

Worth Parish Council
Minutes of the Planning and Highways Committee Meeting
August 14th 2017 at 1930hrs

Present:

Cllr Hitchcock (Chairman)	Cllr Blakemore
Cllr Allen	Cllr Anscomb
Cllr Gibson	Cllr Lord
	Mr N Greenhalgh – Village Developments
Miss S Vaughan (Assistant Clerk)	Ms Anna Harper – Village Developments
	7 members of the public

55. Public Question Time

Seven members of the public were present.

Mr Williams of Woodlands Close, Crawley Down spoke about his objections to the proposed Hurst Farm development as infrastructure in the village is inadequate. He asked that Worth Parish Council protect its residents from development.

56. Apologies

Apologies: Cllrs Casella, Coote, Dorey, Field and Phillips

Absent: Cllr Larkin

57. Declaration of Pecuniary and Other Interests

All Councillors declared an interest in Agenda item 6 (Presentation to the Council from Village Developments on proposed Floran Farm and Hurst Farm developments in Crawley Down as they have all purchased goods from the farm shops.

58. Update on MSDC Planning Committee meetings:

- a. District Planning Committee – next meeting: September 7th 2017 at 14:00 hrs.
- b. Planning Committee A – next meeting: August 17th 2017 at 19:00 hrs.
- c. Planning Committee B – next meeting: August 31st 2017 at 19:00 hrs.

59. Minutes of Planning Committee Meeting

Cllr Hitchcock NOTED that Minute 53 contained some duplicated information from Minute 51. He suggested that Minute 53 be crossed out.

It was RESOLVED by all present that the Minutes of the Planning and Highways Committee meeting held on July 31st 2017 were signed as a true and accurate record.

60. Presentation to the Council

Mr Greenhalgh of Village Developments gave a presentation on proposed Floran Farm and Hurst Farm developments in Crawley Down. He noted that at Hurst Farm a large amount of the buildings are redundant and that the business is not financially viable.

Village Developments are intending to follow the Crawley Down Neighbourhood Plan, which requires smaller units, and proposes to build a mix of 2 bedroom bungalows and 2, 3, 4 and 5 bedroom houses. The Illustrative Masterplan for Hurst Farm is attached as Appendix 1 and an outline proposal for Floran Farm as Appendix 2.

Mr Greenhalgh noted that the previous application for Florin Farm was refused and then rejected on appeal. He proposes to turn this site into a development with plots for self-build and small business units that would be for sale, not for lease. This development would connect to the Worth Way cycle route. Village Developments would be happy to provide any infrastructure needed, including a SANG (Suitable Alternative Natural Greenspace).

Cllr Gibson stated that he was pleased to see the developer had read the Crawley Down Neighbourhood Plan and asked if there would be suitable access to the village. Mr Greenhalgh responded that bus stops would serve the village and that he would provide a footpath from the development to the village, subject to land ownership issues.

Cllr Gibson noted that the proposed Hurst Farm development would open up access to a 25 acre field to the south of the Hurst Farm site. Mr Greenhalgh said that, subject to further consultation

with Worth Parish Council, he would be happy to covenant to Worth Parish Council a ransom strip of land, such that the Council has control of access at the boundary between two areas of ancient woodland, leading to the 25 acre field.

CLlr Hitchcock also noted to Mr Greenhalgh that the CDNP allows a maximum of 30 dwellings in any one development and that this needed to be taken into account should an application be submitted.

CLlr Gibson asked about pedestrian access to the village from the Hurst Farm development. Mr Greenhalgh said that he was happy to provide a signalised crossing.

CLlr Hitchcock asked for evidence of traffic reduction. Mr Greenhalgh stated that he was unable to provide the information at this time, but thought that traffic flow to and from the site would be similar to existing commercial traffic.

CLlr Lord asked what element of the development would be affordable housing. Mr Greenhalgh responded that 30% would be.

CLlr Allen asked Mr Greenhalgh to clarify the proposed Florin Farm development area is not ancient woodland. Mr Greenhalgh said that he was not aware of any.

CLlr Gibson asked Mr Greenhalgh to confirm that all the site at Floran Farm was brownfield as it appeared not to be the case. Mr Greenhalgh agreed to look at this.

CLlr Hitchcock queried Mr Greenhalgh's suggestion that the development of Florin Farm may be able to provide access to the village via the Worth Way. He stated that Mr Greenhalgh would need to acquire access through 300-400m of land from the development to the Worth Way, not 50m. Mr Greenhalgh said that he would get back to Worth Parish Council on this matter.

