

Minutes of a meeting of the **PLANNING and DEVELOPMENT**
Committee held in the Council Offices, Pine Grove, Crowborough
on Monday 14th March 2022 at 7.30pm

Present	Councillors	Martyn Garrett	
		Richard Jury	Chairman
		George Moss	
		David Neeves	
		Alan Penney	
		Ron Reed	Vice - Chairman
		Matthew Street*	
Also present		Minute Taking Administrator	Tracie White
		1 member of public in the chamber	

*Denotes non-attendance

PUBLIC PARTICIPATION

A member of the public spoke in objection to Item 4.3 WD/2022/0177/O. As a neighbour of the property, the resident expressed concern about the creation of another access point onto Green Lane particularly given its proximity to Payne Close and stated that there is ample space to access the proposal from the current shared access. Further, the resident stated that measurements included for the proposal appear to be inconsistent throughout the documentation, that there are no indicative levels for the proposal and that there has been a systematic destruction of the flora and fauna on site since the Ecological Assessment.

APOLOGIES

Cllr Matthew Street

DECLARATIONS OF INTEREST

Cllr Richard Jury declared a personal interest in agenda item 4.1 as the applicant is known to him.

Cllr George Moss declared a personal interest in agenda item 4.7 as he lives opposite the development.

MINUTESMinutes of the meeting held on the 21st February 2022

- 9697** **RESOLVED** that the Minutes of the meeting held on 21st February 2022 as confirmed be ratified by the Chairman with the amendments noted above.

The Chairman moved to hear agenda item 4.3 at the start of the meeting due to a member of public being present with an interest in this item.

NEW PLANNING APPLICATIONS

- 9698** **RESOLVED** that the observations on planning and licencing issues below be submitted to the Planning & Licensing Authority for consideration.

Application No. WD/2022/0177/O Application Type: Outline

Location: SOUTHBROOK, GREEN LANE, CROWBOROUGH, TN6 2XB

Description: OUTLINE APPLICATION FOR 1 DWELLING, RESUBMISSION OF WD/2021/2160/O

Observations: Recommends Refusal

Town Council Comments: WDC refused planning for the original application WD/2021/2160/O on the basis that the proposal would constitute a cramped form of development, the scale and layout would result in an overbearing form of development, the additional vehicular access would introduce further hazard points onto the B2157 and the site is located within 7KM of the Ashdown Forest SPA. The new proposal has not addressed any of these issues. Furthermore, the Biodiversity Assessment is no longer valid due to the loss of vegetation on site.

One member of public left the chamber at 19.43hrs

Cllr Richard Jury left the meeting at 19:44hrs ahead of the discussion regarding Application No. WD/863/CM/JP as he had declared a personal interest in the item.

The Vice Chairman Cllr Ron Reed chaired the meeting for the discussion relating to this item.

Application No. WD/863/CM/JP Application Type: Major Application - Outline

Location: JARVIS BROOK GOODS YARD, SKIP EXPRESS, WESTERN ROAD, CROWBOROUGH, TN6 3DS

Description: USE OF EXISTING BUILDING TO SORT DRY, NON-HAZARDOUS WASTE INTO RECYCLABLE MATERIAL.

Observations: Recommends Approval

Town Council Comments: The Town Council does not feel the dust mitigation process has been adequately addressed.

Cllr Richard Jury returned to the meeting at 19:53hrs.

Application No. WD/2022/0168/MRM Application Type: Application Type: Major – Reserved Matters Location: LAND ADJACENT TO WALSHES MANOR FARM, WALSHES ROAD, CROWBOROUGH, TN6 3RB

Description: RESERVED MATTERS PURSUANT TO WD/2019/0641/MAO (OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF UP TO 71 DWELLINGS (MIX OF 1, 2, 3, 4 AND 5 BEDROOM) AND ASSOCIATED DEVELOPMENT) - APPEARANCE, LANDSCAPING, LAYOUT AND SCALE ALONG WITH PARKING AND OPEN SPACE.

