

From: [Alison Arthur](#)
To: gareth.ow.libdems@gmail.com; [Gareth Owen-Williams](#)
Cc: [REDACTED] [Jane Clark](#); [James Partridge](#)
Subject: Fwd: Crowborough Town Council meeting - opposition to major application outline for 33 houses in Alice Bright Lane
Date: 18 July 2022 14:19:51

Hi Gareth,

Below email FYI.

I already have 2 meetings tonight so can't attend planning too. I have replied to [REDACTED] and will click on the links to comment on the proposals.

Any thoughts or feedback from you please as you are so much more experienced in planning than I am?

Thanks, Alison

----- Forwarded message -----

From: [REDACTED]
Date: Mon, Jul 18, 2022 at 10:43 AM
Subject: Crowborough Town Council meeting - opposition to major application outline for 33 houses in Alice Bright Lane
To: [REDACTED] >
<cllr.alison.arthur@crowboroughtowncouncil.gov.uk>

Dear Alison,

I understand there is a Crowborough Town Council meeting tonight where a major application outline for 33 houses in Alice Bright Lane will be considered. I am unsure whether you sit on that session, but if you do I would like to ask whether you can support the community in objecting to this application. Beyond that I am keen to understand how else we can work together to oppose the flurry of applications that will destroy the rural nature of Alice Bright Lane.

I am a resident of Alice Bright Lane and, along with many of my neighbours, am alarmed about the proposed developments of 37 new houses in a lane which for the last hundred years has never had more than 11 houses in total. Further, I am aware of the intention of other land owners in the lane to build houses on their agricultural land, for example the land next to my property was recently carved up into 15 plots and sold at auction, resulting in Wealden issuing a very rare Article 4 Direction on the site along with a TPO. Any approval to new developments in Alice Bright Lane will set a dangerous precedent, which in reality is likely to mean the whole area becoming lost to sprawling new build estates.

Alice Bright Lane is a rural area sandwiched between the AONB and Crowborough, with the entire lane sitting outside of the development boundary. The lane has no pedestrian provision, is dangerous and narrow, with several points where only a single car can pass. Visibility is terrible with a blind corner over the stream where many accidents and near misses have occurred.

Alice Bright Lane has always been deemed unsuitable for development due to the horrendous access issues. Most of the land is agricultural or woodland, including protected Ancient Woodland, with characterful houses set in between. The area is home to owls, bats, snakes, badgers etc and the lane suffers terribly from surface water flooding. It is unsuitable for development in every possible way.

The application details are below:

4 houses WD/2022/1639/F <https://planning.wealden.gov.uk/plandisp.aspx?recno=158473>

33 houses WD/2021/0992/MAO <https://planning.wealden.gov.uk/plandisp.aspx?recno=153715>

I am working with the neighbours to coordinate objections to the applications, so if you are able to assist us in any way we would really be very grateful.

Kind regards,

[REDACTED]

[REDACTED]

From: [Alison Arthur](#)
To: [REDACTED]
Subject: Re: Crowborough Town Council meeting - opposition to major application outline for 33 houses in Alice Bright Lane
Date: 18 July 2022 18:10:03
Attachments: [P&D Agenda18JULY2022.pdf](#)

Hi [REDACTED]

Sorry, me again.

Just wondering if you are going to the planning meeting tonight yourself?

Did you know that members of the public may attend council meetings and you may speak at the beginning of the meeting if you wish, or just listen. Speaking at the beginning would, for example, be an opportunity to emphasise the importance of a refusal to you &/or your neighbours.

I attach the agenda for your information.

Thanks, Alison

Councillor Alison Arthur, Crowborough South West Ward

From: Alison Arthur <Cllr.Alison.Arthur@crowboroughtowncouncil.gov.uk>
Sent: 18 July 2022 14:46
To: [REDACTED]
Subject: Re: Crowborough Town Council meeting - opposition to major application outline for 33 houses in Alice Bright Lane

Dear [REDACTED]

Thank you for your email.

I am not on Planning (I sit on Environment and Communication & Events committees, and also chair the Climate Change Policy Working Group and am part of the Vision Working Group).

I already have 2 other meetings this evening so am unfortunately unable to attend the planning meeting.

I do intend to object to the applications, which I could either do this afternoon, before the meeting, or I could first meet with you/your neighbours, should you find that helpful?

