



The Clerk was asked to check when agendas were issued, and to report these to Councillors immediately.

### 183. Planning Decisions from Mid Sussex District Council:

Reference	Address	WPC	MDSC
DM/16/4792	Glencree, Copthorne Bank Copthorne, RH10 3JQ	No Comment	Approved
DM/16/4317	3 Pasture Wood Close, RH10 4AP	Refer to Tree Officer	Approved
DM/16/4431	Woodstock Snow Hill, Crawley Down, RH10 3EG	Refer to Tree Officer	Approved
DM/16/4633	Land Adjacent To 1 St Francis Gardens Copthorne RH10 3JS	Refer to Tree Officer	Approved
DM/16/4715	2 Spring Gardens Copthorne RH10 3RS	Refer to Tree Officer	Approved
DM/16/2867	26 Hophurst Drive, Crawley Down, RH10 4UZ	Support	Invalid
DM/16/4445	1 Verwood Cottages Shipley Bridge Lane	Support	Withdrawn
DM/16/4714	Treyarnon, Brookhill Road, Copthorne, RH10 3PS	Support	Approved
DM/16/4856	Holly Cottage Sandhill Lane Crawley Down RH10 4LD	Support	Approved
DM/16/4865	Frensham Brookhill Road Copthorne Crawley West Sussex RH10 3QL	Support	Approved
DM/16/4971	Oakwood Hophurst Hill Crawley Down RH10 4LW	Support	Approved
DM/16/5378	34 Westway, Copthorne, RH10 3QR	Support	Approved
DM/16/1770	Land South Of East Grinstead Angling Society, Hophurst Hill, Crawley Down	Object	Refused
DM/16/4446	6 Burleigh Way, Crawley Down, RH10 4LX	Object	Approved
DM/16/4478	16 Hazel Way, Crawley Down, RH10 4JR	Object	Approved
DM/16/4715	2 Spring Gardens Copthorne RH10 3RS	Object	Approved
DM/16/4745	Hillside, Brookhill Road, Copthorne, RH10 3AB	Object	Approved
DM/16/4827	1 Hawmead Crawley Down RH10 4XY	Object	Approved
DM/16/4962	2 The Bungalows Station Road	Object	Approved
DM/16/0461	Holly Farm, Copthorne Way, Copthorne, RH10 3RX	Strongly Object	Approved
DM/16/0650	Holly Farm & Hollywood Holiday Camp Site, Copthorne Way	Strongly Object	Approved

The Clerk advised that DM/16/4446, /4478 and /0461 had been reported at the last meeting. DM/16/4715 related to a tree.

#### DM/16/4745 – Hillside, Brookhill Rd

The Parish Council objected as the proposed garage was forward of the building line, and it had concerns over visibility. Mid Sussex District Council previously refused a garage on the site forward of the building line, then subsequently approved a similar scheme at a nearby property, thereby setting a precedent.

#### DM/16/4827 – 1, Hawmead

The Parish Council objected that the proposals would have an unneighbourly impact on the amenity of the adjacent property. Mid Sussex District Council disagreed.

#### DM/16/4962 – 2, The Bungalows

This proposal was to demolish a semi-detached bungalow and erect a detached 3-bed house. The Parish Council objected on various grounds including over intensification of site and street scene. The District Council considered that the new house fitted in with the street scene and could be accommodated on the plot.

#### DM/16/0650 – Holly Farm & Hollywood Camp Site

This proposal concerned the reserved matters of erection of 45 homes to which the Parish Council objected on the grounds of highways issues and access. These comments were noted, but these matters were considered at the outline application stage.

The Chairman reminded Councillors that Mr Brooks had requested that the Council write to Mid Sussex District Council to query why Condition 3 on junction improvements had been removed, which was a safety requirement.

It was AGREED that the Clerk would write to Mid Sussex District Council in relation to the removal of Condition 3, and ask if WSCC Highways had been consulted.

#### **184. Planning Compliance Action**

##### Wychwood Place

At the last meeting, the Clerk was asked to request that the background ecological evidence of harm being caused by the illegal parking is shared with the Council.

The encroachment is liable to be causing soil compaction, degrading underlying soil structure and biology making establishment of the proposed landscaping more difficult and increasing risk of plant failures. Thus it will be having a negative effect on the future functioning of the buffer strip. De-compaction measures (i.e. cultivation) may be necessary but success is likely to be dependent on soil texture – e.g. heavy clays are difficult to de-compact. The longer the parking area is used, the worse the compaction is likely to be, with wet weather exacerbating the problem. Therefore, the sooner the use ceases, the better the chances of rectifying the damage.

There is a risk of soil contamination from any leaking vehicle fluids which will of course increase the longer the parking area is there.

The alignment and proximity to the woodland would appear to increase the risk of headlights disturbing nocturnal wildlife using the woodland edge.

