

Minutes of a meeting of the **PLANNING and DEVELOPMENT**
Committee held in the Council Offices, Pine Grove, Crowborough
on Monday 6th June 2022 at 7.30pm

Present	Councillors	Martyn Garrett Richard Jury George Moss David Neeves Alan Penney Ron Reed	Chairman Vice - Chairman
Also present		Minute Taking Administrator	Tracie White

*Denotes non-attendance

APOLOGIES

None

DECLARATIONS OF INTEREST

Cllr Garrett and Cllr Penney both declared a personal interest in Item 4.7 as the builder of the proposed development is known to them in their role as part of Sir Henry Fermor Trust.

MINUTES

Minutes of the meeting held on the 16th May 2022

The wording 'with the amendments noted above' to be removed from Resolution 9780.

- 9793** **RESOLVED** that the Minutes of the meeting held on 16th May 2022 as confirmed be ratified by the Chairman with the amendments noted above.

NEW PLANNING APPLICATIONS

- 9794** **RESOLVED** that the observations on planning and licencing issues below be submitted to the Planning & Licensing Authority for consideration.

Application No. WD/2021/2739/MRM Application Type: Major Application – 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. New block and general plans publicised.

Observations: Recommends 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 the housing mix is poor due to the fact that the affordable house selection does not provide an option of larger properties, and the market rate houses do not offer smaller one or two bedded properties. Furthermore, the social housing has all been sited in a single area of the development alongside the shared ownership properties which is against planning policy.

The committee is also concerned about the general site layout which appears to indicate that refuse workers and some residents will have to walk up to twenty-five metres to move and return bins. This may lead to bins being left around the site, far from their related properties, on collection day.

The access roads within the development are narrow. Fire appliances will only fit if there is no one parked on the road, and as long as the larger style of appliance with an ariel level platform (needed for fires in two storey buildings) is not required.

The proposal itself appears to be overdevelopment of site, particularly due to the fact that in the 2017 application Wealden District Council made it clear (under Condition 4) that the site is suitable for no more than eighty-five properties.

For conditions 20 and 21 above, the committee is concerned about the level of mature trees being removed. Six mature trees have been specified and eleven other groups of trees are also affected. The plan only alludes to 'part' of each group being removed but does not specify the exact number of trees. The Council is aware that each group has between eleven and fourteen trees, yet the plan is too ambiguous to determine the full impact to the site.

Outline planning permission originally preserved the field and AONB nature of the land, but this has been eroded in subsequent plans leading to the loss of ancient hedgerow. There is already a precedent in the area for all foliage to be removed despite applications stating otherwise.

Condition 5 references the written scheme of archaeological investigation yet there is no evidence regarding this. Furthermore, members were unable to find the wildlife management plan amongst the documentation, which is a requirement due to the greenfield nature of the site.

The design and access statement infers that energy efficient measures will be installed on-site but the plans do not show any water butts or PV solar panels. Additionally, EV charging points are not installed as standard within the site. In a recent decision notice issued by WDC, a condition was imposed whereby a new development was required to install electric vehicle charging points for the whole of the development. The committee proposes that the same condition should be applied in this case.

Attenuation ponds have been sited at the top of hills at the far side of the estate and appear to be next to open space play areas which is dangerous in the council's opinion. There needs to be some separation between the two. The site is not anywhere close to meeting the drainage issues. The drainage report stated that there is no letter of ownership over the water course and there appears to be no paperwork across all three applications.

The council requests that the developer considers putting a passing point on Luxford Road as this will be a heavily used pedestrian route for children from within the development to walk to Ashdown Primary School.

Application No. WD/2022/0775/MRM Application Type: Major Application – Reserved Matters

Location: ORCHID RIDING CENTRE, WALSHES ROAD, CROWBOROUGH, TN6 3RE

Description: RESERVED MATTERS PURSUANT TO OUTLINE PERMISSION WD/2020/0734/MAO (OUTLINE PLANNING APPLICATION (ALL MATTERS RESERVED EXCEPT FOR MEANS OF ACCESS) FOR THE REDEVELOPMENT OF LAND FOR THE ERECTION OF UP TO 150 HOMES (INCLUDING 35% AFFORDABLE HOMES) AND FORMAL AND INFORMAL OPEN SPACE, INCLUDING PLAY AREAS).

Observations: Recommends Refusal

The Town Council Comments: Crowborough Town Council recommends that planning be refused for the following reasons:

The committee was disappointed to see that the plans that have been presented appear to be very different to the outline impression that was created after a prior question and answer session with the developer.