With kind regards,

Cllr Alison arthur, Crowborough South

From: [REDACTED]
Sent: 18 July 2022 10:43
To: a [REDACTED] Alison Arthur
<Cllr.Alison.Arthur@crowboroughtowncouncil.gov.uk>
Subject: Crowborough Town Council meeting - opposition to major application outline for 33 houses in Alice Bright Lane

Dear Alison,

I understand there is a Crowborough Town Council meeting tonight where a major application outline for 33 houses in Alice Bright Lane will be considered. I am unsure whether you sit on that session, but if you do I would like to ask whether you can support the community in objecting to this application. Beyond that I am keen to understand how else we can work together to oppose the flurry of applications that will destroy the rural nature of Alice Bright Lane.

I am a resident of Alice Bright Lane and, along with many of my neighbours, am alarmed about the proposed developments of 37 new houses in a lane which for the last hundred years has never had more than 11 houses in total. Further, I am aware of the intention of other land owners in the lane to build houses on their agricultural land, for example the land next to my property was recently carved up into 15 plots and sold at auction, resulting in Wealden issuing a very rare Article 4 Direction on the site along with a TPO. Any approval to new developments in Alice Bright Lane will set a dangerous precedent, which in reality is likely to mean the whole area becoming lost to sprawling new build estates.

Alice Bright Lane is a rural area sandwiched between the AONB and Crowborough, with the entire lane sitting outside of the development boundary. The lane has no pedestrian provision, is dangerous and narrow, with several points where only a single car can pass. Visibility is terrible with a blind corner over the stream where many accidents and near misses have occurred.

Alice Bright Lane has always been deemed unsuitable for development due to the horrendous access issues. Most of the land is agricultural or woodland, including protected Ancient Woodland, with characterful houses set in between. The area is home to owls, bats, snakes, badgers etc and the lane suffers terribly from surface water flooding. It is unsuitable for development in every possible way.

The application details are below:

4 houses WD/2022/1639/F <https://planning.wealden.gov.uk/plandisp.aspx?recno=158473>

33 houses WD/2021/0992/MAO <https://planning.wealden.gov.uk/plandisp.aspx?recno=153715>

I am working with the neighbours to coordinate objections to the applications, so if you are able to assist us in any way we would really be very grateful.

Kind regards,

[REDACTED]
[REDACTED]

From: [Richard Jury](#)
To: [Tracie White](#)
Subject: Re: P&D Minutes - 8th August 2022
Date: 16 August 2022 09:49:49
Attachments: [WD 2022_1639 F CTC Long Version.docx](#)
Importance: High

Dear Tracie

This is the first time that I have been able to log in to my email account since Friday, no idea what was wrong but it appears to be working now (from a different location!).

Full version on Alice Bright lane is attached, please proof read and amend if necessary, add to the minutes and distribute.

Regards

Richard

Cllr Richard Jury
Chairman, Planning and Development Committee

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From: Tracie White <Admin@crowboroughtowncouncil.gov.uk>
Sent: 15 August 2022 11:52
To: Richard Jury <Cllr.richard.jury@crowboroughtowncouncil.gov.uk>
Subject: RE: P&D Minutes - 8th August 2022

Hi Richard,

Have you had a chance to write an amendment to my paragraph on Alice Bright Lane yet please?

Thanks very much

Tracie

From: Richard Jury <Cllr.richard.jury@crowboroughtowncouncil.gov.uk>
Sent: 09 August 2022 17:40
To: Tracie White <Admin@crowboroughtowncouncil.gov.uk>
Cc: Lisa Gibson <facilities@crowboroughtowncouncil.gov.uk>
Subject: Re: P&D Minutes - 8th August 2022

Dear Tracie/Lisa

I am happy with the minutes as a whole, a long-paragraphed version of the first

application will follow from me in the next few days. Please submit all the other comments to WDC. It might be worth running a spell check on the whole thing as there look to e a couple of spelling errors.

Regards

Richard

Cllr Richard Jury
Chairman, Planning and Development Committee

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From: Tracie White <Admin@crowboroughtowncouncil.gov.uk>
Sent: 09 August 2022 12:56
To: Richard Jury <Cllr.richard.jury@crowboroughtowncouncil.gov.uk>
Cc: Lisa Gibson <facilities@crowboroughtowncouncil.gov.uk>
Subject: P&D Minutes - 8th August 2022

Dear Richard,

Please find attached a copy of the P&D Agenda for your comments.

