

**Worth Parish Council**  
**Minutes of the Planning and Highways Committee Meeting**  
**April 24th 2017 at hrs**

**Present:**

Cllr Hitchcock (Chairman)	Cllr Anscomb
Cllr Allen	Cllr Blakemore
Cllr Casella	Cllr Coote
Cllr Curzon	Cllr Field
Cllr Gibson	Cllr Larkin
Cllr Lord	Cllr Phillips
Cllr Webb	
Mrs J Nagy (Clerk)	1 Member of the Public

**251. 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.

No member of the public wished to speak at this point of the meeting

**252. Apologies:**

Apologies were NOTED from Cllrs Cruikshank, Dorey and Scott

Absent: None

**253. Declaration of Pecuniary and Other Interests**

Cllr Larkin declared a prejudicial interest in DM/17/1312, as he is the applicant.

Cllr Webb declared a personal interest in DM/17/1577, as he knows the applicant well.

Cllr Blakemore declared a potential interest in DM/17/1490 in that he had previously provided valuation advice; however, this was some years ago, and he was of the opinion that he no longer had a current interest in the proposals.

**254. Minutes of Planning Committee Meeting**

The approval of the Minutes of the meeting of 10th April 2017 was deferred to the next meeting due to a number of corrections to items 239 b), 247, 248, and to comments on planning applications in 250. The Clerk will ensure that these Minutes are re-drafted.

**255. Chairman's Announcements**

The Chairman had no announcements.

**256. Correspondence**

There was no correspondence list issued with the agenda.

**257. Update on MSDC Planning Committee meetings:**

- a. District Planning Committee – next meeting: May 18th 2017 at 19:00 hrs. No papers on the website
- b. Planning Committee A – next meeting: April 27th 2017 at 19:00 hrs. No item relating to Worth Parish Council on the agenda
- c. Planning Committee B – next meeting: May 11th 2017 at 19:00 hrs. No item relating to Worth Parish Council on the agenda

The Clerk reported that Planning Committee B scheduled for 8th June 2017 has now be cancelled owing to the General Election.

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

Reference	Address	WPC	MDSC
DM/16/4864	14 Fermandy Lane Crawley Down RH10 4UB	Refer to Tree Officer	Withdrawn
DM/17/0792	Francis Court Borers Arms Road Copthorne RH10 3LQ	Refer to Tree Officer	Refused
DM/17/0542	Land Parcel To The East Of The Bothy Turners Hill Road Turners Hill	Support	Registered
DM/17/0800	Euro Skoda Crawley Crawley Down Garage Snow Hill RH10 3EQ	Support	Approved
DM/17/0615	Land Adj. Evergreen Cottage Place Copthorne Common Rd RH10 3LF	Support	Approved
DM/17/0373	The Oaks Sandhill Lane Crawley Down Crawley West Sussex RH10 4LE	Support	Approved
DM/16/5028	Land Adj To Sandhill House Sandhill Lane Crawley Down RH10 4LD	Object	Approved
DM/17/0722	28 The Martins Crawley Down Crawley West Sussex RH10 4XU	Support	Approved
DM/16/5524	Mill House Old Hollow Copthorne Crawley WRH10 4TB	Support	Approved
DM/17/0814	Newlands Bowers Place Crawley Down RH10 4HY	Support	Approved
DM/17/0774	Navron Snow Hill Crawley Down Crawley West Sussex RH10 3EZ	Not in parish	Approved
DM/16/4864	14 Fermandy Lane Crawley Down RH10 4UB	Refer to Tree Officer	Withdrawn
DM/17/0792	Francis Court Borers Arms Road Copthorne RH10 3LQ	Refer to Tree Officer	Refused

DC/16/5028 – the Council objected as contrary to CDNP Policy 08 Prevention of Coalescence and Policy 05 Control of New Developments. MSDC considered that as there were dwelling to the north and south, an additional dwelling did not signify coalescence, in the Officer's opinion.

## 259. Planning Compliance Action

At the previous meeting it was reported that the plans for planning application DM/17/1312 die not show an existing extension. Mid Sussex District Council are investigating as part of the consideration of the current application.

## 260. Appeals

An Appeal has been lodged for DM/16/3592 for the erection of a 3 bed 1½ storey dwelling at Down Park House, Down Park, Turners Hill Road Crawley Down. The Parish Council objected to the original application as not being in a sustainable location.

## 261. Progress on Neighbourhood Plans:

### a. The emerging Copthorne Neighbourhood Plan

Cllr Blakemore reminded Councillors that the deadline for Regulation 14 consultation was Friday, 28th April, and that they were still coming in.

Councillors NOTED this information

### b. The adopted Crawley Down Neighbourhood Plan

Cllr Hitchcock said that there was nothing new to report, as the response from the Secretary of State was not expected until on or around 6th July.

