

**Worth Parish Council**  
**Minutes of the Planning and Highways Committee Meeting**  
**February 20th 2017 at 19:30 hrs**

**Present:** Cllr Gibson (Chairman) Cllr Hitchcock (Vice Chairman)  
 Cllr Anscomb Cllr Blakemore  
 Cllr Dorey Cllr Field  
 Cllr Lord Cllr Phillips  
 Miss S Vaughan (Assistant Clerk) 1 Member of the Public

The Council has been informed of the death of Mr Gordon Curtis, a former Councillor of Worth Parish Council, who served on the Council for many years. The Clerk has sent condolences to the family.

**191. Public Question Time**

A member of the public, gave a presentation on their objection to item DM/16/4548, Balmoral Brookhill Road Copthorne RH10 3QU - Second storey side extension over existing and two storey rear extension. Amended plans received 30.01.2017 showing reduction in depth of proposed first floor side extension.

**192. Apologies:** Cllr Coote, Cllr Curzon, Cllr Scott and Cllr Webb

**Absences:** Cllr Allen and Cllr Larkin

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

**194. Minutes of Planning Committee Meeting**

It was RESOLVED that the Minutes of the Planning Committee meetings held on February 6<sup>th</sup> 2017 be APPROVED as a true and correct record of the meeting.

**195. Chairman's Announcements**

The Chairman had no announcements.

**196. Correspondence**

The Chairman asked Councillors if there was any item of correspondence on which they required further clarification, but there was none.

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

- a. District Planning Committee – next meeting: March 16th 2017 at 14:00 hrs.  
No documentation is available on the website.
- b. Planning Committee A – next meeting: February 23rd 2017 at 19:00 hrs.  
Agenda Item 3 relates to DM/16/5405 - St Botolphs, Copthorne Bank, Copthorne, RH10 3JQ. The item is recommended for *approval in accordance with the view of the Council as a Statutory Consultee*. *It was agreed that the Council would not send a Councillor to speak at the Committee*
- c. Planning Committee B – next meeting: March 9th 2017 at 19:00 hrs.  
No documentation is available on the website.

The Clerk was asked to check when agendas were issued, and to report these to Councillors immediately, if they made reference to Worth Council.

**198. Planning Decisions from Mid Sussex District Council:**

Reference	Address	WPC	MDSC
DM/16/5509	50 Squires Close Crawley Down RH10 4JQ	Object	Approved
DM/16/5323	27 Newlands Park Copthorne RH10 3EW	Refer to Tree Officer	Approved
DM/16/5438	Land Adjacent To Thicket Rise Felbridge West Sussex	Support	Approved
DM/16/4690	25 Bowers Place Crawley Down RH10 4HY	Support	Refused
DM/16/5499	Chestnut Lodge Furnace Farm Road Furnace Wood RH19 2PU	No Comment	Approved
DM/16/5538	9 Femandy Lane Crawley Down Crawley West Sussex RH10 4UB	Support	Approved
DM/16/4969	30 Hallsland Crawley Down Crawley West Sussex RH10 4XZ	Object	Refused
DM/16/5295	24 Aviary Way Crawley Down Crawley West Sussex RH10 4XR	Support	Approved

DM/16/5509 - 50 Squires Close Crawley Down RH10 4JQ

The Parish Council objected to this application as it is contrary to the Crawley Down Neighbourhood Plan Policy 4.3 loss of parking. Mid Sussex District Council disagreed as the Officer concluded that the site contains sufficient off-road parking, even after the removal of the garage.

DM16/4690 – 25 Bowers Place, Crawley Down RH10 4HY

The Parish Council supported this application with a non-severance clause and a condition prohibiting business use. However, a number of issues regarding the land ownership have since been raised and the Planning Officer concluded that the development does not lie within the curtilage of a dwelling house and as such the applicant has not established that the development would comply with the provisions of Schedule 2, Part 1 Class E of The Town and Country Planning (General Permitted Development) (England) Order 2015 and a certificate of lawful development cannot be issued.

DM/16/4969 - 30 Hallsland Crawley Down Crawley West Sussex RH10 4XZ

Proposed new residential one bedroom dwelling attached to the host dwelling at 30 Hallsland amended to increase floor area. Additional information received 21.12.2016.

Parish Council Comments - Whilst the Parish Council generally support the erection of one-bed dwellings, it objects to these proposals on the grounds that they are contrary to the Crawley Down Neighbourhood Plan Policy 4.2 Infill Housing a) e) and g) as this considered to be a cramped development leading to overdevelopment of the site.

DM/16/0650 – Holly Farm & Hollywood Camp Site

This proposal concerned the reserved matters of erection of 45 homes to which the Parish Council objected on the grounds of highways issues and access. These comments were noted, but these matters were considered at the outline application stage.

*Previous Minutes: The Chairman reminded Councillors that Mr Brooks had requested that the Council write to Mid Sussex District Council to query why Condition 3 on junction improvements had been removed, which was a safety requirement.*

It was NOTED that the Clerk has received a reply from Mid Sussex District Council and West Sussex County Council stating that the requirement to prevent right hand turns from or into the site from the A264 was part of the S106 Agreement.