I have copied Lisa in on this email, I would be grateful if you could confirm any amendments to her as I am out of the office until Monday 15th August.

Kind Regards

Tracie

Tracie White
Minute Taking Administrator
Crowborough Town Council, Pine Grove,
Crowborough, East sussex, TN6 1DH
www.crowboroughtowncouncil.gov.uk
Email: admin@crowboroughtowncouncil.gov.uk
Tel: 01892 652907
Working Hours Mon 9.30-1pm, Tuesday 9:30 – 1, Wednesday 9:30 – 17:00pm

WD/2022/0398/MRM (CTC Long Version)

Location: Land West of Alice Bright Lane and South of Hurtis Hill

Crowborough Town Council recommend that Planning Permission be Refused on the following grounds.

Firstly the proposed development site is a Green Field Site that is outside of the town's development boundary in what to the South and West is still a rural location. Whilst the site appear to be outside the High Weald AONB it is close to it and could have an effect upon it. To the committee's knowledge has never been earmarked for development suggesting that it is not suitable for such. The densely packed close of four houses is also substantially out of keeping with the rest of Alice Bright Lane upon which there are currently just 11 properties all of which range significantly in individual style and age. The proposed development in this regard is contra to the prevailing scheme of development for the road, limited in numbers as it may be. The committee is also concerned that from the proposed layout that this is a gateway development as access has been left to the west which could have been used to increase the four houses plot sizes in order to make them more in keeping with outer current plots on the lane.

The second major area of concern is Alice Bright Lane itself. The road is narrow and has seen a sizable increase in traffic usage. Most importantly it lacks pedestrian foot pavements making it unsafe for those on foot to access the site given traffic levels. These two elements will serve to make the development essentially car dependent something that is not desirable (in any form and is acknowledged by the NPPF) for any development, further demonstrating that this site is not within the town's urban area developed area and therefore not a suitable development site. There also appears to be a lack of car parking space provided on the development itself to allow for the size of the houses and to cater for visitors, this is concerning as on street parking on the Lane is not an option for the reasons already outlined. Levels of danger to pedestrians on the road are perhaps most clearly illustrated by the fact that East Sussex County Council are prepared to provide home to school transport for the children that live along the road despite the relatively short distance to the schools in question. If pedestrian access is ruled out as safe, some of the claims made about public transport provision at the Rose Court Bus stop can also be discounted leaving the site isolated from public transport. The claims also made in the transport statement about cycling as an alternative seem to take not account of adverse topography of Crowborough rendering the quoted traveling times unrealistic in at least one direction of each journey.

The third area of concern that the committee has relates to the environment, principally in regards to localised flooding, there is already a pre-existing problem caused in part by the topography and secondly by the poor drainage provision due to it being a rural location. The proposed development does nothing to address these concerns and by increasing impermeable ground cover will most likely exacerbate them. Furthermore from the evidence provided the committee can see nothing to substantiate claims made in the application's ecological report that suggest that bio diversity would be enhanced by developing a green field site covered mainly in rough woodland. The development of site may also sever wildlife corridors leading to a further detrimental impact upon bio diversity. In addition the ecological report itself states that priority should be given to woodland habitats which appears to in fact support the refusal of development.

The committee also note the strength of local feeling against developing this site and of Alice Bright Lane more generally with 68 objections registered as at the date of our meeting and with 15 people in attendance at the planning meeting itself, far in excess of the numbers we would ordinary expect for a development of this size in Crowborough.

For all the above reasons we believe that planning permission should be refused on this site.

From: [Alison Arthur](#)
To: [REDACTED]
Subject: Fw: Objection - WD/2022/1639/F Alice Bright Lane, Crowborough, 4 houses
Date: 20 August 2022 22:02:04

Hi everyone,
My 4 house objection FYI.
Hope it's OK?
Thanks, Alison

From: Alison Arthur
Sent: 20 August 2022 22:00
To: planning <planning@wealden.gov.uk>
Cc: Cllr.neil.waller@wealden.gov.uk <cllr.neil.waller@wealden.gov.uk>;
cllr.Johanna.Howell@eastsussex.gov.uk <cllr.Johanna.Howell@eastsussex.gov.uk>
Subject: Objection - WD/2022/1639/F Alice Bright Lane, Crowborough, 4 houses

FAO Planning Department, WDC

Dear Sir/Madam,

I wish to object to the above application in Alice Bright Lane in Crowborough, for 4 new houses to be built on ancient woodland. For this development to go ahead, almost an acre of woodland would be destroyed. In times of a global climate emergency, surely trees are even more important than ever, and to destroy them would have dangerous environmental implications and also cause the destruction of precious wildlife habitats. I understand there is a badger sett on the site and also great crested newts in the area.

