

**Worth Parish Council**  
**Minutes of the Planning and Highways Committee Meeting**  
**12th February 2018 at 19.30hrs**

**Present:** Cllr Hitchcock (Chairman) Cllr Blakemore (Vice Chairman)  
Cllr Allen Cllr Anscomb  
Cllr Casella Cllr Coote  
Cllr Dorey Cllr Gibson  
Cllr Lord Cllr Phillips  
Mrs J Nagy (Clerk) 1 member of the Public

**187 Public Question Time**

Mr Alan Brooks, local resident and member of the Crawley Down Neighbourhood Plan Sub Committee asked if Councillors were aware that the new guidance on modifications to Neighbourhood Plan came into force on 31st January.

The Chairman thanked Mr Brooks, as the Committee were not aware of these.

The Clerk reminded Councillors that a training session on these changes had been provisionally arranged with planning consultant Lindsay Frost and it was agreed that she contact Mr Frost to book the training.

Mr Brooks said that the guidance referred to "significant changes" in made plans necessitating different processes in revising the plans, but it was not clear what changes would be deemed "significant".

Cllr Gibson said that consideration of site allocation would be a major modification in his view, and suggested that the matter could be raised at the MSALC meeting on 23rd February. His understanding was that a Plan over five years old had to be reviewed, so the revision of the Crawley Down Plan should be scheduled to meet that deadline.

Mr Brooks thought that the five year review applied to District Plans in order to encourage the review of Neighbourhood Plans. Bearing in mind that Regulations 14 and 15 had to be undertaken again, plus allowance of 6 months for the appointment of an inspector, he suggested that the revision process should start 18 months before the five year deadline.

Cllr Gibson hoped that the situation would be clearer after the Secretary of State's decision was received on March 1st. In the interim, discussion will be taking place with MSDC in relation to sites submitted under its recent Call for Sites.

Cllr Gibson reported that Natural England would be publishing its results on all the sites in Wealdon District imminently.

**188 Apologies**

Apologies were noted from Cllr Dorey  
Absent: Cllr Field and Larkin

**189 Declaration of Pecuniary and Other Interests**

Cllr Phillips queried if he should declare an interest in relation to the provision of TROs in Calluna Drive, as he is a resident; this was not thought to be necessary.

**190 Minutes**

Cllr Gibson said that in future, policy references should be made when considering recommendations, as this had been overlooked at the previous meeting. This was agreed.

Cllr Blakemore thought that Cllr Phillips had noted at Minute 183 Planning Compliance that Crawley residents had not been consulted on the St Modwen's access. Cllr Phillips said that the he had noted that Crawley residents were not aware of the Gypsy & Traveller consultation

evening.

It was proposed by Cllr Anscomb seconded by Cllr Coote and agreed by all present that the Minutes of the meeting held on 29th January 2017 were a true and correct record with no amendments.

### **191 Chairman's Announcements**

The Chairman had no announcements.

### **192 Correspondence**

The Chairman referred Councillors to the email from PRP Planning in relation to land at Hurst Farm, circulated previously. This company made a presentation to the P&H Committee in August, as part of the pre-application process.

The Clerk reported that PRP had contacted her again to advise that an application has now been lodged.

Cllr Gibson reminded those present that at the August presentation, PRP Planning had agreed to consider giving the strip of land to the south of the site to the Parish Council, to enable it to control further development to the south.

It was agreed that the Clerk would ask PRP if this option was included in the application.

### **193 Update on MSDC Planning Committee meetings**

- a) District Planning Committee – next meeting February 22nd 2018 at 14:00 hrs.
- b) Planning Committee A – next meeting March 1st 2018 at 19:00 hrs.
- c) Planning Committee B – next meeting February 15th 2018 at 19:00 hrs. No items relating to Worth Parish on the agenda

### **Councillors NOTED this information**

### **194 Planning Decisions from Mid Sussex District Council**

The following decisions were NOTED:

<b>Reference</b>	<b>Address</b>	<b>WPC</b>	<b>MDSC</b>
DM/17/3091	Rowfant House Estate Wallage Lane, Crawley Down	Defer to Officer	Permitted
DM/17/3230	25, Bowers Place, Crawley Down	Support	Permitted
DM/17/4506	Land adjacent to 65, Church Lane, Copthorne	Object	Withdrawn
DM/17/4620	3, Beechey Close, Copthorne	Support	Permitted
DM/17/4674	6, Pasture Wood, Crawley Down	Refer to Tree Officer	Permitted
DM/17/4951	38 Kitsmead, Copthorne KITSMEAD	Support	Permitted
DM/17/4998	Balmoral, Brookhill Rd, Copthorne	Refer to Officer	Permitted
DM/17/5084	1 Border Chase, Copthorne	Support	Withdrawn
DM/17/5092	2, Burleigh Way, Crawley Down	Support	Permitted
DM/17/5093	Bluebell Cottage, 5, Chesterfield Close	Support	Permitted
DM/17/5147	The Martlets, Copthorne Bank, Copthorne	Support	Withdrawn

### **195 Appeals**

#### DM/17/1020 - The Park Farm, Snow Hill, Crawley Down

An appeal against the refusal to permit demolition of the existing dwelling, construction of two new 5-bedroom, two storey dwellings has been DISMISSED, on the grounds of unsustainable location.

