

**Worth Parish Council**  
**Minutes of the Planning and Highways Committee Meeting**  
**September 5th 2016 at 19:30 hrs**

**Present:**

Cllr Gibson (Chairman)	Cllr Curzon (Vice Chairman)
Cllr Albury	Cllr Blakemore
Cllr Cruickshank	Cllr Dorey
Cllr Field	Cllr Hitchcock
Cllr Lord	Cllr Phillips
Cllr Webb	
Mrs J W Holden, Acting Clerk	3 Members of the Public

**Suspension of Standing Orders:** Three members of the public were present at the meeting. First person – Eileen O’Hara spoke concerning her objections to the DM/16/3310, she has sent her representations to Mid Sussex also. The property has had 3 extensions already, the properties in the road are all 2 story and this loft conversion would effectively become a 3 story. The property will not be in keeping with the other properties and will change the character of the Victorian street. She is also concerned this may set a precedent for others to do the same. Second person - Mr Alan Brooks noted that the developers had appealed the land at south place, he hoped that while the developers had reduced the number to 30, this would not change the Committees former recommendation to reject the plan.

**65. Apologies:** Cllr Anscomb and Cllr Scott.

**66. Absent:** Cllr Allen, Cllr Coote and Cllr Larkin.

**67. Declaration of Pecuniary and Other Interests:** None.

**68. Minutes of Planning Committee Meeting held August 1st 2016.**

The minutes of the August 15th meeting were signed as a true and correct record subject to the following amendments: minute 60 the vote was 10/2 not 10/6 and minute 64 the word “object” needed to be added for clarity before the narrative on 16/2653.

**69. Update on MSDC Planning Committee Meetings:**

Nothing to report

**70. Planning Decisions from Mid Sussex:**

Reference	Address	WPC	MDSC
DM/16/2445	Orchards, Wallage Lane, Rowfant, RH10 4NJ	Support	Approved
DM/16/2519	60 Church Lane, Copthorne, RH10 3QF	Support	Approved
DM/16/2575	Little Briars, Copthorne Common Road, RH10 3JF	Support	Approved
DM/16/2664	3 Hilbre, Copthorne Common Road, RH10 3LA	Object	Approved
DM/16/2696	Plot 1, Cala Homes Development Site, Hophurst Lane	Tree Officer	Approved
DM/16/2733	24 Bridgelands, Copthorne, RH10 3XD	Support	Approved
DM/16/2737	61 Lashmere, Copthorne, R10 3RR	Support	Approved
DM/16/2794	Bakers Dozen, 13 Burleigh Close, Crawley Down,	Support	Approved
DM/16/2934	1 Border Chase, Copthorne	N/A	Approved
DM/16/2945	1 Engalee Cottages, Copthorne Bank, Copthorne	N/A	Approved

Reference	Address	Appeal Status
AP/16/0044	Prevetts, Snow Hill, RH10 3HA	Dismissed
AP/16/0025	30 Hallsland, Crawley Down, RH10 4XZ	Dismissed
AP/16/0024	Land rear of 14 & 15 Buckley Place, Crawley Down, RH10 4JG	Dismissed
AP/16/0044	Land At South Place, Beauport House, Carrsfarm Cottage & Hurst House, Copthorne Common Road, RH10 3LG	Lodged

The above were noted. It was commented that Worth PC were at 20% variance with Mid Sussex on recommendations.

**71. Highways issues:** None.

**72. Progress on Neighbourhood Plans**

- a. Copthorne: It was noted that Copthorne NP was getting closer to submission, the sustainability appraisal was being worked on.
- b. Crawley Down: will be discussed at Council later this evening. It was noted that the Gleeson application 16/2330 call in was being questioned by NPCU as the application has been reduced to 30 dwellings in line with the neighborhood plan. However the objection from Worth PC was on more grounds than the number as per the neighbourhood plan provisions and therefore would want this to continue.

RESOLVED The clerk in liaison with The Chairman would respond to NPCU

### 73. Planning Applications

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

<p><b><u>DM/16/3307</u></b></p> <p><u>5 Newlands Park, Copthorne, RH10 3EW</u></p> <p>Retrospective application for a two storey infill rear addition and modification to the ground floor front workshop roof.</p>	<p>The Committee make no recommendation referring this to the expertise of the MSDC case officer.</p>
<p><b><u>DM/16/3390</u></b></p> <p><u>33 Lashmere, Copthorne, RH10 3RR</u></p> <p>Reduction of lower crown by up to 2.5 metres maximum.</p>	<p>The Committee refer this to the MSDC tree officer</p>
<p><b><u>DM/16/3465</u></b></p> <p><u>Hophurst Barn, Hophurst Lane, Crawley Down, RH10 4LN</u></p> <p>Proposed two storey extension</p>	<p>Support – with a condition that the extension cannot be occupied as a separate dwelling to the Barn. 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><b><u>DM/16/2770</u></b></p> <p><u>Crawley Down Group Ltd, Crawley Down Garage, Snow Hill, RH10 3EQ</u></p> <p>Erection of 2 x fascia signs, and 2 free standing signs and 4no. "try me" flags.</p>	<p>Support - 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><b><u>DM/16/3226</u></b></p> <p><u>68 Lashmere, Copthorne, RH10 3RT</u></p> <p>First floor side extension.</p>	<p>The Committee noted that this application was supported when it previously was before the committee and they were not minded to change their views.</p>
<p><b><u>DM/16/3289</u></b></p> <p><u>2 Royal Oak Cottages, Station Road, Crawley Down, RH10 4HZ</u></p> <p>Rear ground floor extension.</p>	<p>Support - 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><b><u>DM/16/3302</u></b></p> <p><u>Glen Cottage, 2 Rufwood, Crawley Down, RH10 4HD</u></p> <p>Remove lowest limb overhanging neighbours roof and lower crown reduction of 2.5 metres to suitable growth points.</p>	<p>The Committee refer this to the MSDC Tree Officer.</p>

<p><b><u>DM/16/3310</u></b>  <u>72 Church Lane, Copthorne, RH10 3QG</u>  Loft conversion.</p>	<p>The Committee strongly object to this application as it is unneighbourly and would be out of character with the area of church lane.</p>
<p><b><u>DM/16/2806</u></b>  <u>22 The Meadow, Copthorne, RH10 3RG</u>  Demolition of rear garage and conservatory and new rear extension with conversion of front garage. AMENDED: "amended plans received 21.08.2016 showing amendment to the external material finishes of the extension."</p>	<p>Support</p>
<p><b><u>DM/16/3360</u></b>  <u>Glen Cottage, 2 Rufwood, Crawley Down, RH10 4HD</u>  Proposed new roof over existing front porch and the addition of a new dormer window. Also proposed double doors to replace window on the rear elevation.</p>	<p>Support.  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>

*Meeting closed 20:07*

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

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