61.Planning Decisions from Mid Sussex District Council:

Reference	Address	WPC	MDSC
DM/17/2178	Brambletye Kiln Close Crawley Down RH10 4JX	Tree Officer	Approved
DM/17/1996	1 Pinetrees Close Copthorne RH10 3NX	Tree Officer	Approved
DM/17/1861	46 Bridgelands RH10 3XD	Tree Officer	Approved
DM/17/2769	104 The Meadow Copthorne RH10 3RH	Tree Officer	Approved
DM/17/1850	48 Bridgelands RH10 3XD	Tree Officer	Approved
DM/17/1980	25 Newlands Park Copthorne RH10 3EW	Tree Officer	Refused
DM/17/2371	The Cart Lodge Hophurst Lane Crawley Down	Noted	Withdrawn
DM/17/1973	19 Beechey Close Copthorne RH10 3LS	Support	Withdrawn
DM/17/1328	Hope Cottage Copthorne Common Road Copthorne RH10 3JX	Support	Withdrawn
DM/17/1592	Tree Tops Copthorne Road Copthorne RH10 3PD	Support	Approved
DM/17/1721	Acorn Health And Leisure Limited Copthorne Road RH10 3PG	Support	Approved
DM/17/2270	10 Woodland Drive Crawley Down RH10 4UF	Support	Approved
DM/17/2184	Highfield Brookhill Road Copthorne RH10 3PS	Support	Approved
DM/17/2255	26 Newtown Copthorne RH10 3LZ	Support	Approved
DM/17/2663	Dechmont Borers Arms Road Copthorne RH10 3LJ	Support	Approved
DM/17/2687	Lampson Court Copthorne Common Road Copthorne RH10 3SL	Support	Approved
DM/16/3804	The Regency Hotel Old Hollow Copthorne RH10 4SZ	Support	Refused
DM/17/2133	23 Akehurst Close Copthorne RH10 3QQ	Object	Approved
DM/16/4548	Balmoral Brookhill Road Copthorne RH10 3QU	Object	Approved
DM/17/2562	42 Bramble Way Crawley Down RH10 4AJ	Object	Approved
DM/17/1660	Site Of Palmers Autocentre Turners Hill Road Crawley Down	Object	Approved
DM/17/2369	Ridgewood Lake View Road Furnace Wood RH19 2QB	Noted	Approved
DM/17/1604	EBM House Sandy Lane Crawley Down RH10 4HS	Object	Refused
DM/17/2010	Land Adjacent To Woodstock Snow Hill Crawley Down RH10 3EG	Object	Refused
DM/16/0721	Land At Sylvester's Cattery Furnace Farm Road RH19 2PU	Object	Not Proceeded With

62.Planning Applications: It was RESOLVED that the recommendations contained in the following to be conveyed to the District Council:

<p><u>DM/17/2748</u></p> <p><u>First For Dogs The Gables Turners Hill Road Crawley Down RH10 4HQ</u></p> <p>Change of use of domestic swimming pool to a dog hydrotherapy pool (sui generis) in connection with the existing First For Dogs, dog day care centre business adjacent.</p>	<p>Support</p>
<p><u>DM/17/2960</u></p> <p><u>13 Kitsmead Copthorne RH10 3PN</u></p> <p>Partial demolition of front entrance area, proposed two storey front extension and insertion of bi-fold doors to rear elevation.</p>	<p>Object. This application is contrary to the emerging Copthorne Neighbourhood Plan - loss of a parking space.</p>
<p><u>DM/17/3010</u></p> <p><u>Land Adjacent To Greensleeves Hophurst Lane Crawley Down RH10 4LL</u></p> <p>Proposed erection of one 3 bedroom detached house to the rear/side of garden of Greensleeves.</p>	<p>Object as this development is outside the BUAB in an area of countryside restraint. Therefore C1, reinstated by the Supreme Court now applies. The in combination addition of all recent approvals at Tiltwood would suggest to the Council that the total potential number of vehicles movement to and from the site now exceeds the potential of the existing access and sight lines to the highway. The Council requests that WSCC Highways view this access with all existing dwellings and permissions in combination to reveal the true conditions. We consider that the access does not comply with CDNP 10 a.</p>
<p><u>DM/17/3051</u></p> <p><u>3 Haven Gardens Crawley Down RH10 4UD</u></p> <p>T1: (Lime) - lift crown by up to 10 metres. Thin crown by up to 20%.</p>	<p>Defer to the advice of the Tree Officer.</p>
<p><u>DM/17/3066</u></p> <p><u>2 Tiltwood Drive Crawley Down RH10 4PH</u></p> <p>First Floor side and ground floor rear extension.</p>	<p>Noted. Support Planning Officer's decision.</p>
<p><u>DM/17/3074</u></p> <p><u>Little Smugglers Snow Hill Crawley Down RH10 3EF</u></p> <p>Erection of a 6000x5000mm timber log cabin adjacent to the existing building along the eastern boundary, with footpath of 600x600mm concrete pavers linking the cabin to the existing building lounge.</p>	<p>Conditionally support, but ask that condition be included, that cabin cannot be converted to fully habitable accommodation without further planning permission being sought.</p>

63.Date of the next meeting – Monday, September 4th 2017.

Meeting closed at 20:23 hrs

Chairman: _____

Date: _____