

Minutes of a meeting of the **PLANNING and DEVELOPMENT**
Committee held in the Council Offices, Pine Grove, Crowborough
on Monday 04th April 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 | | Minute Taking Administrator | Tracie White |
| | | 4 members of public in the chamber | |

*Denotes non-attendance

PUBLIC PARTICIPATION

A member of the public spoke in objection to WD/2022/0295/F. As the closest adjoining neighbour of the site, the resident expressed concerns regarding the significant impact to the woodland from the loss of mature trees as well as the ecological impact to wildlife. He stated that the proposal is close to the boundary, overlooking his home, which will result in a loss of privacy. He believes the phased nature of the work will exacerbate the privacy and noise issues. He concluded by stating that there are already drainage issues for this location which will be further impacted by the addition of these three properties.

A second member of the public also spoke in objection to WD/2022/0295/F. He stated that his primary objection to the proposal is his concern over surface water flooding as there is already a localised flooding issue on St John's Road, which has previously required the assistance of the Fire Services to pump excess water away from the area. Wealden District Council and East Sussex Highways are already aware of the problems faced by residents. He stated that the creation of three additional houses in this location will only exacerbate the issue, and whilst the site has proposed a permeable driveway, this will not be adequate to deal with the levels of water experienced. The resident explained he has to use buckets to clear away flood water in heavy rain now and has real concerns that his property would be flooded if the issue is allowed to worsen.

A member of public spoke in opposition to WD/2022/0256/F. She stated that the proposal is overdevelopment of the plot and out of keeping with the surrounding properties. It is her belief that properties five and six are outside of the boundary. As a neighbour of the proposal, she stated she will experience a loss of privacy.

The houses proposed are small yet the roof height is tall so it is her belief that the roof spaces will be built into at a future date. She further stated that the whole development is right up to the boundary with The Ghyll which will cause pollution for the environment and landscape. There is insufficient parking which will lead to an increase in street parking on Green Lane, and she anticipates that cars will have to reverse onto the main road as there is little to no turning space. The surface water run-off into The Ghyll is also a concern at the development is on a slope.

APOLOGIES

Cllr David Neeves

DECLARATIONS OF INTEREST

None

MINUTES

Minutes of the meeting held on the 14th March 2022

- 9719** **RESOLVED** that the Minutes of the meeting held on 14th March 2022 as confirmed be ratified by the Chairman with the amendments noted above.

The Chairman moved to hear Items 4.2 and 4.12 at the start of the meeting due member of public being present with an interest in these items.

NEW PLANNING APPLICATIONS

- 9720** **RESOLVED** that the observations on planning and licencing issues below be submitted to the Planning & Licensing Authority for consideration.

Application No. WD/2022/0295/F Application Type: Full

Location: WOODLAND ON THE SOUTH SIDE OF ST JOHN'S ROAD, BETWEEN ST JOHN'S CLOSE AND GOLDSMITHS' AVENUE, CROWBOROUGH TN6 1RR

Description: PHASED DEVELOPMENT OF 3 NO. ECO-HOME DWELLINGS IN AN AREA OF SECONDARY WOODLAND.

Observations: Recommends Refusal

Town Council Comments: Refusal recommended due to the contradictory nature of the application being promoted as 'Eco friendly' when the proposal involves the destruction of much woodland to accommodate the development. The council is concerned about the loss of a significant number of mature trees and would propose that either a group TPO be put forward for the whole site, or if the development is to be approved, that the remaining mature trees have individual TPO's applied to them. The location is a greenfield site and is within the influence zone of the Ashdown Forest Special Protection area (SPA). The proposal is out of keeping with neighbouring properties and it is felt that a grouping of three will change the character of the area.

There are already localised flooding issues in this location and the loss of trees will only add to this issue. The height of the properties is a major concern as the roof gardens would overlook existing properties. Whilst the driveway and walkway suds may be compliant, they do nothing to mitigate the water run off across the site and more particularly at the boundary with St John's Road The Council is concerned about damage to the subsoil. Goldsmiths' Avenue is already used as a cut through to avoid the centre of town; adding an additional access point along St John's Road will only further compound the traffic issues.

Two members of the public left the meeting at 19:51hrs.

Application No. WD/2022/0324/F Application Type: Full

Location: SPRINGFIELD, GREEN LANE, CROWBOROUGH, TN6 2BX

Description: DEMOLITION OF EXISTING DWELLING, REPLACEMENT OF APPROVED AND IMPLEMENTED ADDITIONAL DWELLINGS, AND ERECTION OF 6NO. NEW SEMI-DETACHED DWELLINGS.