The council believes that the high-density housing, in combination with the proposed layout of the site, will lead to it being overdeveloped. It is the council's opinion that the proposed internal road layout is likely to result in significant internal traffic problems due to the creation of a major bottleneck which will affect well over two thirds of the proposed properties.

The relatively cramped internal layout, along with its density, also appears to be out of keeping with other neighbouring modern or proposed developments on that section of Walshes Road.

The cramped layout and narrow roads also appear to necessitate some residents having to move bins unacceptable distances of up to thirty-five metres for collection.

Additionally, communal areas and play spaces have been reduced in size from what was suggested in the outline application.

The Green measures proposed appear to be short of the level the council would now expect from a new development, with no installation of either PV Panels, or alternatives to Gas Boilers such as heat pumps. Even very simple measures, such as installing water butts appear to have been overlooked.

The wildlife survey is inadequate and possibly out of date given the site's rural location and the fact it is now disused.

It appears that a larger than anticipated number of mature trees are to be felled and given activities at nearby developments the committee anticipates that all onsite foliage may be removed during construction. It is also disappointing to note that no meaningful attempt has been made to preserve that essence of the old field pattern, which is a defining feature of the High Weald, as had been previously indicated.

The onsite drainage reports and drawings are inconsistent with plans as they show the use of underground retention tanks rather than the open attenuation ponds in parts of the application. It is hard to make a clear judgment about the adequacy of the proposed

system when what is being proposed is unclear. If attenuation ponds are to be used, they appear to have been placed adjacent to the play space. If they are not adequately fenced off the committee believes that this poses a substantial risk to younger residents.

The council's greatest concern is the effect that the development will have on the railway line that is adjacent to the proposed development. In the plans presented, little regard appears to have been given to this. The council has substantial concerns that run off from the development will spill off, both down the embankment and possibly through the tunnel vents. Substantial mitigations need to be put into place to address this. Additionally, several of the properties themselves have been placed very close to the railway embankment. We note that these are almost all affordable housing, which is distributed poorly around the proposed layout.

Application No. WD/2022/0695/FR Application Type: Full - Retrospective

Location: 2 WESTWOOD VILLA, WHITEHILL ROAD, CROWBOROUGH, TN6 1LE

Description: PROPOSED SINGLE STOREY REAR EXTENSION

Observations: Recommends Approval

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

Application No. WD/2022/0728/FR Application Type: Full – Non-compliance

Location: CRAIGMORE HALL, CROWBOROUGH HILL, CROWBOROUGH, TN6 2SE

Description: MINOR MATERIAL AMENDMENT TO WD/2019/2602/F (ERECTION OF 7 DWELLINGS FOLLOWING THE DEMOLITION OF CRAIGMORE COTTAGE) INVOLVING VARIATION OF CONDITIONS 12, 16 AND 23 TO ENABLE MINOR ALTERATIONS TO DWELLINGS, INCLUSION OF SOLAR PANELS TO ALL UNITS AND PROVISION OF RETAINING WALL IN FRONT OF UNITS 1, 2, 3 AND 4

Observations: Recommends Approval

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

Application No. WD/2022/0687/F Application Type: Full

Location: 16 FERMOR WAY, CROWBOROUGH, TN6 3BD

Description: SINGLE STOREY SIDE EXTENSION. RAISE EXTG GARAGE ROOF AND PROVIDE PITCHED ROOF TO FRONT.

Observations: Application decision already determined.

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

Application No. WD/2022/0800/F Application Type: Full

Location: 4 WOODSIDE, CROWBOROUGH, TN6 1EG

Description: FIRST FLOOR EXTENSION, SINGLE STOREY REAR EXTENSION AND PITCHED ROOF TO REPLACE FLAT ROOF TO FRONT

Observations: Recommends Refusal

The Town Council Comments: Refusal recommended on the basis that the proposal is out of keeping with surrounding properties which causes an imbalance to the symmetry of the street scene.

Application No. WD/2022/0770/F Application Type: Full

Location: 87 PELLINGS FARM CLOSE, CROWBOROUGH, TN6 2BF

Description: SINGLE STOREY SIDE EXTENSION. PARTIAL REMOVAL OF EXISTING FENCE - EXTENSION TO FORM PART OF THE BOUNDARY BETWEEN NUMBERS 85 AND 87

Observations: Recommends Approval

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

Application No. WD/2022/0869/F Application Type: Full

Location: HODGES FARM, ERIDGE ROAD, CROWBOROUGH, TN6 2DZ

Description: REPLACEMENT OF A SINGLE STOREY OUTBUILDING / STORE

Observations: Recommends Approval

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

Application No. WD/2022/0871/F Application Type: Full

Location: 31 BRIDGER WAY, CROWBOROUGH, TN6 2XD

Description: PROPOSED TWO STOREY SIDE EXTENSION.

