequate drainage measures. With further concerns that without full mitigation, this development in its current form will exacerbate recent and worsening flooding issues downstream on western Road. This version of the proposal also shows houses located significantly closer to the pre-existing properties to the south of the development located in Walshes Road. Previous versions had gardens orientated to increase the physical gap between the new and old properties. The block of flats still lacks its own amenity space of any meaningful size. The committee also has significant concerns that although the hedge lines themselves are to be retained, that current mature biodiverse hedges themselves are likely to be removed during construction and be replaced by plants of lesser ecological quality. There is direct and very local precedent for this happening on the building site opposite Walshes Road.

Application No. WD/2021/2877/RM Application Type: Reserved Matters

Location: THE STABLES, ERIDGE ROAD, STEEL CROSS, CROWBOROUGH, TN6 2XA

Description: RESERVED MATTERS PURSUANT TO WD/2020/1549/O (CONSTRUCTION OF UP TO 2 NO. DWELLINGS WITH CREATION OF NEW ACCESS AND CLOSURE OF EXISTING ACCESS (AMENDED SCHEME) -APPEARANCE, LANDSCAPING, LAYOUT AND SCALE

Observations: Recommends Refusal

Town Council Comments: Refusal recommended as it is believed that the flood prevention scheme proposed for drainage is insufficient due to the history of localised flooding.

Application No. WD/2021/2813/F Application Type: Full

Location: 3 PLEASANT VIEW ROAD, CROWBOROUGH, TN6 2UT

Description: : PART SINGLE AND PART TWO-STOREY REAR EXTENSION INCLUDING DEMOLITION OF FRONT SECTION OF EXISTING GARAGE TO FORM STORE. REPLACEMENT OF EXISTING CONCRETE INTERLOCKING ROOF TILES (TO BOTH THE EXISTING HOUSE AND EXTENSION) WITH NATURAL SLATE AND RENDERING EXTERNAL WALLS TO THE HOUSE, EXTENSION AND STORE AMENDMENT TO APPROVED APPLICATION WD/2021/0353/F:

Observations: Recommends Approval

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

Application No. WD/2021/2890/F Application Type: Full

Location: BIRCHWOOD, LORDSWELL LANE, CROWBOROUGH, TN6 1HX

Description: PROPOSED EXTENSION TO CREATE LARGER GARAGE AND PROPOSED OPEN PORCH

Observations: Recommends Approval

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

Application No. WD/2021/2911/F Application Type: Full

Location: ASHURST, POUNDFIELD ROAD, CROWBOROUGH, TN6 2BH

Description: CONVERSION OF GARAGE & WORKSHOP TO STUDY, UTILITY ROOM & SMALL STORAGE AREA

Observations: Recommends Approval

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

Application No. WD/2021/2744/F Application Type: Full

Location: SITE BETWEEN LONG ACRE AND BOXGATE FARM, ST JOHN'S ROAD, CROWBOROUGH, TN6 1SA

Description: CHANGE OF USE AND CONVERSION OF EXISTING BUILDING TO BUSINESS (OFFICE) USE (USE CLASS E(g)(i) TOGETHER WITH SINGLE-STOREY EXTENSION AND ALTERATIONS TO ROOF FORM AND EXISTING ACCESS.

Observations: Recommends Approval

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

Application No. WD/2021/2974/F Application Type: Full

Location: 26 SWIFT CLOSE, CROWBOROUGH, TN6 1UN

Description: SINGLE STOREY REAR EXTENSION AND REMOVAL OF EXISTING CONSERVATORY

Observations: Recommends Approval

The Town Council Comments: The Town Council has no comment

Further Representations On Appeal

Application No. WD/2021/0722/F Application Type: Full

Location: 11 WILLOWMEAD, CROWBOROUGH, TN6 1LW

Description: PROPOSED TWO BEDROOM CHALET BUNGALOW

The Town Council Comments: The Town Council raised objections at the Planning & Development meeting of 17th May 2021. These comments still stand.

DECISION NOTICES (attached to agenda)

Noted

VISTRY HOMES – LAND AT ORCHID RIDING STABLES: PREPARATION OF QUESTIONS AHEAD OF 31ST JANUARY PRESENTATION

The Committee to consider questions to be submitted to Vistry Homes ahead of their presentation at the P&D meeting scheduled for 31st January 2022. The questions are as follows:

1. What solutions are you going to put in place to address the flooding issues that exist on Walshes and Western Road?
2. How are the trees, hedges and environment being protected from the development?
3. Will the proposed social housing and affordable homes be spread out within the site?
4. Is the amenity space sufficient if there are flats within the site.
5. What are the proposals for the existing entrance once access has been completed?
6. What green measures are being proposed for example solar panels, rainwater collection points, heat pumps, electric vehicle charging points.

OVERDEVELOPMENT IN WEALDEN

The Committee discussed the letter sent to The Rt Hon Michael Gove, MP by the Parish Councils of Chiddingly, East Hoathly, Halland, Hellingly, Heathfield and Waldron, Laughton and Wrableton. regarding over development in Wealden and the response received back from the Planning Policy Correspondence Team. It was agreed that there was no further action be taken.

SHELAA SITE ANALYSIS

The Committee looked at the information on the SHELAA website. It was felt that the Crowborough sites were unclear given that the Town council as landowner has not put any of the sites forward. It was agreed that the chairman seek clarification at the next Parish Cluster meeting.

URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING

The Chairman advised the Committee that there is a Parish Cluster meeting scheduled for 11th February and asked for any questions to be emailed to him in advance of this.

The Chairman advised the Committee that he is currently in the process of reporting a property in Green Lane to planning enforcement as they have erected a large garage in their garden with no planning permission.

DATE AND TIME OF THE NEXT MEETING.

The date of the next meeting is Monday 31st 2021 at 7.30pm.

The meeting closed at 20:35