

Minutes of a meeting of the **PLANNING and DEVELOPMENT**
Committee held in the Council Offices, Pine Grove, Crowborough
on Monday 18th July 2022 at 7.30pm

Present	Councillors	Martyn Garrett Richard Jury George Moss David Neeves* Alan Penney Ron Reed	Chairman Vice – Chairman
Also present		Tracie White	Minute Taking Administrator
		8 members of the public in the chamber 1 member of the press in the chamber 1 members of public online	

*Denotes non-attendance

APOLOGIES

Cllr. David Neeves

DECLARATIONS OF INTEREST

None

MINUTES

Minutes of the meeting held on the 27th June 2022

- 9835** **RESOLVED** that the Minutes of the meeting held on 27th June 2022 as confirmed be ratified by the Chairman.

The Chairman moved to hear items 4.21 to be heard second, due to members of the public present with an interest in this item.

NEW PLANNING APPLICATIONS

- 9836** **RESOLVED** that the observations on planning and licencing issues below be submitted to the Planning & Licensing Authority for consideration.

Application No. WD/2021/0992/MAO Application Type: Major Application – Outline

Location: LAND ADJACENT TO ORCHARD COTTAGE, HIGH BROOM ROAD (ACCESSED OFF ALICE BRIGHT LANE), CROWBOROUGH TN6 3SL

Description: 33 NO. DETACHED DWELLINGS WITH ASSOCIATED GARAGES AND ROADWAYS ETC.

A member of public spoke in objection to this application. She stated that the site had previously been considered for development as part of the local plan but dismissed due to the narrowness of the lane. She raised concerns that the design and location of the proposal will increase the danger for pedestrians as the only way to access the site will be by car and there are no pathways along this stretch of the road. She stated that there are already issues with the dangerous crossroads and narrow lane. She also stated that the site is in a rural area adjacent to the AONB so is out of keeping and unsuitable for this area.

A second member of public spoke in objection to the application. He lives adjacent to the proposal and stated that the density of the development is out of keeping with the area given that it is surrounded by forest and ancient woodlands. He stated that the road is narrow, with no walkway for pedestrians, and that the proposal is on a bend close to a dangerous five-way junction, all of which he feels will cause safety issues. He further stated that the area already has issues with localized flooding both from surface water run off in heavy rain and from the stream at this location overflowing. He feels that adding thirty-three houses in this location will make these issues significantly worse.

A third member of public also spoke in objection to the application. He stated that paragraph one hundred and seventy-four of the national planning policy framework says that new developments should contribute to and enhance the natural environment but cannot see how thirty-three houses outside of the development boundary will enhance the location. He stated that the transport survey underestimates the number of trips proposed and that the average speed is faster than stated. He further stated that the area already suffers from waterlogged gardens and feels the proposal will further exacerbate this issue.

Observations: Recommends refusal

Town Council Comments: The Town Council recommended refusal on the basis that the proposal is a greenfield site which is outside both the development boundary and developed area of town and is also close in proximity to the AONB.

The style of the proposal is high in density which is more akin to a defined urban area and is out of character with the surrounding areas.

The housing mix is poor with twenty-seven of the thirty-three proposed being four (plus) bedded market value houses, three being three bedded market value houses and only three being three bedroomed, affordable housing. This equates to only 10% of overall number being affordable with no indication of a commutable sum being put forward towards houses elsewhere. There is insufficient amenity space, there are no play areas for children and the turning splays for refuse lorries are unworkable with the indicative plans outlining this being contradictory in nature.

There is a distinct key lack of pavement on Alice Bright Lane and no alternate route up to town, which renders the site car dependent. Alice Bright Lane itself is a variable width with sharp bends and the speed of traffic travelling along makes it dangerous for pedestrians. The narrowness of the lane may also cause access issued for construction traffic.

There appears to have been no mitigation made for environmental issues such as air source heat pumps.

The proposal needs to comply with Section six hundred and fourteen, of the protected species survey, which specifies how to protect habitats.

The public transport journey times are inaccurate and bus services have halved in frequency since the report was generated. Bicycle times appear to have been created using a straight-line method and have not considered the topography of the land so is wholly optimistic. Finally, the planned trips analysis fails to consider journeys made by delivery companies and taxi trips.

Four members of the public left the chamber at 19:53hrs.