Observations: Recommend Refusal

The Town Council Comments: Crowborough Town Council recommends that planning permission be refused on the following grounds:

It is the council's opinion that, whilst within the parameters of the outline permission, the housing mix is poor for both market and affordable housing. Of the twenty-five affordable properties, the majority (twenty) are only one- or two-bedroom houses and maisonettes, providing an important but limited contribution to addressing shortages. Furthermore, of the larger properties in this sector the lone 4 bedroom is poorly designed and cramped, having sought to modify a market designed 3-bedroom house in order to squeeze in the 4th bedroom. Conversely, the market housing mix disappointingly fails to provide any small properties for people to buy, despite there being local demand for such. Furthermore, the unbalanced mix has made the development cramped due to a heavy weighting toward larger properties which naturally require a bigger footprint. Additionally, of the three designated self-build properties, two have been poorly sited as there is no scope to alter their design to suit the purchaser's requirement as they are on an awkward corner-angled plot. The proposed playground also seems to be poorly sited and would benefit from a more central location within the development rather than being placed on the periphery.

From comments in the Design and Access Statement, the committee also has major concerns about the general site layout. The statement indicates that refuse workers and some residents on the site will have to walk up to 30m to move and return bins. This infers that refuse vehicles will be unable to access much of the development. This could be extrapolated, and it is reasonable to assume that other vehicles would also face similar problems. Additionally, this also may lead to bins being left around the site, far from their related properties, on collection day.

Of even greater concern is the extensive use of shared spaces for pedestrian and traffic within the development. With street lighting being prohibited and external lighting restricted by the outline permission, this council views the lack of separation of the highway as highly dangerous to pedestrians after dark and believes it will also generally discourage local residents from walking to and from the development.

Finally, there appears to be no provision of electric charging points for any of the properties. Given that by the time these properties would be ready for occupation electric cars will be even more common, not providing them appears to undermine the sustainability of the development. Retrofitting them would be significantly more complicated and expensive than installing them during construction. Furthermore, the committee was quite disappointed to see few green measures being provided for these new houses.

For all the above reasons this council believes that planning permission should be refused and that the plans be revised before being resubmitted.

Application No. WD/2022/0149/F Application Type: Full

Location: PORTHKERRY, LONDON ROAD, CROWBOROUGH, TN6 1TA

Description: PROPOSED ROOF EXTENSION, REPLACEMENT GARAGE WITH INCIDENTAL AREA AND NEW DRIVE

Observations: Recommends Refusal

Town Council Comments: Refusal recommended due to the poorly designed roof. It is felt that the ridge height is too high and should be reduced so that the extension is subservient to the main building with a full hip being incorporated into the design. In its current state it is too domineering.

Application No. WD/2021/3106/F Application Type: Full

Location: 13 ST RICHARDS ROAD, CROWBOROUGH, TN6 3AS

Description: CHANGE AN EXISTING FLAT ROOF INTO A PITCHED ROOF AT THE FRONT OF THE DWELLING AND PROPOSED SIDE ACCESS GATES

Observations: Recommends Approval

Town Council Comments: The Town Council has no comment.

Application No. WD/2021/2257/FR Application Type: Full

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

Description: PART RETROSPECTIVE APPLICATION FOR EXTENSION AND ALTERATION TO EXISTING DWELLING AND GARAGE TOGETHER WITH CONVERSION OF OUTBUILDING TO REAR TO FORM CAR PORT, GYM AND HOME OFFICE, AND PROVISION OF NEW WORKSHOP/STORAGE BUILDING TO FRONT OF DWELLING.

