

Minutes of a meeting of the **PLANNING and DEVELOPMENT**  
Committee held in the Council Offices, Pine Grove, Crowborough  
on Monday 24<sup>th</sup> April 2023 at 7.30pm

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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
		2 members of the public in the chamber	

\*Denotes non-attendance

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#### **APOLOGIES**

Cllr George Moss

#### **DECLARATIONS OF INTEREST**

None

#### **MINUTES**

Minutes of the meeting held on the 3<sup>rd</sup> April 2023

- 10084** **RESOLVED** that the Minutes of the meeting held on 3<sup>rd</sup> April 2023 as confirmed be ratified by the Chairman.

#### **NEW PLANNING APPLICATIONS**

- 10085** **RESOLVED** that the observations on planning and licencing issues below be submitted to the Planning & Licensing Authority for consideration.

**Application No. WD/2023/0803/MRM Application Type:** Major Application - Reserved Matters

**Location:** LAND AT BROOK VIEW, NORTH OF WALSHES ROAD, CROWBOROUGH.

**Description:** RESERVED MATTERS (ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND

SCALE) PURSUANT TO OUTLINE PERMISSION WD/2020/0596/MAO (OUTLINE PLANNING APPLICATION (WITH ALL MATTERS RESERVED) FOR UP TO 130 RESIDENTIAL DWELLINGS, PROVISION OF NEW INTERNAL ACCESS ROADS AND FOOTWAYS, OPEN SPACE, SUSTAINABLE URBAN DRAINAGE SYSTEM AND ASSOCIATED LANDSCAPING).

**Observations: Recommend Refusal**

**Town Council Comments:** The town council recommends refusal. It is concerned that the proposed drainage is inadequate given the condition of the site. The currently greenfield site slopes downhill towards the existing stream, which is already prone to localised flooding and coupled with the extra run off from the new impermeable surfaces this is likely to exacerbate the situation. In addition, the committee has concerns over the use of four attenuation ponds which it considers an inadequate means of drainage and is further concerned that they pose a potential safety hazard to residents as they are located very close to proposed properties. Furthermore, there are no reports from Southern Water, which given recent issues with localised flooding and sewage are essential to fully assess the situation.

The council is not confident that the turning splays offer enough space for delivery, refuse or emergency vehicles. The narrowness of the planned on-site roads also offers no scope for on street parking which may present a challenge due to the barely adequate parking provision, which seems very modest given the size of many of the houses. The committee notes that this would be further exacerbated by the fact that private car travel may be the preferred choice for many residents to access services due to the limited provision of public transport, distance to the town centre (or beyond) and the adverse topography to reach it. Additionally, the distance that some residents need to walk their refuse bins seems to be sizeable given that most of the properties will abut an access road.

The overall design seems to be dull and uninspiring and not representative of the diverse design styles of the wider area. Ambitious claims are made in the Design and Access statement, but these do not appear to translate into the actual design which instead seems to replicate recent nearby developments which are themselves limited in the choice of materials and style. This has led to an overall bland general appearance which does nothing to enhance the wider area.

The committee is content with the housing mix offered including the three different types of affordable housing, however it would have liked to see some market housing in the 1- or 2- bedroom range as, despite local demand, none has been offered.

There is insufficient detail in relation to green measures proposed such as grey water harvesting, solar panels and electric vehicle charging points. The committee is concerned that even if these measures are provided for some houses, they may not be installed on all. For example, the council would expect ducting and cabling to be installed to allow electric car charging points to be installed, even if the points themselves were not, as this is considerably more difficult to do post construction.

Overall the plans themselves are not user friendly as the scale is small on many of the diagrams and become blurred due to low resolution when trying to zoom in on the details provided.

Access to the bridleway must also to be retained fully throughout the construction process as this provides an important pedestrian route connecting parts of the town, in particular it is a key route to the railway station and other local services.

Lastly, the committee note the designated green foliage areas and express concerns that these are retained as designed. Any foliage, and woodland in particular, would take decades to re-grow if felled. These areas are key to biodiversity in this part of the town and the committee is extremely keen that they should be kept in situ and no destruction should be permitted during any part of the works.

In summary, the council would like to see the application revised and improved in the above areas before it is considered for approval.

**Application No. WD/2023/0363/F Application Type: Major Application - Full**

**Location:** 19A MEDWAY, CROWBOROUGH, TN6 2DL.

**Description:** REMOVAL OF EXISTING DETACHED GARAGE AND REBUILDING TO FORM A HOME OFFICE/STUDY. AREA OF HARDSTANDING TO CREATE NEW PARKING SPACE.

Amended description and amended plans received 28/03/2023.

