

Minutes of a meeting of the **PLANNING and DEVELOPMENT**
Committee held in the Council Offices, Pine Grove, Crowborough
on Monday 27th June 2022 at 7.30pm

Present	Councillors	Martyn Garrett*	
		Richard Jury	Chairman
		George Moss*	
		David Neeves	
		Alan Penney	
		Ron Reed	Vice – Chairman
		Natalie Whittle	
Also present		Melanie Street	Assistant Town Clerk
		2 members of the public in the chamber	
		5 representatives from Vistry Homes	

*Denotes non-attendance

The Chairman moved to hear items 4.3, 4.14 and 6.1 first due to members of the public present with an interest in these items.

APOLOGIES

Cllrs Martyn Garrett and George Moss.

DECLARATIONS OF INTEREST

Cllr Ron Reed declared a personal interest in item 4.3 as he knows someone who has objected to the application.

Cllr Natalie Whittle declared a personal interest in item 4.14 as it is a neighbouring property to her residence.

Cllr Richard Jury declared a personal interest in item 4.3 as he knows someone who has objected to the application and in item 4.14 as he knows one of the neighbours of the property.

MINUTES

Minutes of the meeting held on the 10th May and 6th June 2022

9812 **RESOLVED** that the Minutes of the meeting held on 6th June 2022 as confirmed be ratified by the Chairman.

The minutes of the meeting of 10th May had contained a minor error which has now been amended.

- 9813** **RESOLVED** that the Minutes of the meeting held on 10th May 2022 as confirmed be ratified by the Chairman.

NEW PLANNING APPLICATIONS

- 9814** **RESOLVED** that the observations on planning and licencing issues below be submitted to the Planning & Licensing Authority for consideration.

Application No. WD/2020/2123/F Application Type: Full

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

Description: NEW RESIDENTIAL DWELLING.

Standing orders were suspended.

A member of the public spoke in objection to the appeal being made on this application. He stated that Point 2 of the appeal (overdevelopment of the site) needs to take into account the fact that the block plans submitted are incorrect. He stated that these plans show the shared driveway forming part of the site, however, this is incorrect. This therefore reduces the overall size of the development, so the claim of overdevelopment is even more acute. Additionally, he stated that approximately 75% of the amenity land will be unusable given the steepness of the plot. He estimated that a further 200 square metres will be unusable, thus further reinforcing the overdevelopment of the site. Finally, he spoke in relation to Point 1 of the appeal (that the claimant states Wealden District Council did not engage with them) and shared that it was his understanding the claimant had received professional advice not to engage with the district council, and that the district council would contact them regarding the application when it wanted to.

Standing orders reinstated.

Cllr Natalie Whittle left the meeting.

Observations: Recommends refusal

Town Council comments: The Town Council recommends refusal on the same grounds as previously stated: lack of amenity space, the property being sited close to the road which has a negative impact to the street scene and poor access issues due the siting the property so close to the shared drive. In addition, the council expresses concern regarding the shared drive which does not appear to be part of the curtilage. This reduces the plot size by approximately 140 square metres, reinforcing the view that the plot is overdeveloped.

One member of the public left the meeting.

Cllr Natalie Whittle re-joined the meeting.

Application No. WD/2021/2357/F Application Type: Full

Location: LAND AT TRITOMA AND CHARNWOOD, HARLEQUIN LANE, CROWBOROUGH, TN6 1HT

Description: DEMOLITION OF EXISTING DWELLINGS AND ERECTION OF 8 NO. NEW HOMES, ACCESS, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE.

Standing orders were suspended.

A member of the public spoke in objection to this application. He expressed concern that two large properties are being demolished and replaced with two rows of four properties. He stated that prior to the submission of planning permission several mature trees had been removed, a pond has been filled in and a possible wildlife crime has been reported to Sussex Police who are currently investigating. He believes that the proposed dwellings are small for five- and six-bedroom properties and are too similar in appearance, which is out of keeping with the Harlequin Lane and the other dwellings on it. Additionally, he is concerned that an additional forty-four bedrooms will result in many more vehicles. The lane is well used by pedestrians and the extra vehicles could be hazardous to those using the lane as a safe route to walk.

Standing orders reinstated.

