

Worth Parish Council
Minutes of the Planning and Highways Committee Meeting
April 10th 2017 at 19:30 hrs

Present:

Cllr Hitchcock (Chairman)	Cllr Anscomb
Cllr Blakemore	Cllr Cruikshank
Cllr Field	Cllr Gibson
Cllr Lord	Cllr Phillips
Cllr Scott	Cllr Webb
Ms S Vaughan (Assistant Clerk)	1 Member of the Public

237. Public Question Time

The Chairman welcomed all present to the meeting, then highlighted the housekeeping rules and indicated that should anyone wish to film/record the proceedings could they make themselves known if they had not already done so to the Clerk.

Mr Paul Budgen spoke briefly on his submitted applications, DM/17/1060, DM/17/1064 and DM/17/1286. Mr Budgen stated that the proposed development would not over-shadow the adjacent property.

238. Apologies

Apologies were NOTED from Cllrs Coote, Curzon and Dorey.
Absent: Cllrs Allen and Larkin.

239. Declaration of Pecuniary and Other Interests

All Councillors declared an interest in item DM/17/1312, under agenda item 14 – New Planning Applications, as they are familiar with the applicant.

Cllr Gibson declared an interest in item DM/17/1148, as he felt that he would be pre-determined in relation to the application. Cllr Gibson stated that he would leave the room during the discussion.

240. Minutes

It was RESOLVED that the Minutes of the Planning Committee meeting held and March 20th 2017 be APPROVED as a true and correct record of the meeting.

Councillor Gibson NOTED that the Clerk had reported that there was nothing of interest on the Planning Committee A agenda and that an application for 5 properties at Fernandy Lane had been on the agenda. The MSDC Planning Officer also made no reference to the Council's objection to the application, made in October.

241. Chairman's Announcements

The Chairman reminded Councillors to respond to Chairman's dinner invitation.

The Chairman announced that Councillor Gibson had resigned as Chairman of the committee.

The Chairman indicated that he wanted to speak about Neighbourhood Plan Committees, adding an item to the agenda. The Assistant Clerk advised the Chairman that he was unable to add items to the agenda. The Chairman disagreed and advised the Assistant Clerk that he felt the decision was at his discretion.

242. Correspondence

The Assistant Clerk referred Councillors to the correspondence list circulated and asked if there were any queries on any item. There were no queries.

The Assistant Clerk referred Councillors to an invoice for £124.33 had been received from High Weald Councils Aviation Action Group. It was NOTED that the Council had paid a membership fee of £150. Cllr Scott suggested that this membership was irrelevant to Worth Parish Council, due to distance. This was AGREED.

243. Update on MSDC Planning Committee meetings:

- a. District Planning Committee – next meeting: May 18th 2017 at 19:00 hrs.

It was NOTED that the scheduled meeting on April 20th 2017 at 14:00 has been cancelled.

- b. Planning Committee A – next meeting: April 27th 2017 at 19:00 hrs.
No documentation is currently available.
- c. Planning Committee B – next meeting: April 13th 2017 at 19:00 hrs.
It was NOTED that item DM/17/0641, Minstrals, is on the agenda, recommended for approval.

244. Planning Decisions from Mid Sussex District Council:

Reference	Address	WPC	MDSC
DM/16/3632	Land To The East Of Sandhill Lane Crawley Down RH10 4LE	Refer to Planning Officer	Approved
DM/16/4548	Balmoral Brookhill Road Copthorne RH10 3QU	Object	Approved
DM/17/0310	6A Calluna Drive Copthorne RH10 3XF	Support	Approved
DM/17/0302	Ridgewood Lake View Road Furnace Wood RH19 2QB	Support	Approved
DM/17/0404	The Oaks Sandhill Lane Crawley Down RH10 4LE	Support	Approved
DM/17/0732	28 Church Lane Copthorne RH10 3QF	-	Withdrawn
DM/16/5595	Wakehams Green Farm Copthorne Road Copthorne RH10 3PD	Conditional Support	Withdrawn
DM/17/0666	Hillside Brookhill Road Copthorne RH10 3AB	Support	Approved
DM/16/0410	Park View Wallage Lane Rowfant RH10 4NG	Support	Approved
DM/17/0388	Rowan Turners Hill Road Crawley Down RH10 3EP	No Comment	Approved
DM/17/0654	Landfall Sandhill Lane Crawley Down RH10 4LE	N/A	Approved
DM/17/0695	Landfall Sandhill Lane Crawley Down RH10 4LE	N/A	Approved
DM/16/4409	Great Frenches Bungalow Snow Hill Crawley Down RH10 3EE	Support	Approved

245. Planning Compliance Action

The Assistant Clerk reported that the Clerk had reported planning application DM/17/1312 to Mid Sussex District Council, after reports of structural alterations to the property.

246. Appeals

The Assistant Clerk advised that there were no new appeals to report.