Observations: Recommends Refusal

The Town Council Comments: Refusal recommended due to overdevelopment of the plot and the proposal being out of keeping with the surrounding area. The proposed height is excessive and this coupled with the site's elevation will appear domineering in height over the neighbouring bungalows. The Council is concerned about the poor amenity space throughout the development but particularly in relation to houses Two, Four and Six. Parking is cramped and the Council believes vehicles will have to reverse out on to the B2157. Further, it is anticipated that there will be issues with surface water run-off affecting the footpath to The Ghyll.

Two members of public left the chamber at 20:06 hrs.

Application No. WD/2022/0398/MRM Application Type: Major Application - Reserved Matters

Location: LAND AT STEEL CROSS, CROWBOROUGH, TN6 2XB

Description: RESERVED MATTERS (ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) PURSUANT TO OUTLINE PERMISSION WD/2018/2122/MAO (THE CONSTRUCTION OF 103 DWELLINGS (INCLUDING 36 AFFORDABLE UNITS) WITH ASSOCIATED PLAYSPACE, SUSTAINABLE URBAN DRAINAGE SYSTEMS, ACCESS TO GREEN LANE VIA A NEW JUNCTION, LANDSCAPING INCLUDING WOODLAND AND TREE PLANTING AND ENHANCEMENT TO WILDLIFE HABITATS) TOGETHER WITH DISCHARGE OF CONDITIONS 13 (NEW ACCESS), 14 (CYCLE STORAGE) AND 19 (AIR QUALITY EMISSIONS MITIGATION ASSESSMENT) OF THE OUTLINE PERMISSION.

Observations: Recommends Refusal

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

The housing mix is poor given the local housing need. Although the design is within the parameters of the outline permission, there are no smaller market value homes provided. Conversely, there are no affordable homes larger than two bedrooms. In addition, the affordable housing distribution within the site appears contra to policy, as it is clustered together rather than being evenly distributed. Further, these houses are small in size, with three of the flats being only just above 50m² legal minimum.

The committee is concerned that the assessment pertaining to one-bed social housing has been driven by requirements for older, single residents. However, this housing takes the form of first floor flats which appears inappropriate for such residents.

The committee is pleased to note that some shared ownership, small, family homes have been provided as these have been overlooked in other comparable local applications.

The lack of green measures is disappointing. Whilst outline permission alluded to them, few measures have been included. There appears to be no provision for electric vehicle charging. Given that by the time the 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 particularly as doing so after the fact would be hampered by the brick paved surfaces. Furthermore, there appears to be no solar panels included in the design and the use of gas boilers has been favoured as opposed to the more environmentally friendly air source heat pumps.

With the exception of the spine road there appear to be no pavements within the development. Given that there are no streetlights proposed, the council believes that the roads in the development will be unsafe for pedestrians after dark.

The development also appears to be re-profiling the junction between Green Lane (B2157) and Palesgate Lane making it the primary route for traffic in this area. This will lead to an increase in noise and disruption for pre-existing residents. It will also be detrimental to road safety as it would facilitate vehicles entering the site at greater speed.

Lastly, there are already flooding problems in this area and the proposal does not appear to have taken these into account, particularly on the northern part of the site.

Application No. WD/2022/0275/F Application Type: Full

Location: ST CHRISTOPHER, WARREN ROAD, CROWBOROUGH, TN6 1QN

Description: DEMOLITION OF EXISTING CONSERVATORY AND REPLACEMENT WITH SINGLE STOREY EXTENSION, LOFT CONVERSION TO INCLUDE THE ADDITION OF DORMER WINDOWS TO THE ROOF AND A HIP TO GABLE ALTERATION, AND RECLADDING THE BOOT ROOM AND LIVING ROOM

Observations: Recommends Approval

The Town Council Comments: The Town Council has no comment

Application No. WD/2022/0267/F Application Type: Full

Location: RUSTYN, 24 BEACON CLOSE, CROWBOROUGH, TN6 1DX

Description: EXISTING ROOF REMOVED AND REPLACED WITH NEW FIRST FLOOR CONSTRUCTION, NEW SMALL SIDE PORCH AND LOBBY EXTENSION, EXISTING CONSERVATORY REPLACED WITH NEW SINGLE-STOREY EXTENSION ALONG WITH INTERNAL AND EXTERNAL ALTERATIONS.

Observations: Recommends: Approval

Town Council Comments: The Town Council has no comment.

Application No. WD/2022/0248/F Application Type: Full

Location: 11 HOOKSWOOD CLOSE, CROWBOROUGH, TN6 2SF

Description: DEMOLITION OF SINGLE GARAGE AND REPLACEMENT WITH DOUBLE GARAGE TO RESIDENTIAL PROPERTY WITH NEW CROSSOVER

Observations: Recommends Approval

Town Council Comments: The Town Council has no comment.