Observations: Recommends refusal

Town Council Comments: Refusal recommended as the development is out of keeping with Harlequin Lane due to scale and form. The dwellings are very high density and are small plot sizes for the size of properties proposed. The council is concerned about potential flooding issues caused by run-off as the permeable area has been reduced without any drainage works proposed. Additionally, the council believes this development will have a negative impact on the street scene; the design is lacking in character. It will also have a dominating impact on the existing properties to the rear and sides, and on each of the proposed dwelling themselves due to the high density.

The proposed development will result in a significant increase in vehicle movement, with no mitigation measures shown, and it is the council's opinion that a more extensive transport survey needs to be undertaken. Finally, the council expresses concern about the impact on local wildlife which it does not believe has been mitigated in this application.

One member of the public left the meeting.

PRESENTATION BY VISTRY HOMES FOR LAND AT ORCHID RIDING STABLES

Presentation by Vistry Homes for Land at Orchid Riding Stables and questions from Committee members

Standing orders were suspended.

A presentation was given by Vistry Homes for the proposed development at Orchid Riding Stables, Walshes Road. Representatives from Vistry Homes summarised the application and the changes made since the committee last saw the proposal. This included moving the substation due to a public right of way, changing the orientation of plots to incorporate a five-metre landscape buffer which was a planning condition, increasing the number of plots facing the green space, ensuring the affordable housing is evenly distributed and being more landscape-led with a boulevard of trees down the spine road.

Committee members asked questions during the presentation. A member shared that the previous plan had appeared lower density and a representative from Vistry Homes explained that the introduction of peripheral planting, particularly in the south-east corner, gives the impression of the site being denser. However, there have been no additional dwellings added and this is just a matter of visual perspective.

The committee explained its concerns regarding refuse collection for the site, specifically that some houses appear to have to travel long distances to place bins out for collection. In response, Vistry Homes acknowledged that some terrace houses will have to travel longer distances but stated that it may be possible to insert additional collection points to the plans.

A member of the committee enquired about Green Measures. A representative from Vistry Homes explained the measures which may be put in place including integral PV roof panels and vehicle charging points. He explained other measures which the company is considering but noted that technology is moving quickly, so it is difficult to state now what may actually be put in place in the latter part of the development.

A Vistry Homes representative confirmed that both tanks and ponds will be used on the site. The attenuation pond is designed purely to capture rare flood events. In response to a question about potential run-off on to the railway line the representative informed the committee that they had had conversations with Network Rail, who have made improvements to their land which includes drainage. He also stated that the run off will be no greater than that which already exists.

Finally, Vistry Homes answered questions relating to trees on the site. It confirmed that there are 105 trees currently on site, of which 33 will be removed. A further 109 trees will then be planted. The representative also confirmed that they have tried to retain the current field patterns and that no updated wildlife surveys are yet available.

The Chairman thanked Vistry Homes for attending.

Standing orders reinstated.

Five members of the public left the meeting

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. Details have been provided in response to your consultation response. Details have been provided 30/05/2022.

Observations: Recommends refusal

Town Council Comments: A small number of minor changes have not changed the council's opinion.

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/2021/1524/F Application Type: Full

Location: BIRD VIEW, STEEP ROAD, CROWBOROUGH, TN6 3RX

Description: DETACHED SINGLE GARAGE.

Observations: N/A

Town council comments: The town council has no comment as this is outside of the town boundary.

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.

This application had been included in error; it had been placed on the previous agenda and a response submitted at that time.

Application No. WD/2022/0960/F Application Type: Full

Location: 48 SOUTHRIDGE ROAD, CROWBOROUGH, TN6 1NA

Description: SINGLE STOREY REAR EXTENSION

Observations: Recommends approval

Town Council Comments: The town council has no comment.

Application No. WD/2022/0988/F Application Type: Full

Location: SADDLERS, WINDSOR ROAD, JARVIS BROOK, TN6 2HS

Description: SMALL SINGLE STOREY EXTENSION AND GARAGE CONVERSION WITH ROOF ALTERATION.

Observations: Recommends approval

Town Council Comments: The town council has no comment.

Application No. WD/2022/1013/F Application Type: Full

Location: FARTHINGS, LUXFORD LANE, CROWBOROUGH, TN6 2PE

Description: ENLARGEMENT OF EXISTING REAR DORMER AND ADDITION OF 2NO ROOF LANTERNS. PROPOSED 1.5M FENCE WITH AUTOMATED ACCESS GATE TO FRONT OF PROPERTY.