One member of the press left the meeting at 19:55hrs

Application No. WD/2022/1436/F Application Type: Full

Location: REDWOOD PLACE, HIGH BROOM LANE, CROWBOROUGH, TN6 3SP

Description: ERECTION OF A DWELLING WITH DETACHED GARAGE

A member of the public spoke in support of the application. He stated that Wealden District Council had rejected the recent application on the basis that the proposal was too wide for the plot, that ecological and arboricultural surveys had not been conducted and that the property was too conspicuous from the AONB.

He stated that the amended plans have narrowed the house by five meters thus reducing the floor space by one hundred and nine meters squared, the property has been dropped a further three feet into the ground to reduce the height and is no longer visible from the AONB. Ecological and arboricultural reports have been commissioned and an ecological improvement plan has also been commissioned to improve the biodiversity within the site all of which should address the concerns raised previously.

Observations: Recommends approval

Town Council Comments: The town council has no comment.

Four members of public left the chamber at 19:58hrs.

Application No. WD/2022/0421/F Application Type: Full

Location: 54 FERMOR WAY, CROWBOROUGH, TN6 3BJ

Description: TWO-STOREY SIDE ADDITION REPLACING EXISTING SINGLE-STOREY CONSTRUCTION, SINGLE-STOREY REAR ADDITION, AND FIRST FLOOR EXTENSION AND PORCH TO FRONT.

Observations: Recommends approval

Town Council Comments: The town council has no comment.

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

Location: WOODLANDS, INNHAMS 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 Amended plans received 29/06/2022

Observations: Recommends approval

Town Council Comments: Approval had been made on the basis that the car port has been removed.

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

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

Description PROPOSED DUAL ACCESS SPLIT, ATTACHED GARAGE, ALTERATIONS TO FENESTRATION, PORCH AND RAISED DECKING Description change and amended plans.

Observations: Recommends approval

Town Council Comments: Approval had been made on the basis that the car port has moved away from the trees.

One member of online public left the meeting at 20:03

Application No. WD/2022/0957/F Application Type: Full

Location: JARVIS BROOK SPORTS CLUB, PALESGATE LANE, CROWBOROUGH, TN6 3HG

Description INSTALLATION OF A PREFABRICATED STEEL SHIPPING CONTAINER MEASURING 6.06 METRES BY 2.44 METRES, AND 2.59 METRES IN HEIGHT

Observations: Recommends approval

Town Council Comments: The town council has no comment.

Application No. WD/2022/0983/F Application Type: Full

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

Description: REINSTATEMENT OF DORMERS AT SECOND FLOOR LEVEL, REINSTATEMENT OF WINDOWS WERE NOTED AND REINTRODUCTION OF NEWLY DESIGNED FALSE CHIMNEY STACKS. NEW TWO-BEDROOM FLAT IN EXISTING ROOF VOID WHICH INCREASES THE EXISTING ROOF HEIGHT TO THAT OF THE ORIGINAL BUILDING. 2 NO. NEW TWO-BEDROOM FLATS IN BASEMENT VOID. DEMOLITION AND REPLACEMENT OF EXISTING THREE-BEDROOM MAISONETTE. ASSOCIATED PARKING AND AMENITY.

Observations: Recommends refusal

Town Council Comments: Refusal recommended on the basis that the proposal is overdevelopment of the site, the domineering impact on the surrounding houses due to the increase in roof height, the domineering impact that the proposed houses will have over the basement flats, the loss of amenity space and parking space, the proposed refuse access being unsuitable and unusable.

Application No. WD/2022/1063/F Application Type: Full

Location: HARECOMBE MANOR NURSING HOME, SOUTH VIEW ROAD, CROWBOROUGH, TN6 1HG

Description DEMOLITION OF EXISTING BOUNDARY WALL DURING THE CONSTRUCTION PHASE AND REBUILDING TO MATCH ONCE COMPLETED

Observations: Recommends approval

Town Council Comments: The town council has no comment.

Application No. WD/2022/1090/F Application Type: Full

Location: HARVESTBANK, INNHAMS WOOD, CROWBOROUGH, TN6 1TE

Description: LOFT CONVERSION AND PITCHED ROOF TO GARAGE

Observations: Recommends approval

Town Council Comments: The town council has no comment.