Application No WD/2022/0325/F Application Type: Full

Location: HIGH BARROW, LONDON ROAD, CROWBOROUGH, TN6 1TB

Description: CONSTRUCTION OF OAK FRAMED FRONT PORCH, CLADDING OF PART OF THE FRONT ELEVATION WITH CLAY TILES, CONSTRUCTION OF HIPPED PITCH ROOF OVER EXISTING FLAT ROOF ON FRONT ELEVATION, PITCHED ROOF OVER EXISTING FLAT ROOFED GARAGE, REMOVAL OF REAR BAY WINDOW AND SINGLE STOREY SIDE AND REAR EXTENSION.

Observations: Recommends Approval

Town Council Comments: The Town Council has no comment.

Application No. WD/2022/0273/F Application Type: Full

Location: 37 MILLBROOK ROAD, CROWBOROUGH, TN6 2SB

Description: DEMOLITION OF CONSERVATORY, SINGLE STOREY SIDE EXTENSION AND PORCH EXTENSION

Observations: Recommends Approval

Town Council Comments: The Town Council has no comment.

Application No. WD/2022/0207/F Application Type: Full

Location: GREEN ACRES, HIGH BROOM LANE, CROWBOROUGH, TN6 3SP

Description THREE BAY CART BARN WITH ROOM OVER

Observations: Recommends Approval

Town Council Comments: The Town Council recommends approval with the stipulation that that barn may not be divisible from the main property in the future.

Application No. WD/2022/0438/F Application Type: Full

Location: : 19 HILLRISE, CROWBOROUGH, TN6 2DH

Description: ADDITIONAL SECOND STOREY OVER EXISTING SINGLE STOREY PROJECTION.

Observations: Recommends Approval

Town Council Comments: The Town Council has no comment.

Application No. WD/2022/0362/F Application Type: Full

Location: LITTLE GRANGE, SOUTH VIEW ROAD, CROWBOROUGH, TN6 1HW

Description: CONVERT THE EXISTING DETACHED GARAGE INTO A HOME OFFICE AND ADDITIONAL LIVING SPACE

Observations: Recommends Approval

Town Council Comments: The Town Council has no comment.

Application No. WD/2022/0256/LB Application Type: Listed Building Consent

Location: LUXFORD FARM OAST, ERIDGE ROAD, CROWBOROUGH, TN6 2SR

Description: REPLACE EXSITING FENESTRATRION

Observations: Recommends Approval

Town Council Comments: The Town Council has no comment.

Application No. WD/2022/0224/F Application Type: Full

Location: BURLEY, HIGH BROOM LANE, CROWBOROUGH, TN6 3SP

Description: TWO STOREY EXTENSION TO THE FRONT OF THE DWELLING AND TO RAISE EXISTING ROOF LINE TO IMPROVE FIRST FLOOR ACCOMODATION WITH AN ADDITION OF A DORMER WINDOW AND ROOF LIGHTS.

Observations: Recommends Approval

Town Council Comments: The Town Council has no comment.

Application No. WD/2022/0380/LDE Application Type: Certificate of Lawful Development

Location: BARN COTTAGE, HOURNE LANE, ERIDGE ROAD, CROWBOROUGH, TN6 2DZ

Description: EXISTING USE OF AN INDEPENDENT C3 RESIDENTIAL DWELLING HOUSE

Town Council Comments: The Town Council has no evidence to offer.

Further Representations on Appeal

Application No. WD/2020/2512/F Application Type: Full

Location: LITTLE SWEETHAWS, SWEETHAWS LANE, CROWBOROUGH, TN6 3SS

Description: APPLICATION FOR RESIDENTIAL DEVELOPMENT FOR 1NO. DWELLING

Observations: Recommends Refusal

Town Council Comments: The Town Council recommends refusal on the basis that the property is outside of the development boundary and it is within the High Weald Area of Outstanding Natural Beauty. The proposal does not meet the NPPF design and access statement for sustainable development for new builds. It is the Council's belief that there are access issues due to the narrow road conditions.

DECISION NOTICES (attached to agenda)

Noted

APPROVED STREET NAMES

The Chairman deferred the agenda item to a future meeting owing to the fullness of this agenda, as the discussion is not of an urgent nature .

WORKING GROUP AGAINST OVERDEVELOPMENT

The Committee agreed that the Chairman write a response to be submitted to the working group.

NORTH PARISH CLUSTER MEETING

The Chairman advised that he had attended the meeting on 28th March 2022.

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 25th April 2022 at 7.30pm.

The meeting closed at 21:00 hrs.