Observations: Recommends refusal

Town Council Comments: The town council believes the fence and automatic access gate are out of keeping with other properties along that part of Luxford Lane. The council has no objection to other proposed works.

Application No. WD/2022/1027/F Application Type: Full

Location: GHYLL MEAD SOUTH, GHYLL ROAD, CROWBOROUGH, TN6 1SU

Description: REAR SINGLE STOREY EXTENSION AND ALTERATIONS TO ROOF

Observations: Recommends approval

Town Council Comments: The town council has no comment.

Application No. WD/2022/1114/F Application Type: Full

Location: WOODHALL, SOUTH VIEW ROAD, CROWBOROUGH, TN6 1HF

Description: DEMOLISH EXISTING FIRST FLOOR FLAT ROOF EXTENSION AND REPLACE WITH PITCHED ROOF FIRST FLOOR EXTENSION WITH EXTENDED ROOF TO EXISTING RIDGE AND ROOF CONVERSION TO INCLUDE DORMER WINDOWS AND SOLAR PANELS

Observations: Recommends approval

Town Council Comments: The town council has no comment.

Application No. WD/2022/1255/F Application Type: Full

Location: 4 BOXGATE, CROWBOROUGH, TN6 1SF

Description: FIRST FLOOR SIDE EXTENSION TO CREATE ADDITIONAL ROOM.

Observations: Recommends approval

Town Council Comments: The town council has no comment.

Application No. WD/2022/1047/FA Application Type: Full – Non-Compliance of Condition

Location: LAND EAST OF HADLOW DOWN ROAD, CROWBOROUGH, TN6 3EJ

Description: VARIATION OF CONDITION 17 OF WD/2020/0893/MAJ (ERECTION OF 26 DWELLINGS, ACCESS, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE) TO ALLOW FOR A SMALL PROPORTION OF NONNATIVE PLANT SPECIES TO BE USED AS PART OF THE OVERALL SOFT LANDSCAPING PROPOSALS.

Observations: Recommends refusal

Town Council Comments: The town council can see no good planning reason to vary this condition. The council would like to see Condition 17 upheld as this development is on the edge of the town, bordering countryside, and the variation will impact the local wildlife and rural area.

Application No. WD/2022/1425/PO Application Type: Planning Obligation

Location: LAND NORTH OF BEACON ROAD, CROWBOROUGH, TN6 1UB

Description: VARIATION OF SECTION 106 AGREEMENT DATED 3 AUGUST 2021 ATTACHED TO PLANNING PERMISSION WD/2020/0854/MAO (OUTLINE APPLICATION FOR 18 NO. DWELLINGS (WITH ALL MATTERS RESERVED APART FROM MEANS OF ACCESS)) TO ENABLE A VARIATION TO THE CONSENTED AFFORDABLE HOUSING TENURE MIX FROM 80% AFFORDABLE RENT AND 20% INTERMEDIATE HOUSING UNITS TO 100% INTERMEDIATE HOUSING UNITS TO PROVIDE FOR EITHER SHARED OWNERSHIP OR SHARED EQUITY TENURES

Observations: Recommends approval

Town Council Comments: The town council is very pleased to see this change as it believes shared ownership is often overlooked as a housing tenure.

Application No. WD/2022/0879/AI Application Type: Illuminated Advertisement

Location: POUNDFIELD HALL, GREEN LANE, CROWBOROUGH, TN6 2BX

Description: PROPOSED INTERNALLY ILLUMINATED BOX SIGN AND INTERNAL ILLUMINATION OF EXISTING WINDOW

Observations: Recommends refusal

Town Council Comments: The town council believes an illuminated sign would be out of keeping with the character of the area and a potential hazard to drivers driving down Poundfield Road.

DECISION NOTICES (attached to agenda)

Noted

PARISH PANEL MEETING

Feedback from Parish Panel Meeting

Due to the length of the meeting that had already taken place, the Chairman agreed to postpone discussion of this item until the following agenda.

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 18th July 2022 at 7.30pm.

The Chairman thanked Cllr Whittle for attending in her capacity as a substitute member of the committee.

The meeting closed at 9.05pm.