**Observations: Recommends Approval**

**Town Council Comments:** Approval recommended on the basis that the building not be divisible from the current property in the future.

**Application No. WD/2023/0532/F Application Type: Type: Full**

**Location:** HIGH BROOM, HIGH BROOM ROAD, CROWBOROUGH, TN6 3SL.

**Description:** FULL PLANNING APPLICATION FOR THE EXTENSION AND ALTERATION OF AN EXISTING RESIDENTIAL CARE HOME TO LINK TWO SEPARATED BUILDINGS. THE PROPOSAL SEEKS TO PROVIDE ADDITIONAL RESIDENTIAL SLEEPING ACCOMMODATION ALONG WITH IMPROVED COMMUNAL AND ANCILLARY SPACE.

**Observations: Recommends Approval**

**Town Council Comments:** The town council has no comment.

**Application No. WD/2023/0824/F Application Type: Full**

**Location:** 27 NASSAU DRIVE, CROWBOROUGH, TN6 2GT.

**Description:** PVCU REPLICA ROOF EXTENSION TO REAR OF THE PROPERTY.

**Observations: Recommends Approval**

**Town Council Comments:** The town council has no comment.

**Application No. WD/2023/0845/FR Application Type: Full - Retrospective**

**Location:** 3 BLACKNESS ROAD, CROWBOROUGH, TN6 2LY.

**Description:** RETROSPECTIVE APPLICATION FOR A SINGLE STOREY REAR EXTENSION.

**Observations: Recommends Approval**

**Town Council Comments:** The town council has no comment.

**Application No. WD/2023/0876/F Application Type: Full**

**Location:** THE WITTERINGS, OLD LANE, POUNDFIELD, CROWBOROUGH, TN6 2AE.

**Description:** DEMOLITION OF GARAGE, CONSERVATORY AND REAR PORCH. ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION, REAR DORMER, AND INTERNAL ALTERATIONS.

**Observations: Recommends Approval**

**Town Council Comments:** The town council has no comment.

**Application No. WD/2023/0913/F Application Type: Full**

**Location:** HADLEY HOUSE, MELFORT ROAD, CROWBOROUGH, TN6 1QT.

**Description:** GARAGE CONVERSION TO HABITABLE ACCOMMODATION & NEW ATTACHED SINGLE GARAGE.

**Observations: Recommends Approval**

**Town Council Comments:** The town council has no comment.

**Application No. WD/2023/0918/F Application Type: Full**

**Location:** 16 KINGS CHASE, CROWBOROUGH, TN6 1RQ.

**Description:** REPLACEMENT OF EXISTING FLAT ROOF AND CONSERVATORY ROOF WITH NEW PITCHED ROOF.

**Observations: Recommends Approval**

**Town Council Comments:** The town council has no comment.

**Application No. WD/2023/0954/F Application Type: Full**

**Location:** SUSSEX VIEW, HIGHFIELD, SOUTH VIEW ROAD, CROWBOROUGH, TN6 1HL.

**Description:** CONSTRUCTION OF A SMALL DORMER TO THE REAR OF THE PROPERTY.

**Observations: Recommends Approval**

**Town Council Comments:** The town council has no comment.

**Application No. WD/2023/0972/F Application Type: Full**

**Location:** 5 NASSAU DRIVE, CROWBOROUGH, TN6 2GT.

**Description:** GARDEN HARD LANDSCAPING.

**Observations: Recommends Refusal**

**Town Council Comments:** The town council has concerns about the level of surface water run off as the property is on a hill, the proposed surface is completely impermeable, and no mitigation measures have been included for drainage.

Further Applications on Appeal

**Application No. WD/2022/0447/F (APP/C1435/W/22/3308200) Application Type: Appeal**

**Location:** THE TWITTEN, BENINGTON, SOUTH VIEW ROAD, CROWBOROUGH TN6 1HF.

**Description:** : ERECTION OF DETACHED DWELLING WITH ASSOCIATED CAR PARKING AND LANDSCAPING.

**Observations: Recommends Refusal:** The town council's previous arguments for refusal still stand, and it would further like to state that the traffic data is out of date and understated so recommend that this should be redone.

**DECISION NOTICES** (attached to agenda)

Noted.

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

The committee discussed electric vehicle charging provision within the town's car parks as a member had been at a meeting at Wealden District Council (WDC) where the matter was discussed. It was highlighted that WDC does not intend on installing fast charging points in any of the spaces. Members have suggested that this be raised for discussion at a future Council meeting.

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

The date of the next meeting is Monday 22<sup>nd</sup> May 2023 at 19:30hrs.

The meeting closed at 20:20 hrs.