Observations: Recommends Approval

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

Application No. WD/2021/2345/F Application Type: Full

Location: LITTLE ROAN, RANNOCH ROAD, CROWBOROUGH, TN6 1RA

Description: THE CONSTRUCTION OF AN ATTACHED SINGLE-STOREY CARPORT

Observations: Recommends Approval

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

Application No. WD/2022/0889/F Application Type: Full

Location: FIRBANK, ST JOHNS ROAD, CROWBOROUGH, TN6 1RT

Description: PROPOSED DUAL ACCESS SPLIT, DETACHED GARAGE/STORE, PORCH, AND CHANGE OF EXTERNAL FENESTRATION

Observations: Recommends Refusal

The Town Council Comments: Refusal recommended on the basis that the size of the garage is excessively large and concerns from the committee about damage to the roots of several mature trees.

Application No. WD/2022/0886/F Application Type: Full

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

Description: REMOVAL OF EXISTING REAR EXTENSION / RAISED SUN LOUNGE. ERECTION OF DOUBLE STOREY SIDE AND REAR EXTENSION WITH A SUB FLOOR LEVEL AT GARDEN LEVEL. ALSO, AN ATTIC CONVERSION AND CAR PORT

Observations: Recommends Refusal

The Town Council Comments: Refusal recommended on the basis that the proposal is out of keeping with the whole area, the negative impact on the street scene which currently has no structures in front of any of the properties set on the sweeping arch of the road. There will also be a domineering impact to the neighbouring property Birch Grove.

Application No. WD/2022/1278/OH Application Type: Overhead Line

Location: LAND ON THE SOUTH-EAST SIDE OF WESTERN ROAD, CROWBOROUGH

Description: TO INSTALL A NEW POLE AND STAY WIRE AND AN ADDITIONAL STAY WIRE TO POLE 266324. POLE 266323 WILL BE REMOVED.

Observations: Recommends Approval

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

Application No. WD/2022/0831/F Application Type: Full

Location: HOLMWOOD COTTAGE, LORDSWELL LANE, CROWBOROUGH, TN6 1HX

Description: FIRST FLOOR EXTENSION, SIDE PORCH AND INTERNAL ALTERATIONS.

Observations: Recommends Approval

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

DECISION NOTICES (attached to agenda)

Noted

VISTRY HOMES LAND AT ORCHID RIDING STABLES

To agree any questions to be raised with the developer ahead of their presentation at the Planning & Development meeting scheduled for 27th June 2022.

Members noted that the application presented is vastly different to the impression that Vistry gave the committee at their last presentation. The committee would like to discuss the reason for all these amendments.

The committee wish to ask Vistry whether they fully factored in the impact on the railway line in terms of water run-off, particularly as they line may become electrified at some point in the future.

STREET NAMING CONSULTATION

To review street names for the development at Land North of Hadlow Down Road

The committee agreed to the names proposed by the developer.

PARISH PANEL MEETING

To discuss any questions that members wish to raise for the upcoming Parish Panel Meeting.

Members requested that the following question be raised at the upcoming Parish Panel Meeting:

With regards to planning applications that adjoin Public Rights of way, twittens and footpaths, what procedures are in place to ensure that these paths always remain open, the surfaces of such paths are not damaged, and the route not narrowed or altered? Where damage, does occur who should the public/parish approach to redress the problem?

With regards to the recent planning decision by WDC, could the rational be explained, for applying to have an Article 4 Directions applied to land adjoining Alice Bright Lane, Crowborough, and then subsequently approving planning permission for boundary fencing and hardstanding on one of the pieces of land sold as this appears to be contrary to paragraph 3 of the schedule to the Direction 1, and paragraph 2e of the Schedule to the Direction 2?

The Officer Decision Notice appears to suggest that Article 4 Directions themselves run contrary to the Development Plan.

When granting planning permission on major applications do Wealden District Planning department impose working time restrictions that cover weekday hours of working, Saturdays, Sundays, and Bank Holidays? If so, where are these published? If not how can adjoining neighbours be protected against noise & dust nuisance during antisocial hours, bank holidays and Sundays?

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 27th June 2022 at 7.30pm.

Cllr George Moss and Cllr Martyn Garrett both gave apologies ahead of the meeting away. The chairperson will consult with Cllr Natalie Whittle ahead of the meeting to ask her to attend the meeting in her position of reserve member to ensure the meeting remains quorate.

The meeting closed at 20:58 hrs.