The latest situation is that the breach of condition has now ceased in that the area is now being re-laid to turf and the kerb re-instated. It has yet to be landscaped. The District Council will be monitoring the situation.

Cllr Gibson enquired about the latest situation with regard to the out of hours working; the Clerk advised that this appeared to have ceased, so Mid Sussex District Council was taking no further action.

Councillors were asked if there were any other possible breaches to report, but there were none.

#### **185. Appeals**

DM/16/0485 - Ethlinden, Hophurst Hill, Crawley Down – erection of a six bed, three storey detached dwelling.

This was refused on the grounds of unsustainable development and impact on the surrounding area. The appeal has been dismissed on the grounds that the site is within an unsustainable location.

The Chairman noted that Policy C1 of the Local Plan had been a deciding factor in the decision to dismiss.

#### **186. Progress on Neighbourhood Plans:**

##### a. The emerging Copthorne Neighbourhood Plan

Members of the Sub-Committee asked the Clerk to circulate an update on the Copthorne Neighbourhood Plan to all members, and to Parish Councillors.

Cllr Field said that she had drafted the update which the Clerk had circulated, as she was concerned that no meeting had taken place to finalise the details of the Plan. There appeared to be some confusion over the difference between Regulation 14, which is the pre-submission consultation with the public and stakeholders, and Regulation 16, when the Plan is submitted to the local planning authority for it to carry out consultation and then examination.

Cllr Blakemore asked if it was now considered preferable to wait until the result of the Inquiry into the Crawley Down Neighbourhood Plan was known.

Cllr Field said that it seemed that opinion was divided on this, which was another reason to have a meeting.

Cllr Dorey noted that there were a lot of points to consider in the update report; it may be that the Sub Committee is not aware of all the action yet to take. He thought it was the Parish Council who undertook these, not the Sub Committee

Cllr Hitchcock said that the Crawley Down Sub Committee carried out all the work on the pre-submission and submission drafts; the Clerk put notices in the paper, for example, but no other administration.

He said that he and Cllr Gibson were willing to attend a meeting of the Copthorne Down Neighbourhood Plan Sub Committee to advise.

Cllr Field said that Mr Hodsdon, the Chair of the Sub Committee would like a written report on the weaknesses of the Crawley Down Neighbourhood Plan. Cllr Dorey felt that this would be irrelevant as these could change and then change again.

It was generally felt that the issues with the Copthorne Neighbourhood Plan were procedural, and that the main content of the Plan need not be changed.

Cllr Gibson said that it is interesting to note how much reference is made at the Inquiry to the Examiner's Report on the Crawley Down Neighbourhood Plan, as apparent imperfections are identified in the process. The fact that the Parish Council have allowed for the review of the Plan in its budget, is a key point, as this shows that the Plan is not a static document.

He advised that if the Copthorne Plan is relying on the 2014 housing survey, this may need to be reviewed before it goes out for consultation.

It was agreed that a date for meeting of the Sub Committee needed to be arranged urgently.

Cllr Gibson said that there is need to review the remits of both Plan Sub Committees after the adoption of the Plans; the Clerk had this in hand

b. The adopted Crawley Down Neighbourhood Plan

Several Councillors and the Clerk attended the opening day of the Inquiry, which is currently taking place, with sessions this week at Ardingly Showground.

The Inspector is visiting both sites on Wednesday morning, accompanied by the legal team. He will not accept any representations during these visits.

Cllr Gibson reported that the Inquiry has taken four days so far. Three members of the public have spoken, on flooding & sewerage, and the difficulties of getting children into a local school.

Mid Sussex District Council is seemingly supportive of the developments.

The Parish Council's landscape consultant did not acquit himself well, but the planning consultant is excellent. He himself, and Mr Brooks have given evidence; the housing data was not challenged.

The Local Plan is likely to be decided before the decision on the Inquiry is known.

The Parish Council's barrister destroyed Wates' case on Friday.

After the site visits on Wednesday, the summing up will take place on Thursday. Cllr Gibson suggested that the Clerk writes to all District Councillors inviting them to attend the session on Thursday, with the main issues to be considered being:

- Whether the lack of an approved District Plan or a 5 year housing target and land supply means that a made Neighbourhood Plan can be ignored.

- Whether the NPPF paragraph 14 balancing exercise is entered from paragraph 49 (i.e. weighted towards permission) or paragraph 198 (weighted towards refusal) when the proposed development conflicts with a made neighbourhood plan.
- Whether there has been a breach of the Crawley Down Neighbourhood Plan.
- The weight that should be given to a breach of the Neighbourhood Plan in the NPPF para 14 balancing exercise.

It was AGREED that the Clerk should write to all District Councillors inviting them to attend the summing up session of the Inquiry on Thursday.