247. Progress on Neighbourhood Plans:

a. The emerging Copthorne Neighbourhood Plan

Cllr Blakemore spoke about the public open day held on April 1st, by the Copthorne Neighbourhood Plan Committee. Members of the public attended the event. Several comments were constructive criticism and only one comment was negative.

b. The adopted Crawley Down Neighbourhood Plan

Cllr Hitchcock advised that there was no activity on the Neighbourhood Plan but that the Inspector's Report is now with the Secretary of State. A decision on the appeal is due to be with Worth Parish Council by July 6th 2017.

Cllr Hitchcock spoke about Neighbourhood Plan Committees and said that he wanted to construct Terms of Reference for the committees of Copthorne and Crawley Down. The Assistant Clerk said that the comments were NOTED but that no decision could be made, as this item was not on the agenda.

248. Progress on the Mid Sussex Local Development Framework

a. From Mid Sussex District Council –

i. District Plan Update – Letter to Councils

It was NOTED that Mid Sussex District Council had released correspondence relating to housing numbers. 876 houses are to be accommodated by Mid Sussex District Council.

ii. District Plan Update – Letter to Jonathan Bore. It was NOTED Mr Bore is considering the housing numbers.

b. To discuss the chairman's proposal that the Council considers making a submission to the Housing White Paper. (The Assistant Clerk advised the Council to take materials

away, in order to be fully informed on the contents of the Housing White Paper and Cllr Gibson's report.)

Cllr Gibson did not have a written proposal and informed the Council that he felt the submission would not work as the format of submissions was limited to 38 detailed questions. Cllr Hitchcock advised the Council that he would write a proposal and distribute it to Councillors, by the end of the week.

249. Highways Issues:

It was NOTED that there was a Public Consultation on Proposed Amendments to the Taxi Licensing Policy.

It was NOTED that a road closure notice had been received, for the Copthorne Carnival.

250. Planning Applications:

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

<p><u>LI/17/0560</u> <u>Copthorne Service Station Pembley Green Copthorne RH10 3LF</u> Remove licensable activity – sale of alcohol for consumption off the premises. Changes to internal layout.</p>	<p>Worth Parish Council supports this application.</p>
<p><u>DM/16/4945</u> <u>2 The Bungalows Station Road Crawley Down RH10 4JE</u> Reserved Matters application for the approval of the appearance and landscaping for the proposed single detached dwelling at 2 The Bungalows following outline application DM/15/1203.</p>	<p>The Council understands that work on this application has been held up, as badgers are an issue. Due consideration should be given to wildlife.</p>
<p><u>DM/17/0313</u> <u>Tudor Rose Turners Hill Road Crawley Down RH10 4HH</u> Demolition of existing detached single storey swimming pool and double garage. Proposed two 6 bedroom dwellings with integral double garages to the side and rear of the existing dwelling curtilage. Proposed garage and carport with accommodation above to replace the existing demolished double garage.</p>	<p>Object, as proposals are contrary to CDNP Policy 10 a) Promoting Sustainable Transport. Recent inquiry and planning decisions relating to very local applications to this site, determined that the B2028 between this site and Crawley Down Village did not provide safe walking routes for pedestrians or safe cycling routes and therefore would be car reliant and unsustainable. The Council is also concerned that a 2 house 6 bedroom development will add significant vehicle movements via the existing single access which is located in close proximity to the Dukes Head roundabout.</p>
<p><u>DM/17/0800</u> <u>Euro Skoda Crawley, Crawley Down Garage Snow Hill RH10 3EQ</u> Proposed conversion of the existing car showrooms into new Skoda showroom with associated changes to elevations and access. Proposed removal of the existing metal palisade fencing and car access gate located in the car display area. Proposed changes to car display and car parking areas. Proposed partial conversion of existing small workshop into MOT bay. Proposed new car access door into the big workshop compound. Proposed enclosure of the big workshop compound with new metal palisade fencing.</p>	<p>Worth Parish Council supports this application.</p>
<p><u>DM/17/0918</u> <u>Merestede Borers Arms Road Copthorne RH10 3LJ</u> Proposed detached garage.</p>	<p>The Council does not object but would request that the hedge is maintained during and after construction.</p>
<p><u>DM/17/0952</u> <u>Ascotts Crawley Down Road Felbridge RH19 2PS</u></p>	<p>Object, as proposals are contrary to CDNP Policy 10 a) Promoting Sustainable Transport, in that the site is on a narrow single track lane. The Crawley Down Neighbourhood Plan promotes</p>

