

Worth Parish Council
Minutes of the Planning and Highways Committee Meeting
August 15th 2016 at 19:30 hrs

Present:

Cllr Gibson (Chairman)	Cllr Curzon (Vice Chairman)
Cllr Allan	Cllr Anscomb
Cllr Blakemore	Cllr Coote
Cllr Cruickshank	Cllr Field
Cllr Lord	Cllr Phillips
Cllr Phillips	Cllr Webb
Mr P. Carr, Acting Clerk	3 Members of the Public

Suspension of Standing Orders: Three members of the public were present at the meeting. First person - Mr Downs spoke concerning his objections to the changes made in DM/16/2653 previously approved - from a 4 bed house to the current proposed development. WPC objected – loss of business/ need 2 bed properties. Three storey – 2 letters of objection on the basis of overlooked garden. The second member of the public supported Mr. Downs view. The third member of the public did not speak.

56. Apologies: Cllr Albury. Cllr Dorey, Cllr Hitchcock, Cllr Scott.

57. Absent: Cllr Larkin.

58. Declaration of Pecuniary and Other Interests: None.

59. Minutes of Planning Committee Meeting held August 1st 2016.

The minutes of the August 1st meeting were signed as a true and correct record.

60. Update on MSDC Planning Committee Meetings:

a - District Planning Committee:

The Gleeson development 30 + additional 34 HH

The Chairman explained the District Planning Committee had on a 10 to 6 vote approved the development. Cllr. Coote recommended writing to the local MP, stating the decision should be appealed.

b - Planning Committee A:

Nil

c - Planning Committee B:

a. No details

61. Planning Decisions from Mid Sussex:

Reference	Address	WPC	MDSC
DM/16/2767	Kenwards Farm, Snow Hill, Crawley Down	Conditional Support	Approved
DM/16/2463	3 Brookside, Copthorne, RH10 3QP	Support	Approved
DM/16/1546	9 Burleigh Way, Crawley Down, RH10 4UA	Support	Approved
DM/16/1196	Cedar Cottage, Sandy Lane, Crawley Down, RH10 4HS	Support	

Reference	Address	Appeal
AP/16/0010	Land at Firs Farm, Crawley Down	Appeal Dismissed

62. Highways issues: None.

63. Progress on Neighbourhood Plans

- a. Copthorne: none
- b. Crawley Down: need to Call in DM/16/2330

64. Planning Applications

It was **resolved** that the observations contained in the attached to be conveyed to the District Council.

<p><u>DM/16/2991</u></p> <p><u>3 Grange Farm Cottages, Turners Hill Road, Crawley Down, RH10 4EY</u></p> <p>Proposed external garage at 3 Grange Farm Cottages</p>	<p>Support.</p> <p>The proposed site is in the Crawley Down Neighbourhood Plan (CDHP) Area. The CDNP is now part of the local development plan and its policies carry full weight. If its policies cannot be considered to be up-to-date then Planning Officers and Councillors should still consider all its policies when conducting the balancing exercise demanded by para14 of the NPPF and give them full or very significant weight. The NPPG mandates that the balancing exercise must be fully documented and available for public inspection. WPC are the authors of the CDNP and as such are best placed to judge whether a planning application is in accordance with its vision, policies and definitions. Planning Officers should not contradict the assessment set out above without discussion with WPC.</p>
<p><u>DM/16/2999</u></p> <p><u>4 Grange Farm Cottages, Turners Hill Road, Crawley Down, RH10 4EY</u></p> <p>Proposed detached garage</p>	<p>Support.</p> <p>The proposed site is in the Crawley Down Neighbourhood Plan (CDHP) Area. The CDNP is now part of the local development plan and its policies carry full weight. If its policies cannot be considered to be up-to-date then Planning Officers and Councillors should still consider all its policies when conducting the balancing exercise demanded by para14 of the NPPF and give them full or very significant weight. The NPPG mandates that the balancing exercise must be fully documented and available for public inspection. WPC are the authors of the CDNP and as such are best placed to judge whether a planning application is in accordance with its vision, policies and definitions. Planning Officers should not contradict the assessment set out above without discussion with WPC.</p>
<p><u>DM/16/3174</u></p> <p><u>7 Wynlea Close, Crawley Down, RH10 4HP</u></p> <p>Cherry (Tree A) fell.</p>	<p>Support - and endorse the idea of a replacement.</p>
<p><u>DM/16/3183</u></p> <p><u>52B Tiltwood Drive, Crawley Down, RH10 4DN</u></p> <p>Single storey extension.</p>	<p>Support.</p> <p>The proposed site is in the Crawley Down Neighbourhood Plan (CDHP) Area. The CDNP is now part of the local development plan and its policies carry full weight. If its policies cannot be considered to be up-to-date then Planning Officers and Councillors should still consider all its policies when conducting the balancing exercise demanded by para14 of the NPPF and give them full or very significant weight. The NPPG mandates that the balancing exercise must be fully documented and available for public inspection. WPC are the authors of the CDNP and as such are best placed to judge whether a planning application is in accordance with its vision, policies and definitions. Planning Officers should not contradict the assessment set out above without discussion with WPC.</p>
<p><u>DM/16/3188</u></p> <p><u>3 Brookview, Copthorne, RH10 3RZ</u></p> <p>Oak (T1) - Remove two lowest limbs. Thin crown by 25%, lightly reduce back crown up to 2 metres from houses.</p>	<p>Refer to Tree Officer.</p>
<p><u>DM/16/2170</u></p> <p><u>Land Parcel At 531041 138021, Old Hollow, Copthorne</u></p> <p>Construction of earth bunds around boundary of site for means of enclosure.</p>	<p>Object to planning proposal.</p> <p>There was general concern among Councillors regarding what this proposal entailed, the reason for it, and to its effect on the locality. Cllr. Coote explained that a bund was a high banking; this area in general was subject to flooding over the years, and he had concerns over drainage issues. Report required from the Drainage Officer. Members' were in agreement that this proposal should be 'Red Flagged 'and any decision should be decided by committee and not by Officers.</p>