Application No. WD/2022/1148/F Application Type: Full – Non-Compliance of Condition

Location: 30 PLEASANT VIEW ROAD, CROWBOROUGH, TN6 2UU

Description: DOUBLE STOREY FRONT, REAR AND SIDE EXTENSIONS, INSTALLATION OF NEW DOOR AND WINDOWS AND ROOFTILES AND USE OF WHITE RENDER AND TIMBER CLADDING INSTEAD OF FACING BRICK

Observations: Recommends approval

Town Council Comments: The town council has no comment.

Application No. WD/2022/1266/F Application Type: Full

Location: 35 SAXONBURY CLOSE, CROWBOROUGH, TN6 1EA

Description: LOFT CONVERSION INCLUDING ALTERATION TO ROOF PITCH AND REAR DORMER, REPLACEMENT OF EXISTING GARDEN ROOM WITH SINGLE STOREY BUILDING, ALTERATIONS TO EXTERNAL ACCESS AND GUARDING TO ASSIST DISABLED OCCUPIER, ASSOCIATED INTERNAL ALTERATIONS TO ASSIST DISABLED OCCUPIER, FENESTRATION ALTERATIONS.

Observations: Recommends refusal

Town Council Comments: Refusal recommended on the basis that the rear dormer is too large, out of keeping with neighbouring properties and overlooking properties at the rear.

Application No. WD/2022/1280/F Application Type: Full

Location: ALBEN HOUSE, CROWBOROUGH HILL, JARVIS BROOK, TN6 2JA

Description: SINGLE STOREY FRONT EXTENSION

Observations: Recommends approval

Town Council Comments: The town council has no comment.

Application No. WD/2022/1316/F Application Type: Full

Location: OVERASHDOWN, GOLDSMITHS AVENUE, CROWBOROUGH, TN6 1RJ

Description: ERECTION OF A SINGLE DWELLING AND GARAGE WITH ASSOCIATED ACCESS.

Observations: Recommends refusal

Town Council Comments: Refusal recommended on the basis that the proposal is overdevelopment of the site as there is already a lack of space for the donor property let alone the new subdivided plot. The council disagree with the assessment of the property being four hundred metres from the Ashdown forest boundary. The council feel this is a contrived form of development. Finally, there are concerns about the new access location as it is dangerously close to a bend and there are other alternative positions available that are less dangerous.

Application No. WD/2022/1326/F Application Type: Full

Location: 92 FERMOR WAY, CROWBOROUGH, TN6 3BJ

Description: PROPOSED TWO-STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION AND INTERNAL ALTERATIONS.

Observations: Recommends approval

Town Council Comments: The town council has no comment.

Application No. WD/2022/1333/F Application Type: Full

Location: BEACON COMMUNITY COLLEGE, NORTH BEECHES ROAD, CROWBOROUGH, TN6 2AS

Description: THE INSTALLATION OF A NEW SPORTS LIGHTING SYSTEM TO SUPPORT THE EXISTING ALL-WEATHER PITCH AT BEACON ACADEMY

Observations: Recommends approval

Town Council Comments: The town council has no comment.

Application No. WD/2022/1358/F Application Type: Full

Location: 9A HIGH STREET, CROWBOROUGH, TN6 2QA

Description: PROPOSED 8NO. NEW OUTDOOR AC CONDENSING UNITS, REPLACING 2 NO. EXISTING UNITS.

Observations: Recommends refusal

Town Council Comments: Refusal recommended on the basis that there are more efficient systems available with less external condensers that cause less noise pollution. The council also wish to restrict running hours of the units to trading hours.

Application No. WD/2022/1359/AI Application Type: Illuminated Advertisement

Location: 9A HIGH STREET, CROWBOROUGH, TN6 2QA

Description: INSTALLATION OF SHOPFRONT SIGNAGE

Observations: Recommends refusal

Town Council Comments: Refusal recommended on the basis that the town council have a preference for non-internally illuminated signs which is in keeping with conservation area requirements.

Application No. WD/2022/1371/F Application Type: Full

Location: DOMUS, BEACON GARDENS, CROWBOROUGH, TN6 1BG

Description: SINGLE STOREY EN SUITE EXTENSION TO BUNGALOW

Observations: Recommends approval

Town Council Comments: The town council has no comment.