Cllr Coote reported that he had tried to arrange a meeting with MP Jeremy Quinn, but he suggested that this be deferred until after the General Election on 8th June. There is a possibility that there will be a new Secretary of State after the Election which might have an impact on the response dead line.

Councillors NOTED this information.

c. To discuss required Terms of Reference for the Neighbourhood Plan Sub-Committee

The Clerk reminded Councillors that it had been agreed at the Full Council meeting on 20th March, that terms of reference for all committees would be discussed and agreed at the Annual General Meeting on 22nd May.

Cllr Gibson noted that it is the remit of a Committee to decide the terms of reference for a Sub-Committee.

The Chairman said that he had prepared a draft for consideration; however, this did not appear to be have been circulated.

It was agreed that the Chairman and the Clerk would prepare a draft terms of reference for the Neighbourhood Plan Sub Committee to consider at the next Planning Committee meeting, and for agreement as part of the whole council structure at the AGM in May.

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

### Response to White Paper "Fixing our broken housing market"

The Chairman advised that he had prepared a draft consultation response to this document based on the requisite 38 questions; however, this did not appear to have been circulated.

Due to the deadline of the consultation being 2nd May, it was RESOLVED to give delegated powers to Cllr Hitchcock as Chair of the Planning & Highways Committee, and the Clerk to prepare and submit a suitable response to this White Paper.

## **263. Highways Issues:**

The Clerk had nothing to report.

### Other Highways Matters

Cllr Gibson reported that despite there being an advisory "No right turn" at the exit of the Rowfant Business Park in Wallage Lane, lorries were still executing this manoeuvre causing issues.

It was AGREED that the Clerk would write to the Business Centre asking that the sign be made more prominent, and that businesses on the site were reminded of the restriction. In addition, she would write to Jewson's and the Timber Store separately, as it was believed that vehicles from these two companies were involved; all correspondence to be copied to Turners Hill Parish Council.

## **264. Planning Applications:**

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

<b><u>DM/17/1010</u></b> <u>Compare Parking Deals Compound 2 Acacia Grove Cophorne Road Cophorne RH10 3PD</u> Retrospective application to retain metal fencing, CCTV, and lights for car parking lot.	Support in principle, but concerns over impact of light pollution on surrounding area and wildlife as no Environmental Impact Assessment or similar carried out. No information given as to type of lighting or output via lumens. Suggest infra red lighting might be suitable for camera operation, thus reducing the impact.
<b><u>DM/17/1312</u></b> <u>19 Knowle Drive Cophorne RH10 3LW</u> Conversion of existing 2 car garage into living space and construction of first floor bedroom above with Juliette balcony to side.	Support, but ask that non-severance clause be applied to avoid a separate unit of accommodation  Please note that the applicant is a parish councilor, who declared a prejudicial interest and left the room during discussions.

<p><b><u>DM/17/1328</u></b></p> <p><u>Hope Cottage Copthorne Common Road Copthorne RH10 3JX</u></p> <p>Proposed single storey side extension over existing structure with associated internal and external alterations.</p>	<p>Support</p>
<p><b><u>DM/17/1415</u></b></p> <p><u>4 Grange Farm Cottages Turners Hill Road Crawley Down RH10 4EY</u></p> <p>Proposed two storey front, side and rear extension.</p>	<p>Having taken into consideration CDNP Policy 4.1 a), the Council would not normally support such proposals, as the proposed extension is not subservient in terms of scale. However, it supports on this occasion, due to the size of the plot.</p>
<p><b><u>DM/17/1418</u></b></p> <p><u>Little Frenches Farm Snow Hill Crawley Down Crawley West Sussex RH10 3EG</u></p> <p>Digging of a trench and the pouring of concrete to create a foundation to establish a lawful commencement for works pertaining to planning permission 14/00616/FUL.</p>	<p>As this related to a LDF, the Council will support the decision of MDSC, this being a legal consideration.</p> <p>However, it asks that public access to the PROW is maintained at all times at all stages of development.</p>
<p><b><u>DM/17/1489</u></b></p> <p><u>12, Fairway, Copthorne, Crawley, West Sussex, RH103PU</u></p> <p>Second storey front and side extension built over existing porch, kitchen and garage</p>	<p>Support</p>
<p><b><u>DM/17/1490</u></b></p> <p><u>Land Parcel At 533365 138976 Turners Hill Road Crawley Down West Sussex</u></p> <p>Outline application for the demolition of existing buildings and a residential development of up to 167 units, a community hub including spaces for local shop and community space, together with improvements and alterations to existing commercial business park to achieve a redevelopment of up to 6000m2 of commercial space with green infrastructure and two accesses off Turners Hill Road and one off Copthorne Common Road, and including works associated with the development (landscaping, works to ponds, informal and formal open space, selective tree removal, pedestrian, cyclist and public transport infrastructure, utilities and sustainable drainage infrastructure, car and cycle parking). All matters to be reserved except for access.</p>	<p>Strongly Object, as previous, in that:</p> <p>This project is not sustainable development and fails all three dimensions of the sustainability test (Economic, Social and Environmental)</p> <p>This once again is an outline application which does not comply with the spirit of the White Paper – Mending our Broken Housing Market, as it does not give the local community (Worth Parish) the opportunity to comment on the design and setting nor does it give the local community (Worth Parish) access to any pre-application discussions that may have taken place. MSDC should insist on all such applications being Full Applications, such that full details are available for all.</p> <p>This application is principally within the Copthorne boundary but accesses to the highway lie within the Crawley Down boundary. As for the previous application DM/15/3975, both the Copthorne Neighbourhood Plan, which has just completed Regulation 14 Consultation and the made Crawley Down Neighbourhood Plan apply.</p> <p>The proposal does not comply with the following policies within the Crawley Down Neighbourhood Plan;</p> <p>CDNP01 - Securing Sustainable Infrastructure.  CDNP05 -  a) scale is not unobtrusive and is out of character with the area  b) density is too high and exceeds 25 dph.  e) green spaces appear to be inadequate for this number</p> <p>CDNP06 - Suitable Sustainable Drainage.</p> <p>Large area of hard standing that drains to a stream via</p>