Observations: Recommends Refusal

Town Council Comments: Refusal recommended due to overdevelopment of the plot caused by the previous subdivision, the impact to the street scene on Fielden Lane and the proposal not following the recommendations of the planning officer to have at least one of the two buildings remaining at single storey to reduce the overall build of buildings in situ. The addition of roof dormers on ancillary domestic buildings gives the impression of residential accommodation, a characteristic that is less acceptable. The council concurs with the planning officer that the use of Velux windows would simplify the character of the building and make it subservient in status. Should the proposal be approved, a caveat should be added that the annexe not be allowed to be divisible from the main property in the future particularly due to the second access point already in place.

Cllr George Moss left the meeting at 20:27hrs ahead of the discussion on WD/2022/0342/PO as he had declared a personal interest in the item.

Application No. WD/2022/0342/PO Application Type: Planning Obligation

Location: LAND NORTH OF ERIDGE ROAD, CROWBOROUGH

Description: MODIFICATION OF SECTION 106 AGREEMENT DATED 18 SEPTEMBER 2020 ATTACHED TO PLANNING PERMISSION WD/2017/2197/MAO (OUTLINE PLANNING APPLICATION FOR UP TO 119 NEW RESIDENTIAL DWELLINGS, INCLUDING 35% AFFORDABLE UNITS, WITH ACCESS, PUBLIC OPEN SPACE, ASSOCIATED INFRASTRUCTURE AND LANDSCAPING) TO ENABLE AMENDMENT TO DEFINITIONS REGARDING AFFORDABLE HOUSING AND ADDITION OF NEW DEFINITIONS, AMENDMENT OF MORTGAGEE IN POSSESSION CLAUSE REGARDING AFFORDABLE HOUSING AND ADDITION OF NEW CLAUSE SO THAT REGISTERED PROVIDERS ARE ONLY BOUND BY THE PROVISIONS RELATING TO AFFORDABLE HOUSING

Observations: Recommends Refusal

Town Council Comments: The Town Council can see no material reason for this modification to be approved from a planning perspective.

Cllr George Moss returned to the meeting at 20:31hrs

Application No. WD/2022/0083/F Application Type: Full

Location: : LITTLE BRITTANY, BEACON ROAD, CROWBOROUGH, TN6 1UG

Description TO BUILD A GARDEN STUDIO IN A PRIVATE GARDEN.

Observations: Recommends Approval

Town Council Comments: The Town Council has no comment.

Application No. WD/2022/0204/F Application Type: Full

Location: : 15 HOOKSWOOD CLOSE, CROWBOROUGH, TN6 2SF

Description: PROPOSED SIDE EXTENSION, GARAGE CONVERSION, & SINGLE STOREY REAR EXTENSION.

Observations: Recommends Approval

Town Council Comments: Approval recommended on the basis that works should not use the twitten as access for the building site. Should use of the twitten be allowed, the correct licence should be applied for in advance and any damage must be made good by the applicant. A letter from Karl Taylor at ESCC is attached to the email response as it highlights previous damaged to the twitten from a neighbouring development.

Application No. WD/2021/3143/F Application Type: Full

Location: : ROWANS, INNAMS WOOD, CROWBOROUGH, TN6 1TE

Description: REPLACEMENT OF EXISTING REAR CONSERVATORY WITH OAK FRAMED ORANGERY

Observations: Recommends Approval

Town Council Comments: The Town Council has no comment.

Application No. WD/2022/0310/F Application Type: Full

Location: : 5 GRANGE CLOSE, CROWBOROUGH, TN6 1YD

Description: NEW FRONT PORCH

Observations: Recommends Approval

Town Council Comments: The Town Council has no comment.

DECISION NOTICES (attached to agenda)

Noted

URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING

The Chairman notified members of Wealden District Council's request to have the Approved Street Names list updated to include specific 'themed' road names for future developments within the town. An agenda item will be added to a future committee meeting to address this.

DATE AND TIME OF THE NEXT MEETING.

The date of the next meeting is Monday 4th April 2022 at 7.30pm.

The meeting closed at 20:43hrs.