### **187 Progress on the Mid Sussex Local Development Framework**

Examination hearings on housing figures are taking place this week at the District Council officers; indeed this is why the Inquiry hearing had to be moved to Ardingly. The Inspector is querying analysis of the sites identified in the SHLAA in order to establish what level of mitigation, if any, could enable previously rejected sites to be considered suitable for strategic development.

In addition the housing, the Inspector is querying and clarifying policies, advising that the wording is some is vague or contradictory to the NPPF.

Councillors NOTED this information

### **188. Highways Issues:**

#### Street naming

The District Council has emailed to consult on street names for a development of 45 homes off Copthorne Way – the Holly Farm development. There will be four new roads, and the suggestion is that these be called Holly Drive, Berry Close, Fawn Gardens and Antler Grove.

It was considered that Fawn and Antler did not reflect the area.

After discussion, it was RESOLVED that the Clerk would write to Mid Sussex District Council stating that whilst the names Holly Drive and Berry Close were acceptable, the Committee would prefer Ivy Gardens and Hawthorn Grove, to continue the botanical theme.

The Clerk was also asked to request that the housing numbers were consecutive.

#### Tree Preservation Order

A TPO has been confirmed for groups of trees on land adjacent to Redcourt Barn, Cuttinglye Lane, Crawley Down. The trees are considered to be under threat from development proposals to build five houses on the land, under DM/16/2893. This application is now to be considered at District Committee on either 23<sup>rd</sup> February or 9<sup>th</sup> March. The Parish Council lodged an objection as it considered that the proposals were contrary to Policies C1 and C2, and to the Crawley Down Neighbourhood Plan.

Councillors NOTED this information.

### **189. Planning Applications:**

It was RESOLVED that the recommendations contained in the following to be conveyed to the District Council:

<p><b><u>DM/16/5153</u></b></p> <p><u>1 Mount Cottages Crawley Down Road Felbridge RH19 2PS</u></p> <p>First floor rear extension. (Amended Plans received on 18.01.2017)</p>	<p><b>Support</b></p>
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<p><b><u>DM/17/0015</u></b></p> <p><u>The Cottage Snow Hill Crawley Down RH10 3EF</u></p> <p>Removal of Condition 6 Relating to Planning Application 14/03507/FUL. Remove 'The accommodation shall be solely occupied for the occupation and enjoyment of The Cottage, Snow Hill and the dwelling shall not be used as a separate unit of accommodation'.</p>	<p><b>Object, as dwelling should remain for the enjoyment of The Cottage, as per the original permission.</b></p> <p><b>As opinion was divided a vote was taken with 8 in favour of objection, 2 against and 2 abstentions.</b></p> <p><b>Cllr Field abstained, have declared a personal interest.</b></p>
<p><b><u>DM/17/0041</u></b></p> <p><u>10 Gage Close Crawley Down RH10 4XT</u></p> <p>Single storey front extension. Single storey extension to existing garage. Conversion of part of the garage to TV/playroom.</p>	<p><b>Object, as per comments to DM/16/4146, in that loss of the garage is contrary to Policy 4.3 of the Crawley Down Neighbourhood Plan, and in addition, the proposals are contrary to the amenity of the neighbouring property.</b></p>
<p><b><u>DM/17/0135</u></b></p> <p><u>Courthouse Farm Copthorne Common Road Copthorne RH10 3LA</u></p> <p>Conversion of redundant farm buildings to form a three bedroom cottage and construction of a link to the existing dwelling.</p>	<p><b>Support, but ask for a non-severance clause</b></p> <p><b>Cllr Larkin declared a personal interest, as he knew the applicant; he took no part in discussion.</b></p>
<p><b><u>DM/17/0195</u></b></p> <p><u>3 Brookside Copthorne RH10 3QP</u></p> <p>Two storey side extension including demolition of existing garage.</p>	<p><b>Support, subject the roofline being hipped or dropped thereby making the extension subservient to the main dwelling.</b></p> <p><b>Cllr Allen declared a prejudicial interest, as the applicant is a client. He left the meeting during consideration of this item.</b></p>
<p><b><u>DM/17/0219</u></b></p> <p><u>28 Church Lane Copthorne RH10 3QF</u></p> <p>Proposed conversion of the existing garage for residential use to provide the required space for a disabled wheelchair user. This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the proposed use cannot be taken into account</p>	<p><b>Lawful Development Certificate – For information only.</b></p>
<p><b><u>DM/17/0237</u></b></p> <p><u>Oakleigh Wallage Lane Crawley Down RH10 4NN</u></p> <p>Proposed two storey side/rear extension, single storey rear extension, oak framed porch and bay window to the front elevation.</p>	<p><b>Support</b></p>

**175 Date of the next meeting**

The date of the next meeting will be Monday, 20<sup>th</sup> February 2017.

*Meeting closed 20.45 hrs*

Chairman: \_\_\_\_\_

Date: \_\_\_\_\_