

Minutes of a meeting of the **PLANNING and DEVELOPMENT**
Committee held in the Council Offices, Pine Grove, Crowborough
on Monday 5th September 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
		1 members of the public in the chamber 2 members of public online	

*Denotes non-attendance

APOLOGIES

None

DECLARATIONS OF INTEREST

None

MINUTES

Minutes of the meeting held on the 8th August 2022

It was noted that the Urgent Matters section of the minutes had outlined a requirement to receive clarity from Wealden District Council (WDC) in reference to the application of planning policy. This had been omitted in error from the current Agenda. It was agreed that the item be included for discussion at the meeting scheduled for Monday 26th September 2022.

- 9861** **RESOLVED** that the Minutes of the meeting held on 8th August 2022 as confirmed be ratified by the Chairman with the amendments noted above.

NEW PLANNING APPLICATIONS

- 9862** **RESOLVED** that the observations on planning and licencing issues below be submitted to the Planning & Licensing Authority for consideration.

1 member of public was admitted to the online meeting at 19.40hrs.

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

Town Council Comments: The application was called back to the committee considering the recent presentation with the developer to determine whether the council wished to reconsider its representations. As the application stands, the Town Council still recommend that planning permission be refused, but wish to amend earlier representations based on objections as follows:

The Green measures proposed appear to be short of the level the council would now expect from a new development, with no instillation 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.

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 water runoff 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.

The reports issued by Southern Water outlining their concerns about surface water and drainage in the area supports the council's concerns and it is our belief that the project should be delayed whilst the flood risk plan is implemented.

Additionally, several of the properties themselves have been placed very close to the railway embankment. It is noted that these are almost all affordable housing, which is distributed poorly around the proposed layout. The distribution of affordable housing is contrary to WDC's planning policy.

Finally, a condition should be laid out ensuring that the footpath is always kept open during the development and the permissible working hours should be made clear to residents and adhered to at all costs by the developer.

Application No. WD/2022/1849/F Application Type: Full

Location: CROWBOROUGH DELIVERY OFFICE, BEACON ROAD, CROWBOROUGH, TN6 1AA

Description: CONVERSION OF THE DISUSED bicycle WORKSHOP TO A PARCEL SORTING AREA, REMOVE TIMBER INFILL PANEL AND 2 SETS OF DOUBLE DOORS AND REPLACE WITH NEW CLAD WALL AND DOUBLE DOORS

Observations: Recommends Approval

Town Council Comments: The Town Council has no comment.

Application No. WD/2022/2001/F Application Type: Full

Location: HILLGROVE, LONDON ROAD, CROWBOROUGH, TN6 1TA

Description: DEMOLITION OF EXISTING CONSERVATORY, ERECTION OF SINGLE STOREY EXTENSION AND PORCH

Observations: Recommends Approval

Town Council Comments: The Town Council has no comment.

Application No. WD/2022/1681/RM Application Type: Reserved Matters

Location: GOLDSMITH RECREATION GROUND, ERIDGE ROAD, CROWBOROUGH, TN6 2TN

Description: RESERVED MATTERS (APPEARANCE, SCALE, LANDSCAPING AND LAYOUT) PURSUANT TO OUTLINE APPLICATION WD/2021/1925/O (OUTLINE APPLICATION FOR THE CONSTRUCTION OF A CHILDREN'S BIKE PUMP TRACK). DETAILS OF MATERIALS, DRAINAGE, LANDSCAPING AND SIGNAGE ARE SUBMITTED.

Observations: No comment.

Town Council Comments: Crowborough Town Council declines to comment as The Council is the applicant.

Application No. WD/2022/1964/F Application Type: Full

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

Description: ERECTION OF REAR EXTENSION TO EXISTING GARAGE TO FORM HOME GYM, EXTENSION TO EXISTING RAISED PATIO AND PROPOSED NEW LOWER LEVEL RAISED PATIO.

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, particularly as there is already 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. There are other alternative positions available that are less dangerous.

Application No. WK/202206441 Application Type: Premises Licence

Location: KINGFISHER STORES, 2 BEECHVIEW PARADE, WALSHES ROAD CROWBOROUGH, TN6 3RA

Observations: Recommends Approval

Town Council Comments: The Town Council has no comment.

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Application No. WD/2022/2033/F Application Type: Full

Location: MELBOURNE HOUSE, WHITEHILL ROAD, CROWBOROUGH, TN6 1JT

Description: CHANGE OF USE OF LOWER GROUND, GROUND AND FIRST FLOORS AND CREATION OF NEW REAR EXTENSION TO CREATE SIX RESIDENTIAL DWELLINGS AND PARKING

Observations: Recommends Refusal

Town Council Comments: Refusal recommended due to over development of site, lack of amenity space, inadequate parking both in terms of the number of spaces and the layout, the negative visual impact of the rear elevation caused by the proposed extension.

Application No. WD/2022/2049/FA Application Type: Full – Non-Compliance of Condition

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

Description: VARIATION OF CONDITION 3 OF WD/2022/0224/F (TWO STOREY EXTENSION TO THE FRONT OF THE DWELLING AND TO RAISE EXISTING ROOF LINE TO IMPROVE FIRST FLOOR ACCOMMODATION WITH AN ADDITION OF A DORMER WINDOW AND ROOF LIGHTS) TO BRING THE FIRST FLOOR WINDOW ABOVE THE FRONT DOOR FORWARDS INTO THE PORCH SO THE FIRST FLOOR LANDING CAN BE EXTENDED INTO THIS AREA AND CHANGES TO THE ELEVATION TO SHOW HORIZONTAL CLADDING INSTEAD OF BRICK.

Observations: Recommends Approval

Town Council Comments: The Town Council has no comment.

Application No. WD/2022/2179/F Application Type: Full

Location: PEMBURY, MYRTLE ROAD, CROWBOROUGH, TN6 1EY

Description: SINGLE STOREY REAR EXTENSION

Observations: Recommends Approval

Town Council Comments: The Town Council has no comment.

Application No. WD/2022/1798/F Application Type: Full

Location: 34A MEDWAY, CROWBOROUGH, TN6 2DL

Description: ERECTION OF NEW 3 BEDROOM HOUSE AS PREVIOUSLY APPROVED UNDER APPLICATION WD/2016/2590/F

Observations: Recommends refusal

Town Council Comments: Refusal recommended due to overdevelopment of the site, lack of amenity space, loss of off-street and reduction in on-street parking. In addition, the local surface water run off issues have worsened since the 2016 application was approved.

DECISION NOTICES (attached to agenda)

Noted.

STREET NAMING

Members considered the street name suggested by the developer for the land at The Warren/Beacon Road but proposed an alternative suggestion for the officer to put forward to WDC.

9863 RESOLVED to propose that street names Goldcrest, Roe or Shepherds be considered for the development at Warren/Beacon Road.

URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING.

The Chairman advised members that the next North Cluster Panel Meeting is scheduled for Tuesday 20th September 2022 and asked for questions to be emailed to him ahead of the meeting.

A member asked fellow members to consider commenting individually on the Planning Applications raised for a carparking metre and car park signage on the Ashdown forest as the closing dates for comments are 6th and 13th September respectively.

DATE AND TIME OF THE NEXT MEETING.

The date of the next meeting is Monday 26th September 2022 at 19:3hrs.

The meeting closed at 20:30hrs.