I feel this proposed development would be very out of character for the area, indeed an over-development of the site in my opinion, cramming several houses in so close together in this beautiful, spacious, semi-rural woodland & farmland location with pretty views.

I would also have safety concerns due to increased traffic flow on an already dangerous, narrow lane with blind corners and no pavements (and classed as dangerous enough already for children to be offered transport to school by ESCC to avoid them having to walk up and down the lane).

The site is outside the development boundary for the town and I am hugely concerned that should this development be allowed to go ahead, it would set a dangerous precedent and could be the start of a chain of developments down the lane, threatening remaining green spaces in and around Crowborough.

In addition, there would likely be an increase in flooding on the lane and surrounding land due to drainage run-off.

I am not in favour of piecemeal developments such as this one which gradually encroach on our precious countryside, without a proper plan for the whole area first, including improved infrastructure. Such developments increase pressure on local services which are already struggling to cope, such as GPs, dentists and schools.

My objection is 3-fold in terms of who it represents: it represents my own personal views and concerns as a local resident and environmentalist. It represents my views as a town councillor for Crowborough South West ward (I do *not* sit on Crowborough Town Council's Planning & Development Committee). And it represents many residents living nearby/adjacent to the proposed development, several of whom I have met with to listen to their concerns.

Of course, I understand how important objecting to these applications is to the residents living immediately adjacent. But I also feel this beautiful area is used by many other Crowborough residents too (whether driving along the lanes on their way out of town or going for a walk - indeed during lockdowns many residents came here for their 'daily exercise' and the area provided mental health benefits). So I feel objecting to this proposal is of benefit to Crowborough as a whole, not just to adjacent residents. Many residents oppose too much urbanisation of our beautiful town.

I also understand that residents of the 2 local care homes in the vicinity (High Brooms and Windlesham Manor) have been using the local lanes for wellbeing walks and gentle exercise. It would be to their detriment if these lanes became too dangerous for them to continue to do so due to increased traffic from the development.

Changing the character of the lanes/area, destroying ancient woodland and wildlife habitats and setting an unwelcome precedent for future applications is not something I can support.

I urge you to consider my concerns,
Thank you,

Alison

Alison Arthur, 

From: [Alison Arthur](#)
To: [planning](#)
Cc: Clr.neil.waller@wealden.gov.uk; clr.Johanna.Howell@eastsussex.gov.uk
Subject: Objection - WD/2022/1639/F Alice Bright Lane, Crowborough, 4 houses
Date: 20 August 2022 22:00:13

FAO Planning Department, WDC

Dear Sir/Madam,

I wish to object to the above application in Alice Bright Lane in Crowborough, for 4 new houses to be built on ancient woodland. For this development to go ahead, almost an acre of woodland would be destroyed. In times of a global climate emergency, surely trees are even more important than ever, and to destroy them would have dangerous environmental implications and also cause the destruction of precious wildlife habitats. I understand there is a badger sett on the site and also great crested newts in the area.

I feel this proposed development would be very out of character for the area, indeed an over-development of the site in my opinion, cramming several houses in so close together in this beautiful, spacious, semi-rural woodland & farmland location with pretty views.

I would also have safety concerns due to increased traffic flow on an already dangerous, narrow lane with blind corners and no pavements (and classed as dangerous enough already for children to be offered transport to school by ESCC to avoid them having to walk up and down the lane).

The site is outside the development boundary for the town and I am hugely concerned that should this development be allowed to go ahead, it would set a dangerous precedent and could be the start of a chain of developments down the lane, threatening remaining green spaces in and around Crowborough.

In addition, there would likely be an increase in flooding on the lane and surrounding land due to drainage run-off.