#### DM/16/3804 – The Regency Hotel, Old Hollow, Copthorne

An appeal has been LODGED against refusal to permit outline permission to demolish existing

building and out houses and construct 5 new dwellings

The Parish Council comment was that it noted the design of the proposed properties had been altered to be in keeping with the area however, concerns were raised about traffic movement.

DM/17/2625 – Land at 1, Verwood Cottages Shipley Bridge Lane Copthorne

An appeal has been LODGED against refusal to certify Lawful Development in relation to two storey side and rear extension with attic room, in accordance with planning permission WP/03/01265/FUL.

The Parish Council comment was that it “noted” the application.

Councillors NOTED these appeals.

Cllr Gibson advised that the Hurst Farm/South Place appeal hearing has been deferred to 1st April.

It was agreed that Cllrs Gibson and Phillips would attend the Firs Farm appeal hearing; the Clerk will advise when this is to take place.

## **196 Planning Compliance**

Huntslands Lodge 14/03074/FUL and DM/17/4088

This is where an additional house is being built within the curtilage of a permitted application for two semi-detached houses.

Cllr Gibson declared a personal interest in this matter, as his property is in the same road, but as no decision was being made, he was asked to report on the latest situation.

He reported that Enforcement had visited the site, and had raised concerns about Astroturf being laid on top of block paving, as this is contrary to the approved plans which specify grass. There is still some doubt as to where the additional house is to be sited on the plot. The new access, which is again contrary to approved plans has been hidden, but not removed.

The Chairman thanked Cllr Gibson for his report.

St Modwen’s access off Shipley Bridge Lane

The Clerk reminded Councilors about access being used to the site off Shipley Bridge Lane which was contrary to a draft Construction Management Plan. She wrote to Surrey Highway, as the access is not in Mid Sussex, for Surrey officers’ views.

A response has been received that SCC is happy with the CMP as no mention is made to access off Shipley Bridge Lane.

However, a revised Construction Management Plan is now on the website, which does include this access; it is yet to be approved however. The Clerk has gone back to SCC to point out that the new CMP does refer to Shipley Bridge Lane.

The Clerk noted that the previous version of the CMP is no longer on the planning website.

Cllr Coote said that the Clerk should report this to the planning officer, and he would assist if necessary

**Councillors NOTED this information**

## **197 Progress on Neighbourhood Plans**

Copthorne Neighbourhood Plan

The Sub Committee met on 30th January, with Andrew Metcalfe present to give advice.

Cllr Blakemore reported that the decision has been made to take a step back, in order to reviews the current evidence base, and to re-format this into clearer documents. This process will enable the Sub Committee to see if any sections are in need of updating.

Andrew Metcalfe and the Clerk had a Conference Call with AECOM, with Cllr Blakemore and Mr Livesey present to ascertain what technical support could be offered. The provision of support for site assessments was agreed in principal, but AECOM suggested that the Design & Character Assessment is done in house, and provided a link for guidance. This guidance was reviewed by Andrew Metcalfe and the Clerk, and it was agreed that we require a different form of assessment, so are asking that this be included in our technical support.

#### Crawley Down Neighbourhood Plan

Cllr Gibson reported that the Village Hall Committee has received an apology for the way that its application for Community Initiative Funding was dealt with at the County Local Committee. However, the CLCL will not fund projects that do not have planning permission. Cllr Gibson says that he queried this as there is a tick box on the application form that asks if planning permission is required. By ticking this box, the Village Hall should not have passed the initial assessment stage, so the process lacks clarity.

Cllr Gibson said that as the Clerk has been unable to put a bid together for the purchase of a SID machine, he has canvassed the views of the Sub Committee to ascertain if neighbourhood plan project monies could be used to fund it, as speeding had been identified as a local issue. The majority of members were in favour.

He has asked Richard Speller if data downloaded from such a machine can be used to justify an average speed camera being sited on Turners Hill Rd; he will have this information for the GP&F meeting.

**It was agreed by all present to request approval of the GP&F Committee to spend monies allocated to Crawley Down Neighbourhood Plan projects on a SID machine, at a cost of £3100 + VAT**

### **198 Call In with the Ministry of Housing, Communities and Local Government**

#### Common Housing Register

MSDC supplied up to date figures for the Common Housing Register, which are included in this Pack. As the figures for both villages have gone down, the Clerk wrote to Paul Thompson at Temple Bright to seek advice if a further submission to the Secretary of State is required, as one of the points argued by Wates/Gleesons in the Inquiry was that the provision of affordable housing should be given significant weight. The latest CHR figures support the Parish Council's argument that no weight should be given if it is not supported by evidence of local need.