	<p>the lagoon to Copthorne which has a flood risk. Development on this catchment should be resisted until the Copthorne problem is resolved. CDNP08 Prevention of Coalescence.</p> <p>The development constitutes ribbon development on both the B2028 and A264 leading to potential coalescence by reducing the gap between Crawley Down and Copthorne.</p> <p>CDNP09 Protect and Enhance Biodiversity.</p> <p>It would appear that most if not all trees within the site are to be cleared with new plantings' as part of the development. This unacceptable practice and we request that MSDC place TPO's on all trees that can sensibly be kept as part of any development.</p> <p>CDNP10 Promoting Sustainable Transport</p> <p>a) It has already been established by dismissal of a previous appeal that the B2028 does not provide safe facilities for either walking or cycling to Crawley Down. The suggestion within the application that cutting back vegetation to the footpath with improve this is not adequate mitigation. The accident record for this section of road is poor, with incidents involving cyclists</p> <p>The proposal does not comply with the following policies of Copthorne Neighbourhood Plan. The Copthorne Plan has now completed Regulation 14 consultation and should be afforded some weight;</p> <p>COP01, COP05 a) f), COP06 , COP08 b) , COP09 d) COP011 a) f).</p> <p>It should be noted that although both Copthorne and Crawley Down undertook searches for suitable land to develop, neither Plan has allocated sites for development but both have included permissive policies for development.</p> <p>In the opinion of the Parish Council, little has changed since the previous application DM/15/3975 was dismissed on appeal.</p>
<p><b><u>DM/17/1494</u></b></p> <p><u>9 Pasture Wood Close Crawley Down Crawley West Sussex RH10 4AP</u></p> <p>(T1) Holly Tree - fell</p>	<p>Refer to the Tree Officer, but ask her to consider CDNP Policy 9e) and paragraph 54, and in particular paragraph 65 q) in conjunction with paragraph 89.</p>
<p><b><u>DM/17/1508</u></b></p> <p><u>Oakleigh Wallage Lane Crawley Down Crawley West Sussex RH10 4NN</u></p> <p>Amendments to Planning application DM/17/0237 to increase the size of the single storey rear extension. Alterations to the windows on the rear of the two storey side/ rear extension.</p>	<p>Support</p>
<p><b><u>DM/17/1517</u></b></p> <p><u>Francis Court Borers Arms Road Copthorne Crawley West Sussex RH10 3LQ</u></p> <p>New external lift shaft.</p>	<p>Support</p>

<p><b><u>DM/17/1577</u></b></p> <p><u>Dormer Cottage Sandy Lane Crawley Down Crawley West Sussex RH10 4HS</u></p> <p>Existing secondary glazing has been installed since 2004.</p>	<p>As this relates to a LDF, the Council will support the decision of MDSC, this being a legal consideration</p>
<p><b><u>DM/17/1583</u></b></p> <p><u>50 Bridgelands Copthorne Crawley West Sussex RH10 3XD</u></p> <p>T1: Oak - reduce crown by 2-3m back to previous point. T2: Oak - reduce in height by 3m</p>	<p>Refer to the Tree Officer.</p>

**265      Date of the next meeting**

The date of the next meeting will be Monday, 8th May 2017

*Meeting closed at 21.22 hrs*

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

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