

Minutes of a meeting of the **PLANNING and DEVELOPMENT**
Committee held in the Council Offices, Pine Grove, Crowborough
on Monday 9th January 2023 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
		3 members of the public in the chamber	

*Denotes non-attendance

APOLOGIES

Cllr Ron Reed

DECLARATIONS OF INTEREST

None

MINUTES

Minutes of the meeting held on the 19th December 2022

It was noted that the Planning Enforcement item raised under Urgent Matters at the previous meeting had been omitted from the Agenda. This will be included in the Agenda for the meeting of 30th January 2023.

- 9984** **RESOLVED** that the Minutes of the meeting held on 19th December 2022 as confirmed be ratified by the Chairman with the above noted.

NEW PLANNING APPLICATIONS

- 9985** **RESOLVED** that the observations on planning and licencing issues below be submitted to the Planning & Licensing Authority for consideration.

A member of public spoke in opposition to WD/2021/2357/F. He stated that there were over eighty objections to the previous version of the plans submitted in June 2022 and that this iteration shows no improvement. He expressed concern that two large

properties are being demolished and replaced with six new ones as it is more sustainable to retain and reuse original housing. Demolition of the existing properties will have a lasting impact. The creation of an additional exit impacts further areas of hedgerow unnecessarily. The drainage plan is overly complicated and heavily reliant on being maintained. The diagrammatical plans were incomplete at the previous stage and do not appear to have been updated. There appears to have been no consideration been made in reference to the traffic increase from the proposed properties. The proposal is out of character with neighbouring properties and the density of the proposal is overdevelopment of the site.

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 6 NO. NEW HOMES, ACCESS, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE Amended Description and Application Form.

Observations: Recommends Refusal

Town Council Comments: Refusal recommended as the development is out of keeping with Harlequin Lane due to the scale and form. The dwellings are very high density and are small plot sizes for the sizes of properties proposed.

The council is concerned about potential flooding issues caused by run-off as the permeable area has been reduced. The elaborate and overcomplicated drainage proposal is, in reality, unworkable due to the design and maintenance requirements which are unrealistic for such a small site. The deep bore soakaway location is within two metres of the level drop off so will actually need to be dug to a six metre depth not the four metres specified, due to the elevation of other properties.

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 domineering impact on the existing properties to the rear and sides, and on each of the proposed dwellings themselves due to the high density.

The council are concerned that the existing properties are likely to have the presence of asbestos due to the era of construction yet no asbestos survey appears to be conducted. Demolition of said properties would likely have an impact on the surrounding properties. 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.

The council expresses concern about the impact on local wildlife which it does not believe has been mitigated in this application and the addition of an extra driveway will only further impact this. The town council are also disappointed to note that no obvious green measures are being implemented.

Finally, the town council notes the strength of local objection to the application.

One member of public left the chamber at 19:53hrs.

Application No. WD/2022/3172/PO Application Type: Planning Obligation

Location: LAND AT GREEN LANE/PALES GATE LANE, STEEL CROSS, CROWBOROUGH

Description: MODIFICATION OF SECTION 106 AGREEMENT DATED 23 JULY 2019 ATTACHED TO PLANNING 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) TO ENABLE THE SANGS/SAMMS CONTRIBUTIONS TO BE OBTAINED BY WAY OF CIL PAYMENTS.

Observations: Recommends Refusal

Town Council Comments: The town council do not believe there is any justification for a change of conditions and would see the Sangs created as originally proposed.

Application No. WD/2022/3182/PO Application Type: Planning Obligation

Location: LAND AT GREEN LANE/PALES GATE LANE, STEEL CROSS, CROWBOROUGH

Description: MODIFICATION OF SECTION 106 AGREEMENT DATED 23 JULY 2019 ATTACHED TO PLANNING 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) TO ENABLE AMENDMENTS TO AFFORDABLE HOUSING PROVISIONS

Observations: Recommends Refusal

Town Council Comments: The town council believe the original obligation should be upheld with regards to the affordable homes provision, particularly as the site was a greenfield one within the AONB.

Application No. WD/2022/3183/PO Application Type: Planning Obligation

Location: LAND NORTH OF WALSHES ROAD, CROWBOROUGH TN6 3RE

Description: MODIFICATION OF SECTION 106 AGREEMENT DATED 14 AUGUST 2019 ATTACHED TO 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 AMENDMENTS TO AFFORDABLE HOUSING PROVISIONS.

Observations: Recommends Refusal

Town Council Comments: The town council believe the original obligation should be upheld with regards to the affordable homes provision.

Application No. WD/2022/3280/F Application Type: Full

Location: SHERMAN OAKS, FIELDEN ROAD, CROWBOROUGH, TN6 1TR

Description: SINGLE STOREY REAR EXTENSION & ELEVATIONAL CHANGES TO EXTERNAL MATERIALS AND FENESTRATION.

Observations: Recommends Approval

Town Council Comments: The town council has no comment.

Application No. WD/2022/2821/F Application Type: Full

Location: HEATHER VIEW, BEACON ROAD, CROWBOROUGH, TN6 1AS

Description: EXTERNAL PAVEMENT OUTSIDE THE CARE HOME TO BE TURNED INTO AN EXTERNAL SEATING AREA. AREA TO BE SEPARATED FROM PUBLIC BY NEW BOUNDARY TREATMENTS.

Observations: Recommends Approval

Town Council Comments: The town council has no comment.

Application No. WD/2022/2976/F Application Type: Full

Location: BALDWIN BOXALL COMMUNICATIONS LTD, WEALDEN INDUSTRIAL ESTATE, FARNINGHAM ROAD, JARVIS BROOK, CROWBOROUGH TN6 2JR

Description: FRONT/SIDE EXTENSION TO UNIT 17, EXTENSION TO EXISTING LINK BRIDGE FOR IMPROVED WC PROVISION, NEW AND REPLACEMENT WINDOWS, NEW EXTERNAL CLADDING, NEW MEZZANINE LEVEL TO UNITS 3 & 4, EXTERNAL FIRE ACCESS STAIRS, ROOF TERRACE, AND ASSOCIATED INTERNAL ALTERATIONS, INCLUDING GOODS LIFT AND INCORPORATION OF UNITS 1 & 2 TO IMPROVE EFFICIENCY AND LAYOUT OF BUSINESS PREMISES.

Observations: Recommends Approval

Town Council Comments: The town council has no comment.

DECISION NOTICES (attached to agenda)

Noted.

WORKING GROUP AGAINST OVERDEVELOPMENT

To discuss recent communication from the Working Group Against Overdevelopment and agree if any action is required.

The report was noted. Members agreed no further action was required.

QUESTION FROM MEMBER

To discuss question raised previously under urgent matters and agree any action.

Members discussed the matter. Neither the committee nor Wealden District Council have any powers in place over privately owned land as there is no environmental issue. No further action is required.

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 30th January 2022 at 19:30hrs.

The meeting closed at 20: 31hrs.