Temple Bright has responded to say that the Inquiry is closed new evidence cannot be introduced without permission from the Ministry, and he does not think it would be given for updated information on the Common Housing Register.

Councillors noted this information

Cllr Hitchcock said that is useful information in terms of future appeals.

Cllr Gibson suggested that the Council considers writing to MSDC to ask that in light of the CHR figures being the lowest ever, that it writes to the Inspector giving the update information.

**It was agreed by all present that the Clerk should write to MSDC.**

#### Wealdon District Council response

Wealdon DC has written to the Secretary of State to refute the statement of Natural England that the cumulative impact of development would have a negligible effect on the Ashdown Forest. Wealdon points out case law underpinning the requirement to consider development effects in combination is established.

The Clerk again sought advice from Temple Bright and Mr Thompson does not recommend any further action as a result of the letter from Wealden District Council as while relevant, we don't have any input into that based on our existing case.

Councillors noted this information

## 199 Progress on the Mid Sussex Development Framework

Cllrs Gibson and Hitchcock attended the Inspector's hearing on 5th February. Cllr Gibson reported that the Inspector had said that he expects to write to MSDC in "a few short weeks".

## 200 Highways Issues

### Stopping of Highway at 4, Kitsmead

Councillors may recall that this property recently lodged a planning application for an extension, and this Committee queried land ownership, as the extension appeared to encroach on public land.

This consultation is to regularise the situation.

Councillors had no objection to the scheme.

### Consideration Settlement Names for West of Copthorne

This is the St Modwen's site, and Councillors and local organisations have been approached to submit their views on potential names via a website link.

The Clerk has advised the company that consideration of place names is a matter for the Council as a whole body, and not individual councillors. It has responded to say that this is not a formal consultation, but is merely seeking views. It would welcome the views of the Parish Council.

Suggestions are

Brock Wood  
Heathy Wood  
Westbrook  
Heathy Green  
Copthorne Heath

Cllr Blakemore noted that the CVA have objected to all the suggestions, instead proffering "Heathy Ground" as an option.

Cllr Casella said that the area was referred to as "Heathy Ground" on old maps of the area.

After discussion, the Clerk was asked to respond that the Council's preferred option was Copthorne Heath, and to note that it would be involved in the street naming process in due course.

### Consultation for TRO at junction of Calluna Drive and Kitsmead

The Chairman referred councillors to the maps previously circulated for the proposed double yellow lines at the junction.

Cllr Phillips said that the current layout would mean that vehicles turning left into Calluna Drive would be immediately be met with a row of parked cars.

**It was agreed that the Clerk would respond to say that the Council would prefer the double yellow lines on both side of Calluna Drive up to the junction of Kitsmead.**

## 201 Planning Applications

It was resolved that the recommendations contained in the following to be conveyed to the District Council.

### **DM/18/0157**

#### Gibbshaven Farm North Of Felbridge Road Furnace Wood West Sussex

Outline application for residential development of up to 30 dwellings (rural exception site), public open space and ancillary works, with all matters reserved.

Strongly Object - Paras 55 of the NPPF is operative as this is a greenfield site in the countryside.

The LPA needs to insist on a full application to assess whether the proposed design displays the quality and innovation required by NPPF para 55.

The proposals are contrary to H5 of the 2004 District Plan, and contrary to DP10,

	<p>DP11 and DP13 of the emerging District Plan.</p> <p>The site is within the Crawley Down Neighbourhood Plan area, and the proposals conflict with CDNP01, CDNP05 a), c), d), e), f), g), i), j), k), l), m), o) &amp; p), CDNP08 a), b) and c), CDNP09 a), b) and c).</p> <p>The proposed development represents a significant infringement on the strategic gap between Crawley Down and Felbridge, and would have a detrimental impact on the character of the countryside in that location. In respect of the latter, it is noted that Gibbshaven traces its origins back to the 14th century. The applicant states that the LPA has no 5 year land supply, but at recent Examination hearings, evidence has been submitted to prove that this is not the case.</p>
<p><b><u>DM/18/0241</u></b></p> <p><u>Spindles, Furnace Farm Road, Furnace Wood, East Grinstead West Sussex RH19 2PU</u></p> <p>Replace existing conservatory with new single storey extension.</p>	<p>Support</p>
<p><b><u>DM/18/0327</u></b></p> <p><u>Cuttinglye Farm Cuttinglye Road Crawley Down Crawley West Sussex RH10 4LR</u></p> <p>Change of use of existing rural building to form a three bedroom dwelling; new detached garage; demolition of adjacent (southeast) building; associated driveway and landscaping.</p>	<p>Object. The proposals are contrary to DP10 and DP11 of the emerging District Plan.</p> <p>This site is within the area of the Crawley Down Neighbourhood Plan, and is contrary to policies CDNP05 a), CDNP8 c) and CDNP9.</p>

## 202 Date of the next meeting

The next meeting will be held on Monday 26th February 2018, after the Full Council meeting

*Meeting closed at 20.30 hrs*

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

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