Application No. WD/2022/1374/F Application Type: Full

Location: GARDEN COTTAGE, GREEN LANE, CROWBOROUGH, TN6 2XB

Description: RELOCATION OF EXISTING TIMBER GARAGE AND LARGE SHED TO EAST SIDE OF THE GARDEN. CONSTRUCTION OF TWO-BAY OAK FRAMED CAR PORT WITH ADJACENT SINGLE GARAGE IN PLACE OF RELOCATED BUILDINGS.

Observations: Recommends approval

Town Council Comments: Approval recommended on the basis that it must not be divisible from the original property.

Application No. WD/2022/1390/F Application Type: Full

Location: GLEN COTTAGE, FIELDEN LANE, CROWBOROUGH, TN6 1TL

Description: CONSTRUCTION OF A NEW DWELLING, PARKING, LANDSCAPING AND GARDENS AND USE OF EXISTING SOUTHERN ACCESS TO FIELDEN LANE

Observations: Recommends refusal

Town Council Comments: Refusal recommended on the basis that the proposal is overdevelopment of the site, out of character with the street scene and it creates parking and access issues that do not currently exist.

Application No. WD/2022/1393/F Application Type: Full

Location: FERNDALL, OSBORNE ROAD, JARVIS BROOK, CROWBOROUGH, TN6 2HN

Description: RESIDENTIAL DEVELOPMENT FOR 4 NO. DWELLINGS.

Observations: Recommends refusal

Town Council Comments: refusal recommended on the basis that the proposal is high in density and therefore overdevelopment of site. It is out of keeping with neighbouring properties. The town council consider it to be a gateway development. There are too many access points close together, plots one and two are poorly sited within the development and there is limited amenity space for the donor property.

Application No. WD/2022/1440/F Application Type: Full

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

Description: DETACHED GARAGE AND ANNEXE

Observations: Recommends approval

Town Council Comments: Approval recommended on the basis that the proposal must remain an annexe.

Application No. WD/2022/1446/F Application Type: Full

Location: REDSTONES, UCKFIELD ROAD, POUND GATE, CROWBOROUGH, TN6 3SX

Description: ERECTION OF LOG CABIN AT FRONT OF DWELLING

Observations: Recommends approval

Town Council Comments: Approval recommended on the basis that the proposal must remain an annexe.

Application No. WD/2022/1464/F Application Type: Full

Location: HELENSCOT, ERIDGE ROAD, CROWBOROUGH, TN6 2SR

Description: TWO STOREY SIDE EXTENSION

Observations: Recommends approval

Town Council Comments: The town council has no comment.

Application No. WD/2022/1484/F Application Type: Full

Location: 1 HILLRISE, CROWBOROUGH, TN6 2DH

Description: DEMOLITION OF EXISTING DETACHED GARAGE AND ERECTION OF TWO STOREY SIDE EXTENSION

Observations: Recommends approval

Town Council Comments: The town council has no comment.

Application No. WD/2022/1558/F Application Type: Full

Location: BURNHAM BRAE, OLD LANE, CROWBOROUGH, TN6 1RD

Description: RAISED DECKING TO REAR OF PROPERTY

Observations: Recommends approval

Town Council Comments: The town council has no comment.

DECISION NOTICES (attached to agenda)

Noted

PARISH PANEL MEETING

Feedback from Parish Panel Meeting

The Chairman advised members that the timeline for the Local Plan has slipped and that it is likely to be late summer or early autumn before it is completed.

WDC have seen staff movement, with Chris Bending being promoted to Directory of Policy, and a new senior Planning Officer being employed.

There is no official 'Dark Skies' policy currently in circulation.

WDC have confirmed that if access to public rights of way is damaged from building works that they should be referred to WDC for enforcement action. Stacy Robbins will be happy to accept notifications of such damages.

WDC also confirmed that Article 4 notices can be overwritten by planning applications.

The committee discussed planning enforcement in reference to operating times restrictions for major developments. In relation to the Eridge Road development, members noted that the contractors are breaking several of the conditions laid out in the management plan such as working hours, weekend working, dust mitigation, vehicles parking along the A26. All these issues have been raised with enforcement but to date are yet to be addressed.

URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING

A member notified the committee that the overdevelopment working group are likely to reform to negate the town versus country split that currently exists.

A member raised the issue that planning application WD/2022/1397/P26 was not submitted to the committee for discussion. The committee would like this brought to the attention of WDC.

DATE AND TIME OF THE NEXT MEETING.

The date of the next meeting is Monday 8th August 2022 at 7.30pm.

The meeting closed at 21:02hrs.