<p><u>DM/16/2653</u></p> <p><u>Land North Of Westcote, Sandy Lane, Crawley Down, RH10 4HS</u></p> <p>Redevelopment of existing site to form 2 no. new 3 bedroom houses with off street parking and the installation of a new cross over.</p>	<p>The Chairman noted the concerns of the members of the public present regarding this proposal. Concerns noted were: over development of the plot, issues about nearby properties being overlooked, and the change from 2 to 3 storey development. Cllr. Coote noted it would be a total over development of the site, there are parking issues, and it exceeds the existing footprint.</p> <p>The proposed site is in the Crawley Down Neighbourhood Plan (CDHP) Area. The CDNP is now part of the local development plan and its policies carry full weight. If its policies cannot be considered to be up-to-date then Planning Officers and Councillors should still consider all its policies when conducting the balancing exercise demanded by para14 of the NPPF and give them full or very significant weight. The NPPG mandates that the balancing exercise must be fully documented and available for public inspection. WPC are the authors of the CDNP and as such are best placed to judge whether a planning application is in accordance with its vision, policies and definitions. Planning Officers should not contradict the assessment set out above without discussion with WPC.</p>
<p><u>DM/16/2871</u></p> <p><u>Owlswood, Felcot Road, Furnace Wood, RH19 2PX</u></p> <p>(T1) Oak - Partial crown reduction, reducing the overall canopy by 2.5m. Reduce 3 no. limbs by 3m. Remove 3 no. dead limbs back to trunk. Remove weakly attached branches and deadwood.</p>	<p>Refer to Tree Officer.</p>
<p><u>DM/16/3060</u></p> <p><u>Courthouse Farm, Copthorne Common Road, Copthorne, RH10 3LA</u></p> <p>Conversion of redundant farm buildings to form 2no. two bedroom dwellings.</p>	<p>Support.</p> <p>The site is in the the Copthorne Neighbourhood Plan (CNP) Area. The draft Plan will shortly begin its Regulation 14 consultation. so it cannot be given much weight.</p>
<p><u>DM/16/3078</u></p> <p><u>Squires Cottage, 6 Squires Close, Crawley Down, RH10 4JQ</u></p> <p>Replacement of existing single storey extension with part single storey and part two storey rear extension, new windows, roof lights and doors and erection of a detached garage. (Amendment to approved application DM/15/5075).</p>	<p>Support.</p> <p>The proposed site is in the Crawley Down Neighbourhood Plan (CDHP) Area. The CDNP is now part of the local development plan and its policies carry full weight. If its policies cannot be considered to be up-to-date then Planning Officers and Councillors should still consider all its policies when conducting the balancing exercise demanded by para14 of the NPPF and give them full or very significant weight. The NPPG mandates that the balancing exercise must be fully documented and available for public inspection. WPC are the authors of the CDNP and as such are best placed to judge whether a planning application is in accordance with its vision, policies and definitions. Planning Officers should not contradict the assessment set out above without discussion with WPC.</p>
<p><u>DM/16/3106</u></p> <p><u>27 Fairway, Copthorne, RH10 3QA</u></p> <p>Rear second storey extensions over existing and rear single storey extension.</p>	<p>Support.</p> <p>The site is in the the Copthorne Neighbourhood Plan (CNP) Area. The draft Plan will shortly begin its Regulation 14 consultation. so it cannot be given much weight.</p>
<p><u>DM/16/3136</u></p> <p><u>2 - 5 Abergavenny Gardens, Copthorne</u></p>	<p>Refer to Tree Officer.</p> <p>Note: Point made by Cllr. P. Coote that a condition of the original plan of development was the existing trees were to remain.</p>

<p>Oak (T2) - (rear of 58 Lashmere) - reduce back overall crown by 2.5m and remove minor lower growth to a height of 7m. Purple Norway Maple (T3) - (rear of 60 Lashmere) - crown lift to a height of approx. 7m, reduce overall crown by 2.5m. Purple Norway Maple (T5) - (rear of 62 Lashmere) - overall crown reduction by 2.5m. Oak (T6) - (rear of 62 Lashmere) - overall crown reduction by 2.5m.</p>	
<p><u>DM/16/3164</u></p> <p><u>33 And 35 Hophurst Drive, Crawley Down, RH10 4XA</u></p> <p>House number 33 - (T1) Cherry - Remove central branch back to trunk. Remove minor limbs overhanging fence and shed of no 35. Reduce minor growth from roof of no 35. (T2) Alder - Remove epicormic growth on main trunk and remove lowest branch overhanging shed of no 35. House number 35 - (T1) Alder - Remove lowest limb and reduce limb over pavement by 3m.</p>	<p>Refer to Tree Officer.</p>
<p><u>DM/16/3302</u></p> <p><u>Glen Cottage 2 Rufwood Crawley Down</u></p> <p>Remove lowest limb overhanging neighbours roof and lower crown reduction of 2.5 metres to suitable growth points.</p>	<p>Refer to Tree Officer.</p>
<p><u>DM/16/3226</u></p> <p><u>68 Lashmere, Copthorne</u></p> <p>First floor side extension.</p>	<p>Support. The site is in the the Copthorne Neighbourhood Plan (CNP) Area. The draft Plan will shortly begin its Regulation 14 consultation. so it cannot be given much weight.</p>

Meeting closed 20:00

Chairman: _____

Date: _____