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Changing the character of the lanes/area, destroying ancient woodland and wildlife habitats and setting an unwelcome precedent for future applications is not something I can support.

I urge you to consider my concerns,
Thank you,

Alison

Alison Arthur, 

From: [Richard Jury](#)
To: [Tracie White](#)
Subject: Re: Appeal Notification: APP/C1435/W/23/3316110: Land west of Alice Bright Lane and south of Hurtis Hill - WD/2022/1639/F
Date: 28 February 2023 18:23:22
Attachments: [image002.png](#)

Dear Tracie

I am not surprised by this, please circulate to the rest of the planning committee and any other councillors for south west ward.

Regards

Richard

CLlr Richard Jury
Chairman, Planning and Development Committee

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From: Tracie White <Admin@crowboroughtowncouncil.gov.uk>
Sent: 28 February 2023 09:37
To: Richard Jury <CLlr.richard.jury@crowboroughtowncouncil.gov.uk>
Subject: FW: Appeal Notification: APP/C1435/W/23/3316110: Land west of Alice Bright Lane and south of Hurtis Hill - WD/2022/1639/F

FYI

From: Clerk <clerk@crowboroughtowncouncil.gov.uk>
Sent: 24 February 2023 13:12
To: Richard Jury <CLlr.richard.jury@crowboroughtowncouncil.gov.uk>; Cllr Suzanne Dixon <CLlr.Suzanne.Dixon@crowboroughtowncouncil.gov.uk>; Cllr Martyn Everitt <CLlr.Martyn.Everitt@crowboroughtowncouncil.gov.uk>; Cllr Martyn Everitt <CLlr.Martyn.Everitt@crowboroughtowncouncil.gov.uk>; David Neeves <CLlr.david.neeves@crowboroughtowncouncil.gov.uk>; Alan Penney <CLlr.alan.penney@crowboroughtowncouncil.gov.uk>; Ron Reed <CLlr.ron.reed@crowboroughtowncouncil.gov.uk>
Cc: Tracie White <Admin@crowboroughtowncouncil.gov.uk>
Subject: FW: Appeal Notification: APP/C1435/W/23/3316110: Land west of Alice Bright Lane and south of Hurtis Hill - WD/2022/1639/F

From: Planning Appeals <Planning.Appeals@wealden.gov.uk>
Sent: 24 February 2023 12:15
Subject: Appeal Notification: APP/C1435/W/23/3316110: Land west of Alice Bright Lane and

south of Hurtis Hill - WD/2022/1639/F

Please find attached an appeal notification letter for the application noted above.

Regards,

Rebecca Blundell | Technical Support Officer

Wealden District Council | Vicarage Lane | Hailsham | BN27 2AX
01892 602406 | rebecca.blundell@wealden.gov.uk

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From: [George Moss](#)
To: [Tracie White](#); [Richard Jury](#)
Subject: Fwd: Planning & Development Agenda - 13th March 2023
Date: 07 March 2023 14:13:20
Attachments: [P&D Agenda 13MAR2023.pdf](#)
[4.0Appeal Alice Bright Lane.pdf](#)
[5.0WD-2021-3110-F Appeal Documentation 3310319 appeal decision.pdf](#)
[6.1NPPF Consultation submission.pdf](#)
[8.1 Appendix B Direction No 4 CONFIRMED.pdf](#)
[8.1Appendix A Direction No 3 CONFIRMED.pdf](#)

Good afternoon Tracie/Richard

I will again have to give my applotities for planning as I have Kent Search & Rescue training over in Sittingbourne Monday evening.

Kind regards

George Moss

Tel: [REDACTED]

Begin forwarded message:

