

Minutes of a meeting of the **PLANNING and DEVELOPMENT**  
Committee held in the Council Offices, Pine Grove, Crowborough  
on Monday 17<sup>th</sup> October 2022 at 7.30pm

---

Present	Councillors	Suzanne Dixon Martyn Everitt 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	

\*Denotes non-attendance

---

#### **APOLOGIES**

Cllr David Neeves

#### **DECLARATIONS OF INTEREST**

Cllr Martyn Garrett declared a personal interest in Item 4.8 as the applicant's neighbours are known to him.

Cllr Ron Reed declared a personal interest in Item 4.6 as he lives near to the applicant.

#### **MINUTES**

Minutes of the meeting held on the 26<sup>th</sup> September 2022

- 9913** **RESOLVED** that the Minutes of the meeting held on 26<sup>th</sup> September 2022 as confirmed be ratified by the Chairman.

#### **NEW PLANNING APPLICATIONS**

- 9914** **RESOLVED** that the observations on planning and licencing issues below be submitted to the Planning & Licensing Authority for consideration.

**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). A change to the affordable units following layout changes.

A member of public spoke in objection to the application. He stated that there is already a localised flood risk in the immediate area, with a history of the railway line experiencing flooding and subsidence. His concern is that the proximity of the proposal to the railway line may exacerbate this issue and adversely affect this significant infrastructure.

*The Chairman suspended standing orders at 19:46hrs*

Members discussed the historic flooding issues along the railway line with a member of public and regular commuter.

*Standing orders were reinstated at 19:47 hrs*

**Observations: Recommends Refusal**

**Town Council Comments:** Refusal recommended on the following basis:

The latest revision does not appear to have addressed any of the concerns raised by The Council previously. The Green measures proposed still 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 lighting design documentation submitted appears to be from a previous version. The OMNIA air Quality Assessment report outlines many useful guidelines to be followed to shield residents from the impact of the development. The document should be a listed document on the Planning Application to ensure there is some form of redress for neighbouring properties if needed.

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. There is a history of subsidence and flooding to the railway banks in this area which can be visually observed by the subsidence assistance methods already in place in this vicinity. The Town Council would like to see evidence from Network Rail themselves that these issues have been fully considered before it would be assuaged with this matter.

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.

The construction traffic will need to be actively managed, not least because there are already several hundred additional cars in the vicinity from recent neighbouring developments. This number is set to increase by another several hundred due to other large developments taking place in the area.

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/2022/0983/F Application Type: Full**

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

**Description:** REINSTATEMENT OF DORMERS AT SECOND FLOOR LEVEL, REINSTATEMENT OF WINDOWS WHERE 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. Please see amended plans on 06/10/2022.

**Observations: Recommends Refusal**

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

**Application No. WD/2022/2412/F Application Type: Full**

**Location:** STIRLING COTTAGE, SWEETHAWS LANE, CROWBOROUGH, TN6 3SS

**Description:** ERECTION OF OAK FRAMED GAZEBO WITH HIPPED, TILED ROOF.

**Observations: Recommends Approval**

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

**Application No. WD/2022/2268/F Application Type: Full**

**Location:** 1 OSBORNE VILLAS, SOUTH STREET, CROWBOROUGH, TN6 1PG

**Description:** ERECTION OF NEW CARPORT.

**Observations: Recommends Refusal**

**Town Council Comments:** In principle, the Town Council like the design however, refusal is recommended on the basis that the rainwater disposal does not appear to have been properly addressed.

**Application No. WD/2022/2386/F Application Type: Full**

**Location:** 22 LINCOLN WAY, CROWBOROUGH, TN6 3AQ

**Description:** GARAGE CONVERSION & INSTALLATION OF ROOF LIGHT.

**Observations: Recommends Approval**

**Town Council Comments:** The Town Council has No comment

**Application No. WD/2022/2381/F Application Type: Full**

**Location:** 7 SOUTHRIDGE RISE, CROWBOROUGH, TN6 1LG

**Description:** TWO STOREY SIDE EXTENSION INCORPORATING INTEGRAL DOUBLE GARAGE & RE-MODELLING OF EXISTING PORCH. ENLARGEMENT OF EXISTING DRIVEWAY.

**Observations: Recommends Approval**

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

**Application No. WD/2022/2116/LB Application Type: Listed Building Consent**

**Location:** WINScombe TOWER, BEACON ROAD, CROWBOROUGH, TN6 1UL

**Description:** REPLACEMENT WINDOWS TO GARDEN ROOM.

**Observations: Recommends Approval**

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

**Application No. WD/2022/2353/F Application Type: Full**

**Location:** 5 GILLRIDGE GREEN, CROWBOROUGH, TN6 2UN

**Description:** SINGLE STOREY FRONT & REAR EXTENSIONS.

**Observations: Recommends Approval**

**Town Council Comments:** The Town Council has No comment

**Application No. WD/2022/2352/F Application Type: Full**

**Location:** LAND ADJACENT TO HODGES, ERIDGE ROAD, STEEL CROSS, CROWBOROUGH, TN6 2SS

**Description:** ERECTION OF 4 NO. RESIDENTIAL DWELLINGS WITH ASSOCIATED LANDSCAPING AND PARKING AND THE RETENTION OF EXISTING ACCESS.

**Observations: Recommends Approval**

**Town Council Comments:** The Town Council has No comment

**Application No. WD/2022/2244/F Application Type: Full**

**Location:** BLANDFORD HOUSE, SOUTH VIEW ROAD, CROWBOROUGH, TN6 1HG

**Description:** REPLACEMENT GARAGE BUILDING & MINOR ALTERATIONS TO SIDE AND REAR ELEVATIONS OF MAIN HOUSE.

**Observations: Recommends Approval**

**Town Council Comments:** The Town Council has No comment

**Application No. WD/2022/1587/F Application Type: Full**

**Location:** WARREN OAK, WARREN ROAD, CROWBOROUGH, TN6 1QN

**Description:** SINGLE STOREY FRONT ANNEX Amended Elevations and floor from 22/09/2022.

**Observations: Recommends Refusal**

**Town Council Comments:** Refusal recommended on the basis that the proposal is overdevelopment of the plot, is out of keeping both with the neighbouring properties and with the design and construction of the existing property. The council have concerns that the detached nature of the annexe makes it easily divisible from the property as a separate dwelling. Finally, the materials proposed are not appropriate for a habitable space.

**Application No. WD/2022/2300/F Application Type: Full**

**Location:** RUSSETTS, LONDON ROAD, CROWBOROUGH, TN6 2TU

**Description:** PORCH EXTENSION, GARAGE CONVERSION AND INTERNAL ALTERATIONS.

**Observations: Recommends Approval**

**Town Council Comments:** The Town Council has No comment

**Application No. S1/375 Proposed Highway Works**

**Location:** ORCHID RIDING STABLE, WALSHES ROAD

**Description:** S278 HIGHWAYS SCHEME TO CREATE A NEW ROAD JUNCTION WITH FOOTWAY IMPROVEMENTS ON WALSHES ROAD, CROWBOROUGH.

**Observations: Recommends Approval**

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

**DECISION NOTICES** (attached to agenda)

Noted.

**URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING.**

The Chairman advised members that there is a Parish Panel meeting on Thursday 20<sup>th</sup> November and that any issues to be raised should be emailed to him in advance of the meeting.

**DATE AND TIME OF THE NEXT MEETING.**

The date of the next meeting is Monday 7<sup>th</sup> November 2022 at 19:30hrs.

The meeting closed at 20:27 hrs.