

Minutes of a meeting of the **PLANNING and DEVELOPMENT**
Committee held in the Council Offices, Pine Grove, Crowborough
on Monday 21st February 2022 at 7.30pm

Present	Councillors	Martyn Garrett Richard Jury George Moss David Neeves* Alan Penney Ron Reed Matthew Street	Chairman Vice - Chairman
Also present		Committee Clerk	Tracie White
		2 members of public in the chamber 2 members of public online	

*Denotes non-attendance

PUBLIC PARTICIPATION

A member of the public spoke in opposition to Item 4.1 WD/2021/1316/MAO. As a neighbour of the property, the resident expressed concern about the adverse impact on the Ashdown Forest Special Protection Area (SPA) and the habitat of the Special Area of Conservation (SAC).

The proposal is to demolish the existing building and erect a 3-4 storey building in its place, the position of which is close to the gardens of neighbouring properties. This will result in overlooking, loss of privacy and light pollution.

Vehicle movement along the narrow drive, and poor site lines when exiting the property may cause issues for Old Lane as this is a 60mph zone. Car parking is insufficient and will lead to additional on street parking, there are already issues with parking at certain points of the day due to the nearby school.

The sewage infrastructure is already at its limit, it would need an upgrade to be viable for the rise in property numbers.

It is anticipated that visitors to the site would be likely to walk on the Ashdown Forest which would have a negative impact on the ecology of the SPA.

APOLOGIES

Cllr David Neeves

The Chairman formally welcomed Cllr George Moss to the committee.

DECLARATIONS OF INTEREST

None

MINUTES

Minutes of the meeting held on the 31st January 2022

Members discussed the minutes of the previous meeting. It was agreed that the minutes be amended to note that the Mayor had chaired the meeting for the discussion of Application WD/2021/3047/F due to the personal interest declared by the Chairman.

- 9679** **RESOLVED** that the Minutes of the meeting held on 10th January 2021 as confirmed be ratified by the Chairman with the amendments noted above.

Standing Orders were suspended at 19:32
Standing Orders were reinstated at 19:37

NEW PLANNING APPLICATIONS

- 9680** **RESOLVED** that the observations on planning and licencing issues below be submitted to the Planning & Licensing Authority for consideration.

Application No. WD/2021/1316/MAO Application Type: Major Application - Outline

Location: PINWOOD MANOR REST HOME, OLD LAND, CROWBOROUGH, TN6 1RX

Description: DEMOLITION OF EXISTING CARE HOME (USE CLASS C2) AND ERECTION OF NEW CARE HOME (USE CLASS C2)

Observations: Recommends Refusal

Town Council Comments: Crowborough Town Council recommend that Planning Permission be refused on the following grounds.

The current proposal represents an overdevelopment of the site as the proposed mass, scale and form of the property are significantly larger than both the pre-existing building and any of the surrounding buildings in the area. This will result in a domineering and overshadowing impact on the surrounding properties as the proposed building will exceed the height of the mature trees which provide some screening to the current disused building at pinewood manor. Without adequate screening it will also produce a negative impact upon the street scene.

Whilst the footprint of the proposed structure is similar to the current building it is significantly closer to the western boundary of the site exacerbated by the fact that the number of floors has increased from what was principally a one or two storey building to a predominantly four storey one. The full impact of this is unable to be properly assessed as only a single elevation drawing this been provided, buried in the design and access statement rather than a comprehensive set of full plans from each compass point.

Although the site is brownfield the property is located within the 400m exclusion zone of the Ashdown Forrest Special Protection Area, it is our opinion that this has not been properly mitigated in the plans presented.

The proposed lighting in its current form would cause significant light pollution, damaging the relatively dark skies of its setting in the warren which has a certain character too it and impinging upon the sensitive nature of the Ashdown Forest SPA.

This along with its already mentioned significant size makes it out of keeping with the surrounding area.

The Transport survey is largely flawed for two main reasons, firstly the Public Transport data presented is inaccurate as regards accessibility (proximity to the site) and frequency, many of the bus services shown are not what would be considered as regular and thus practical for the users of this site placing further reliance on private cars. In this context this is especially important as regards the staff and visitors of the proposed new care home rather than its residents.

Secondly, we believe that the trips calculation is incorrect as it appears to be based upon 65 rooms rather than the 76 proposed thus making the daily estimate in the region of 115 rather than 83 journeys. Based on these issues the parking as proposed is likely to be insufficient for staff and visitors which in turn would generate neighbouring on-street parking on roads that are not suitable for it especially as at least one of them is subject to the nation speed limit rather than one usually allocated to residential roads.

For all the above reasons we believe that planning permission should be refused and that the plans be revised with a smaller building that fits better within its surroundings, before being resubmitted.

2 members of public left the chamber at 19:54

2 members of public left online at 19:55

Application No. WD/2021/3107/MFA Application Type: Major Application – Non-Compliance

Location: LAND EAST OF HADLOW DOWN ROAD, JARVIS BROOK, TN6 3RG

Description: VARIATION OF CONDITION 22 OF WD/2020/0893/MAJ (ERECTION OF 26 DWELLINGS, ACCESS, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE) TO REFER A MAXIMUM GRADIENT OF 1 IN 12.

Observations: No observation made.

The Town Council Comments: The Town Council does not feel it has the level of expertise make a comment, it will defer to East Sussex County Council (ESCC).