From: Tracie White <Admin@crowboroughtowncouncil.gov.uk>
Date: 7 March 2023 at 14:06:01 GMT
To: Alison Arthur <Cllr.Alison.Arthur@crowboroughtowncouncil.gov.uk>, Peter Bucklitsch <Cllr.Peter.Bucklitsch@crowboroughtowncouncil.gov.uk>, Michael Cooke <Cllr.Michael.Cooke@crowboroughtowncouncil.gov.uk>, Cllr Suzanne Dixon <Cllr.Suzanne.Dixon@crowboroughtowncouncil.gov.uk>, Cllr Martyn Everitt <Cllr.Martyn.Everitt@crowboroughtowncouncil.gov.uk>, Richard Jury <Cllr.richard.jury@crowboroughtowncouncil.gov.uk>, Martyn Garrett <Cllr.martyn.garrett@crowboroughtowncouncil.gov.uk>, George Moss <Cllr.george.moss@crowboroughtowncouncil.gov.uk>, Kay Moss <Cllr.kay.moss@crowboroughtowncouncil.gov.uk>, David Neeves <Cllr.david.neeves@crowboroughtowncouncil.gov.uk>, Gareth Owen-Williams <Cllr.Gareth.Owen-Williams@crowboroughtowncouncil.gov.uk>, Alan Penney <Cllr.alan.penney@crowboroughtowncouncil.gov.uk>, Ron Reed <Cllr.ron.reed@crowboroughtowncouncil.gov.uk>, Matthew Street <Cllr.matthew.street@crowboroughtowncouncil.gov.uk>, Neil Waller <Cllr.neil.waller@crowboroughtowncouncil.gov.uk>, Natalie Whittle <Cllr.Natalie.Whittle@crowboroughtowncouncil.gov.uk>
Subject: Planning & Development Agenda - 13th March 2023

All,

Please find attached a copy of the agenda and associated documents for the P&D meeting of 13th March 2023.

Kind Regards

Tracie

Tracie White

Minute Taking Administrator

Crowborough Town Council, Pine Grove,

Crowborough, East sussex, TN6 1DH

www.crowboroughtowncouncil.gov.uk

Email: admin@crowboroughtowncouncil.gov.uk

Tel: 01892 652907

Working Hours Mon 9.30-1pm, Tuesday 9:30 – 1, Wednesday 9:30 – 17:00pm



From: [Richard Jury](#)
To: [Tracie White](#)
Subject: Re: Appeal Decision: WD/2022/1639/F - LAND WEST OF ALICE BRIGHT LANE AND SOUTH OF HURTIS HILL, CROWBOROUGH
Date: 06 February 2024 14:06:27
Attachments: [image002.png](#)
[image004.png](#)

Dear Tracie

This is not good news at all, please circulate to the rest of the planning committee.

Regards

Richard

Cllr Richard Jury
Chairman, Planning and Development Committee

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From: Tracie White <Admin@crowboroughtowncouncil.gov.uk>
Sent: 06 February 2024 11:56
To: Richard Jury <Cllr.richard.jury@crowboroughtowncouncil.gov.uk>
Subject: FW: Appeal Decision: WD/2022/1639/F - LAND WEST OF ALICE BRIGHT LANE AND SOUTH OF HURTIS HILL, CROWBOROUGH

FYI.

From: Clerk <clerk@crowboroughtowncouncil.gov.uk>
Sent: Tuesday, February 6, 2024 11:28 AM
To: Tracie White <Admin@crowboroughtowncouncil.gov.uk>
Subject: FW: Appeal Decision: WD/2022/1639/F - LAND WEST OF ALICE BRIGHT LANE AND SOUTH OF HURTIS HILL, CROWBOROUGH

Please forward to the planning committee Tracie.

Kind regards,

Caroline.

Caroline Miles

Town Clerk

Crowborough Town Council, Council Offices,
Pine Grove, Crowborough, East Sussex, TN6 1DH

www.crowboroughtowncouncil.gov.uk

Email: clerk@crowboroughtowncouncil.gov.uk

Tel: 01892 652907

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From: Planning Appeals <Planning.Appeals@wealden.gov.uk>

Sent: Tuesday, February 6, 2024 11:05 AM

Subject: Appeal Decision: WD/2022/1639/F - LAND WEST OF ALICE BRIGHT LANE AND SOUTH OF HURTIS HILL, CROWBOROUGH

You don't often get email from planning.appeals@wealden.gov.uk. [Learn why this is important](#)

Please see attached an appeal decision for the above application.