<p>Construction of two new dwellings, a 3-bedroom, and a 5 bedroom one half storey, each with separate garage.</p>	<p>developments of smaller two and three bed homes. The Council request that MSDC ask the applicant to carry out a swept path analysis of the access drive to prove that it is adequate for both emergency and local authority service vehicles.</p> <p>There are now cumulative applications for 6 additional dwellings on this lane</p>
<p><u>DM/17/0970</u></p> <p><u>Woodside Service Station Copthorne Road Copthorne RH10 3PD</u></p> <p>Retrospective application for Sui Generis (Car Showroom) change of use to B1c (Hand Wash And Valeting Centre) including the addition of a new steel frame.</p>	<p>Worth Parish Council supports this application.</p>
<p><u>DM/17/1003</u></p> <p><u>Grange Cottage Sandhill Lane Crawley Down RH10 4LB</u></p> <p>Demolition of existing garage and construction of a tandem garage.</p>	<p>Worth Parish Council supports this application.</p>
<p><u>DM/17/1020</u></p> <p><u>The Park Farm Snow Hill Crawley Down RH10 3EE</u></p> <p>Demolition of existing dwelling, construction of two new 5-bedroom, two storey dwellings, each with separate garages. With new access driveway.</p>	<p>Noted. Worth Parish Council agrees with WSCC's objection to this application, due to access and visibility splay. The Council will support the WSCC Officer's final decision.</p>
<p><u>DM/17/1060</u></p> <p><u>Tamarind Copthorne Common Road Copthorne RH10 3LF</u></p> <p>Demolition of residential dwelling and erection of 6no residential dwellings.</p>	<p>Object: This application is considered to be over development of the site in an unsustainable location. The application does not comply with Copthorne Neighbourhood Plan Policies COP11 a) and c). The Copthorne Neighbourhood Plan is now at Regulation 14 consultation and should be given some weight. Recent inquiry and planning decisions relating to very local applications to this site, determined that the B2028 between this site and Crawley Down Village and the A264 to Copthorne Village, did not provide safe walking routes for pedestrians or safe cycling routes and therefore would be car reliant and unsustainable.</p> <p>The Parish Council is also concerned about the access from the site to the A264 and potential for traffic incidents when vehicles exiting the site turn right across the traffic flow.</p>
<p><u>DM/17/1064</u></p> <p><u>Tamarind Copthorne Common Road Copthorne RH10 3LF</u></p> <p>Demolition of residential dwelling and erection of 9no residential dwellings with new parking spaces and associated works.</p>	<p>Recent inquiry and planning decisions relating to very local applications to this site, determined that the B2028 between this site and Crawley Down Village and the A264 to Copthorne Village, did not provide safe walking routes for pedestrians or safe cycling routes and therefore would be car reliant and unsustainable.</p> <p>The Parish are also concerned about the access from the site to the A264 and the potential for traffic incidents when vehicles exiting the site turn right across the traffic flow.</p>
<p><u>*Cllr Gibson left the room*</u></p> <p><u>DM/17/1148</u></p> <p><u>Land Parcel At West Of Turners Hill Road Crawley Down</u></p> <p>Outline application for the development of land to accommodate 9 dwellings together with associated access road, car parking, landscaping and open space.</p>	<p>The Parish Council notes this application but is unable to comment as this may pre-empt any decision to be made by the Secretary of State regarding this site. We would remind MSDC that an Article 31 Directive is in place on this site which prevents the issuing of any permission notification. The Parish Council has not changed its position regarding this site, expressed at the recent Inquiry.</p>

	We would further remind MSDC that once the Gala Homes Wychwood has completed site operations there is an obligation on them to reinstate the land occupied by their site establishment, to its originally condition.. See email from Andrew Clarke to Ian Gibson dated 08 August 2016. This application should not be allowed to override this obligation.
<p>*Cllr Gibson returned to the room*</p> <p><u>DM/17/1197</u></p> <p><u>2 Pasture Wood Close Crawley Down RH10 4AP</u></p> <p>(T1) Oak - reduce lowest limb by 2m. (T2,T3 and T4) Oak, Beech and Oak - reduce overall crown by 1.5m</p>	Refer to Tree Officer
<p><u>DM/17/1219</u></p> <p><u>Borers Yard Borers Arms Road Copthorne RH10 3LH</u></p> <p>Single storey rear porch extension and store, single storey front entrance extension and disabled toilet. Raise part of roof and form first floor offices over existing retail space. Also an addition of 3 parking spaces and 2 disabled parking spaces.</p>	Worth Parish Council supports this application.
<p><u>DM/17/1286</u></p> <p><u>Orchard Cottage Church Road Copthorne RH10 3RD</u></p> <p>Demolition of existing bungalow and erection of 2no three bedroom semi-detached dwellings.</p>	Conditional Support: The Council asks that contractor parking is off-road, to the rear of the house and request a post-construction compliance check.
<p><u>DM/17/1287</u></p> <p><u>28 Church Lane Copthorne RH10 3QF</u></p> <p>New garage/utility room to side elevation.</p>	Worth Parish Council supports this application.
<p><u>DM/17/1312</u></p> <p><u>19 Knowle Drive Copthorne RH10 3LW</u></p> <p>Conversion of existing 2 car garage into living space and construction of first floor bedroom above with Juliette balcony to side.</p>	Worth Parish Council is unable to comment upon this application as there is no documentation on the website. The Council asks for the documentation to be uploaded and will consider the application at the next Planning and Highways Committee meeting on Monday, April 24th 2017.
<p><u>DM/17/1322</u></p> <p><u>Stoneleigh Vicarage Road Crawley Down RH10 4JJ</u></p> <p>Proposed close board fence 1.8 metre high panels on top of gravel boards along our Southern boarder adjacent to pathway running alongside Sunny Avenue.</p>	Worth Parish Council supports this application.

Date of the next meeting: The next Planning and Highways Committee meeting will be held on April 24th 2017.

Meeting closed at 21:05 hrs

Chairman: _____

Date: _____