Application No. WD/2021/3071/FA Application Type: Full – Non-Compliance

Location: THE BISHOPS CENTRE, HURTIS HILL, CROWBOROUGH, TN6 3AF

Description: MINOR MATERIAL AMENDMENT TO WD/2019/2601/F (DEMOLITION OF EXISTING COMMERCIAL BUILDING AND ERECTION OF 9 FLATS) INVOLVING VARIATION OF CONDITION 9 (LIST OF APPROVED PLANS) TO ENABLE RATIONALISATION OF THE SCHEME APPROACH TO PROVIDE A SEPARATION OF THE UNDERCROFT PARKING AND A NEW FOCAL ENTRANCE TO THE FLATTED BLOCK (ADDITIONALLY THIS WILL AMEND THE UNIT MIX).

Observations: Recommends Approval

Town Council Comments: The Town Council has no comment.

Application No. WD/2022/0050/O Application Type: Outline

Location: SALTERS AND STREAM END, MOUNT PLEASANT, CROWBOROUGH, TN6 2ND

Description: OUTLINE APPLICATION FOR THE CONSTRUCTION OF 5 NO. DWELLINGS WITH CREATION OF NEW ACCESS.

Observations: Recommends Refusal

Town Council Comments: Refusal recommended due to overdevelopment of site, insufficient information being provided regarding the size of the properties proposed, the development being outside of the development boundary, the proposal not meeting the NPPF framework in relation to social and environmental criteria, the ecological effect on wildlife and the failure to demonstrate how benefits will outweigh any harm caused, poor transport links, local flooding issues in the area having worsened significantly which will exacerbate drainage and water run off issues, the development being garden grabbing, the bus timetable being inaccurately referred to as 'an attractive service for local trips' when the service it relates to only runs 3 days a week.

Application No. WD/2021/3134/F Application Type: Full

Location: TRYCOT, QUEENS ROAD, CROWBOROUGH, TN6 1PZ

Description: PART DEMOLITION OF A DOUBLE GARAGE, ADDITION AND EXTENSION WITH PITCHED ROOF TO CONVERT INTO A ONE BEDROOM ANNEXE

Observations: Recommends Refusal

Town Council Comments: Refusal recommended due to overdevelopment of an already heavily developed site, the proposal looks like a separate property not an annexe, its location being on a dangerous bend opposite a school, the impact to amenity space and parking as the proposal has none of its own and deprives the current property of its original space. Should the application be approved, the Council request a condition be applied to prevent the annexe being divisible from the property at any point in the future.

Application No. WD/2021/3110/F Application Type: Full

Location: LAND REAR OF WEST RIDGE HOUSE, GOLDSMITHS AVENUE, CROWBOROUGH, TN6 1RJ

Description: CONSTRUCTION OF 1NO. DETACHED RESIDENTIAL PROPERTY, INTEGRAL GARAGING WITH ASSOCIATED NEW VEHICLE ACCESS AND CIRCULATION SPACE TO THE FRONT OF THE PROPERTY.

Observations: Recommends Refusal

Town Council Comments: Refusal recommended due to overdevelopment of site with the plot being too small for the house design, the increased water run-off, the loss of mature trees, the fact that there are existing TPO's on the land.

Application No. WD/2022/0016/F Application Type: Full

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

Description: SINGLE STOREY SIDE EXTENSION & LOFT CONVERSION WITH NEW REAR GABLE.

Observations: Recommends Approval

Town Council Comments: The Town Council has no comment.

Application No. WD/2022/0120/F Application Type: Full

Location: SUMMIT COTTAGE, BEACON ROAD, CROWBOROUGH, TN6 1BB

Description: TWO STOREY SIDE EXTENSION, PORCH EXTENSION, INTERNAL ALTERATIONS

Observations: Recommends Approval

Town Council Comments: The Town Council has no comment.

Application No. WD/2022/0126/F Application Type: Full

Location: FIELDEN HALL, FIELDEN ROAD, CROWBOROUGH, TN6 1TR

Description: SINGLE STOREY REAR EXTENSION, NEW WINDOWS & DOORS AND EXTERNAL ALTERATIONS INCLUDING NEW PATIO AREA.

Observations: Recommends Approval

Town Council Comments: The Town Council has no comment.

Application No. WD/2022/0065/F Application Type: Full

Location: PINE TREE HOUSE, 28 BEACON CLOSE, CROWBOROUGH, TN6 1DX

Description: CONSTRUCTION OF NEW DETACHED DWELLING AND TWO BAY GARAGE.

Observations: Recommends Refusal

Town Council Comments: Refusal recommended on the basis that this is a back garden development, the loss of a large number of mature trees and the ecological impact, the unsustainability of the access road due to the method of construction.

DECISION NOTICES (attached to agenda)

Noted

PARISH CLUSTER MEETING FEEDBACK

The Chairman experienced connection issues with Microsoft Teams so was unable to access the meeting. The Minutes will be available in due course.

STREET NAMING

Land North of Eridge Road

In response to the request from Wealden District Council (WDC) for six street names to be provided for the development at Eridge Road, the Committee agreed for the following names to be put forward:

Alder

Bluebell

Hazel

Honeysuckle

Nightjar

Sackville

Land East of Nightingales, Walshes Road

In response to the proposed street name from WDC in relation to the development east of Nightingales, Walshes Road, members agreed that St Catherine's Close is an acceptable choice of name.

Members also agreed to remove Graham Greene from the historical connections section of the Approve Street Name document as Greene Place has recently been established for the new development off Blackness Road.

URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING

A member informed the committee that WDC have issues and Article 4 Directive for land on Alice Bright Lane.

DATE AND TIME OF THE NEXT MEETING.

The date of the next meeting is Monday 14th March 2022 at 7.30pm.

The meeting closed at 20:45