The appeal is ALLOWED dated 05/02/2024

Precis of Issues

- Whether the site is suitably located for new housing, having regard to the Council's spatial strategy and accessibility to services and facilities;
- Effects on the character and appearance of the area,
- Effects on the Ashdown Forest Special Protection Area (SPA)

Kind regards,

Rebecca Blundell | Planning Obligations (CIL & S106) Officer
Wealden District Council | Vicarage Lane | Hailsham | BN27 2AX
01892 602406 | rebecca.blundell@wealden.gov.uk

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From: [Kay Moss](#)
To: [REDACTED]
Subject: FW: Appeal Decision: WD/2022/1639/F - LAND WEST OF ALICE BRIGHT LANE AND SOUTH OF HURTIS HILL, CROWBOROUGH
Date: 07 February 2024 15:36:00
Attachments: [3316110 Appeal Decision.pdf](#)

Hi

Thought you both might be interested in this

Kay

Minutes of a meeting of the **PLANNING and DEVELOPMENT**
Committee held in the Council Offices, Pine Grove, Crowborough
on Monday 19th February 2024 at 7.30pm

| | | | |
|--------------|-------------|--|-----------------------------|
| Present | Councillors | Suzanne Dixon Martyn Everitt Martyn Garrett David Hedges* Richard Jury Kay Moss Alan Penney* Simon Ryder Matthew Street Natalie Whittle | Chairman Vice – Chairman |
| Also present | | Tracie White | Minute Taking Administrator |

*Denotes non-attendance

APOLOGIES

None

DECLARATIONS OF INTEREST

None

MINUTES

Minutes of the meeting held on the 29th January 2024

Enforcement question – KM personal interest.

Wall/boundary issue – S&R meeting urgent matters.

10400 **RESOLVED** that the minutes of the meeting held on 29th January 2024 as confirmed be ratified by the Chairman.

NEW PLANNING APPLICATIONS

10401 **RESOLVED** that the observations on planning and licencing issues below be submitted to the Planning & Licensing Authority for consideration.

Application No. WD/2023/3038/F Application Type: Full

Location: LAND ADJACENT TO WINGDALE, FIELDEN ROAD, CROWBOROUGH

Description: ERECTION OF A DETACHED DWELLING

Observations: Recommends Re

Town Council Comments: Refusal recommended on the basis that the proposal has a domineering impact and overlooks neighbouring properties due to its height. In addition, if approved, the town council believe a construction management plan is required to oversee access issues.

Application No. WD/2023/3053/MFA Application Type: Major Application: Non-compliance of Condition

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

Description: VARIATION OF CONDITION 20 OF WD/2021/1763/MFA (VARIATION OF CONDITION 19 OF WD/2019/1935/MAJ (DEMOLITION OF EXISTING VACANT CARE HOME (CLASS C2) AND REPLACEMENT WITH A NEW CARE HOME (CLASS C2)) TO ALLOW FOR A BREEAM ASSESSMENT TO DEMONSTRATE THAT THE DEVELOPMENT SHALL ACHIEVE A RATING OF BREEAM 'VERY GOOD') TO ENABLE A CHANGE IN THE COLOUR AND MATERIALS USED FOR THE EXTERNAL FINISHES, WINDOWS AND DOORS

Observations: Recommends Approval

Town Council Comments: The town council has no comment.

Application No. WD/2023/2820/F Application Type: Full

Location: 18 PLEASANT VIEW ROAD, CROWBOROUGH, TN6 2UU

Description: REMOVAL OF EXISTING CHIMNEY. PARTIAL DEMOLITION OF PORCH AND GARAGE ENTRANCE. ROOF HEIGHT RAISED. CONVERSION OF EXISTING GARAGE. NEW PORCH. REORGANISATION OF INTERNAL LAYOUT.

Observations: Recommends Approval

Town Council Comments: The town council has no comment.

Application No. WD/2024/0013/F Application Type: Full

Location: LAND ON THE WESTERN SIDE OF LUXFORD ROAD, CROWBOROUGH

Description: ERECTION OF A DWELLING AND GARAGE AND CREATION OF NEW ACCESS ONTO LUXFORD ROAD.

Observations: Recommends Refusal

Town Council Comments:

Lots of neighbour objections.

KM **land drainage consent needed (will it end up in country park?) – discharging into the Medway.** but no documents – open culvert through middle of the site. Big Issue. Priority habitat in local plan. Doesn't fit housing need. Out of keeping. No pavements. Kids walking to school. Wildlife corridor

MG large site – why is access by stream. Water run off there is terrible.

