

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

5 members of public (1 of which online)

*Denotes non-attendance

APOLOGIES

Cllr Ron Reed

DECLARATIONS OF INTEREST

Cllr Jury declared a personal interest in Item 4.3 WD/2021/3047/F the agent is known to him.

MINUTES

Minutes of the meeting held on the 10th January 2022

9644 **RESOLVED** that the Minutes of the meeting held on 10th January 2021 as confirmed be ratified by the Chairman.

The Chairman moved to hear Item 6 first due to members of public present with an interest.

LAND AT ORCHID RIDING STABLES – VISTRY HOMES PRESENTATION

A presentation was given by Vistry Homes for the proposed development at Orchid Riding Stables, Walshes Road.

The proposal is to build 150 homes including 52 affordable units. It is anticipated that a reserved matters application will be submitted to WDC within the next 30 days.

The design has tried to stay as close to the outline planning approval as possible as this is felt to be the most efficient layout for the site.

Amendments have been suggested for the spine road to incorporate tree-lined space to link the existing external greenery into the site.

The attenuation pond has been moved from the southern corner of the site to the north. It is felt that this is a better solution as it is the lowest part of the site which means that water will automatically flow in this direction. It also allows for a more picturesque, village green effect to this location within the development.

The street view along Walshes Road will comprise of a variety of building styles to complement the existing street scene.

Social housing will be situated in the east part of the development alongside the railway as well as the front north section.

There are no flats proposed within the site. There are maisonettes, which will all have private garden space. Amenity spaces will be in accordance with the required governance. Electric vehicle charging points will be installed in 100% of the units.

The developer has visited the site during heavy rainfall so is aware of the issues faced along Walshes Road. They are confident that none of the site water will contribute to the issue as it will all drain to the suds provided. This then disperses onto the railway land. It is anticipated that the rate of flow will be the same as is currently experienced so there will be no worsening of drainage.

Access points created will involve a degree of hedge removal, but this will be offset by the tree planting proposal. The public right of way will remain open.

1 online member of public left at 20:05

4 members of public left at 20:06

NEW PLANNING APPLICATIONS

9645 **RESOLVED** that the observations on planning and licencing issues below be submitted to the Planning & Licensing Authority for consideration.

Application No. WD/2021/3058/F Application Type: Full

Location 18 WEALDEN CLOSE, CROWBOROUGH, TN6 2ST

Description: FRONT PORCH

Observations: Recommends approval

Town Council Comments: The Town Council has no comment.

Application No. WD/2021/3057/F Application Type: Full

Location: SOUTHEND COTTAGE, QUEENS ROAD, CROWBOROUGH, TN6 1PZ

Description: SINGLE STOREY SIDE EXTENSION AND NEW DETACHED EXTERNAL STORE WITH NEW CROSSOVER AND DROPPED KERB.

Observations: Recommends Approval

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

Cllr Jury left the meeting at 20:11 ahead of the discussion on WD/2021/3047/F as he had declared a personal interest in the item.

Application No. WD/2021/3047/F Application Type: Full

Location: GALLEYBIRDS, FIELDEN ROAD, CROWBOROUGH, TN6 1TP

Description: CONVERSION OF INTEGRAL GARAGE IN TO STUDIO AND ERECTION OF SECOND STOREY TO BUNGALOW AND A PROPOSED ATTACHED CAR PORT

Observations: Recommends Approval

Town Council Comments: The Town Council has no comment.

Cllr Jury returned to the meeting at 20:13

Application No. WD/2021/2583/F Application Type: Full

Location: LAND AT MYCROFT, SOUTHVIEW ROAD, CROWBOROUGH, TN6 1HW

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 Refusal

The Town Council Comments: Refusal recommended as the vehicle access is dangerous due to its location near to a junction.

Application No. WD/2021/2781/F Application Type: Full

Location THE OAKS, MILL CRESCENT, CROWBOROUGH, TN6 2QU

Description: SINGLE STOREY REAR EXTENSION

Observations: Recommends Approval

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

Application No. WD/2021/2986/F Application Type: Full

Location: 9 SPRINGFIELD CLOSE, CROWBOROUGH, TN6 2BN

Description: SINGLE STOREY PORCH EXTENSION AND GARAGE CONVERSION.

Observations: Recommends Approval

The Town Council Comments: Approval recommended as long as it does not lead to an increase in on-street parking.

Application No. WD/2021/2860/F Application Type: Full

Location: LAND ADJOINING HAYCOCKS, LONDON ROAD, CROWBOROUGH, TN6 1TB

Description: CONSTRUCTION OF FOUR DETACHED DWELLINGS WITH ACCESS ONTO LONDON ROAD.

Observations: Recommends Refusal

The Town Council Comments: Refusal recommended due to the fact the location is a greenfield site, it is situated in the AONB and allowing development here would represent a further incursion on the AONB as several have happened in recent years. The location is outside of the town boundary and therefore the development boundary which therefore constitutes urban sprawl.

The development is considered to be a gateway development with the possibility of a further 20-22 houses being proposed. The location is close to the junction of Smugglers Lane and is the only multi-house turning point on that side of the stretch of road. The location is on the inside of a bend, so the sight lines are poor.

DECISION NOTICES (attached to agenda)

Noted

URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING

The Chairman reminded members that the Parish Cluster meeting scheduled for 11th February. Any questions should be emailed to him in advance of this.

DATE AND TIME OF THE NEXT MEETING.

The date of the next meeting is Monday 21st February 2022 at 7.30pm.

The meeting closed at 20:32