RJ – plans ok. 1 off. **Drainage is a concern stream feeds Jarvis brook and medway runs through site/ – partially open or near open drainage culvert runs through the site.** Unless

heavily and properly modified it is unrealistic. **Biodiversity loss – part of green corridor in town and mature woodland** damp woodland part of a corridor extending back and up st Richards road. They have left a section through the middle. Enforcement issue in relation to developments – the loties are using **Luxford road. Narrow and not suitable to pedestrians traffic inc due tp residential dev elsewhere**KM
MS -

Application No. WD/2024/0051/F Application Type: Full

Location: LITTLE OWLS, HUNTINGDON ROAD, CROWBOROUGH, TN6 2LJ

Description: REAR SINGLE STOREY INFILL WITH TWO STOREY EXTENSION CONSTRUCTED ABOVE.

Observations: Recommends Approval

Town Council Comments: The town council has no comment.

Application No. WD/2023/0099/O Application Type: Outline

Location: HIDEAWAY, TUBWELL LANE, CROWBOROUGH, TN6 3RJ

Description: OUTLINE PLANNING APPLICATION (ALL MATTERS RESERVED EXCEPT ACCESS) FOR REDEVELOPMENT OF THE SITE TO PROVIDE 5 NO. DETACHED DWELLINGS, FOLLOWING THE DEMOLITION OF THE EXISTING PROPERTY HIDEAWAY, INCLUDING ALTERATIONS TO THE EXISTING VEHICULAR ACCESS AND CLOSURE OF THE SECOND ACCESS ONTO TUBWELL LANE.

Observations: Recommends Refusal

Town Council Comments: Refusal recommended on the basis that the proposal has a domineering impact and overlooks neighbouring properties due to its height. In addition, if approved, the town council believe a construction management plan is required to oversee access issues.

RO1 in draft local plan – been allocated by WDC for development.

No biodiversity net gain – planting new trees for ones cut is not net gain.

Over the boundary. 11 objections. Lane will need widening.

Objections from before not been addressed. 1,2,3,7,8,9 – where are 456 3 misising. Superceded dos there but not amended versions available. Shouldn't be to many docs. Public transport report not been updated.

Holy in EA flood zone 1. (previous objection) (May 23 objection) – **over dev, high density, rural location, car reliant suds maintenance schedule plus comments from last time. Plus add – the recent revisions have not addressed any of the concerns mentioned above. WE note representation from ESCC highways.**

1.1. **Application No. WD/2024/0237/FR Application Type: Full - Retrospective**

Location: 17 PELLINGS FARM CLOSE, CROWBOROUGH, TN6 2BF

Description: RETROSPECTIVE APPLICATION FOR THE ERECTION OF A FENCE

Observations: Recommends Refusal

Town Council Comments: 3m high and in other areas = more. Cant see from street. 2.4 is max allowed. Set a precedent if allowed to have a domineering impact No obvious justification for a fence of this heigh – excessive.

1.2. **Application No. WD/2024/0148/F Application Type: Full**

Location: HARLEQUINS, HARLEQUIN LANE, CROWBOROUGH, TN6 1HU

Description: SINGLE STOREY LOBBY LINK CONSTRUCTED BETWEEN HOUSE AND GARAGE. GARAGE DOORS ALTERED AND GARAGE ROOF RAISED.

Observations: Recommends Approval

Town Council Comments: The town council has no comment.

Applications Under Appeal

Application No. WD/2023/1018/F Appeal Number: APP/C/1435/W/23/3327047

Application Type: Full

Location: LAND AT SANDRIDGE, CROWBOROUGH, TN6 1JE

Description: ERECTION OF A BLOCK OF 3.NO SINGLE GARAGES

Observations: Recommends Refusal

Town Council Comments: Refusal recommended on the basis that the proposal has a domineering impact and overlooks neighbouring properties due to its height. In addition, if approved, the town council believe a construction management plan is required to oversee access issues.

May 2023 – garage blocks unpopular. Not a residential application. Commercial enterprise – not wide enough for cars. Takes up residential parking. Trojan horse.

Fully endorse WDC refusal 27.6.23 all original comments still stand too.

PD/29.01.24 – 12164

DECISION NOTICES (attached to agenda)

Noted.

URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING.

ABL – been allowed. Might set precedent for the 30 application.

Photos of constrction traffic using Luxford road. Planning enforcement should have them

DATE AND TIME OF THE NEXT MEETING.

The date of the next meeting is Monday 11th March 2024 at 19:30hrs.

The meeting closed at 20:58 hrs.