**199. Planning Compliance Action:** None

**200. Appeals:** None

**201. Progress on Neighbourhood Plans:**

a. The emerging Copthorne Neighbourhood Plan:

Cllr Blakemore informed the Committee that he has taken over as Chairman of the Copthorne Neighbourhood Plan Committee, after the resignation of Trevor Hodsdon. Mike Livesey has been appointed as Deputy Chairman. It was NOTED that the plan still requires work and may need a second consultation. The Regulation 14 will run from March 6th to April 28th 2017.

b. The adopted Crawley Down Neighbourhood Plan: None

**202. Progress on the Mid Sussex Local Development Framework**

Written Ministerial Statement on Neighbourhood Plans.

Further to the experience at the Inquiry (when it was agreed that the CDNP was not covered by the WMS as it did not allocate any sites) the Chairman PROPOSED that he write to the Minister to welcome the support for Neighbourhood Plans, but to query why it was restricted to NHPs that allocated sites and, to stress that developers had not responded to the call for sites. The CDNP adopted an approach based on a set of permissive policies, to encourage plan-led development applications. This was AGREED by all Councillors.

It was NOTED that the District Plan Examiner had now formally set a housing target of 1024 new homes per year for the remaining 17 years of the Plan. This included 150 homes per year to meet demand for housing in Crawley which cannot be met from the land available in Crawley. It was NOTED that this requirement was for 2,550 new homes in total up to 2031 and that it was likely that a significant number, if not all, would be built in Worth Parish. It was NOTED that the proposals for a strategic development of 2,000 to 2,500 new homes at Crabbet Park were being revived by the landowners and proposed that the developers should be invited to present their ideas to the Council. This was AGREED

**203. Highways Issues:**

It was NOTED that local roads are in a very bad state of repair. Cllr Lord noted that the bollards along the A264 are very dirty and only the bollards opposite the Borers Arms Road turn-off have been cleaned.

**204. Planning Applications:**

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

<p><b><u>DM/16/4409</u></b></p> <p><u>Great Frenches Bungalow Snow Hill Crawley Down RH10 3EE</u></p> <p>Revised application -Retrospective application for raised decking around 'above ground' swimming pool 1.35m high. (Previously proposed decking extension removed from application)</p>	<p><u>Support</u> - 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/16/4548</u></b></p> <p><u>Balmoral Brookhill Road Copthorne RH10 3QU</u></p> <p>Second storey side extension over existing and two storey rear extension. Amended plans received 30.01.2017 showing reduction in depth of proposed first floor side extension.</p>	<p><u>Object</u> as per previous application. The Council notes that the application has been amended to comply with the previous decision of Mid Sussex District Council however, the introduction of the extension going forward has restored the situation.</p> <p>- The site is in the Copthorne Neighbourhood Plan (CNP) Area. The draft Plan will shortly begin its Regulation 14 consultation, so it cannot be given much weight.</p>
<p><b><u>DM/17/0302</u></b></p> <p><u>Ridgewood Lake View Road Furnace Wood RH19 2QB</u></p> <p>Demolition of existing dwelling and construction of a new four bedroom, two storey dwelling, with separate garage.</p>	<p><u>Support</u> - 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/17/0310</u></b></p> <p><u>6A Calluna Drive Copthorne RH10 3XF</u></p> <p>Proposed first floor front extension</p>	<p>Support - The site is in the Copthorne Neighbourhood Plan (CNP) Area. The draft Plan will shortly begin its Regulation 14 consultation, so it cannot be given much weight.</p>
<p><b><u>DM/17/0358</u></b></p> <p><u>11 Rowan Walk Crawley Down RH10 4JP</u></p> <p>Proposed two storey front and side extensions and alterations.</p>	<p><u>Support</u> - 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/17/0388</u></b></p> <p><u>Rowan Turners Hill Road Crawley Down RH10 3EP</u></p> <p>Alterations to an existing house and the construction of 5 single storey detached buildings within the curtilage of the house.</p>	<p>No comment.</p>

<p><b><u>DM/17/0402</u></b></p> <p><u>Tiltwood East Hophurst Lane Crawley Down RH10 4LL</u></p> <p>Demolish existing attached garage. Proposed 2 No. five bedroom detached dwellings and detached garages.</p>	<p>STRONGLY OBJECT with a request that the application be decided by a Planning Committee</p> <p>The Council considers that the piecemeal development of the overall Tiltwood House site through a series of separate applications for 1, 2 and 5 units is contrary to the vision, objectives and policies of the Crawley Down Neighbourhood Plan and that this approach has resulted in a failure to provide the appropriate element of affordable housing of which there is a significant shortage at both District and National level. The Council notes that the application site lies outside the village boundary and therefore conflicts with Policies C1 and C2 of the Local Plan, Policy DP10 of the submitted District Plan (which has been described as 'sound' by the Inspector appointed to examine the Plan) and Policies 05 and 08 of the made Crawley Down Neighbourhood Plan. The Council further considers that development of this site would only be justified if the proposed development made a significant contribution to the local housing need through the provision of one and two bed single storey market housing.</p> <p>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/17/0404</u></b></p> <p><u>The Oaks Sandhill Lane Crawley Down RH10 4LE</u></p> <p>Variation of condition no. 2 of application 14/00643/FUL to amend the approved materials to use render in place of tile hung elevations.</p>	<p><u>Support</u> - 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/17/0410</u></b></p> <p><u>Park View Wallage Lane Rowfant RH10 4NG</u></p> <p>Proposed front porch.</p>	<p><u>Support</u> - 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/17/0533</u></b></p> <p><u>Merestede Borers Arms Road Cophthorne RH10 3LJ</u></p> <p>Proposed single storey side extension.</p>	<p>Support - The site is in the Cophthorne Neighbourhood Plan (CNP) Area. The draft Plan will shortly begin its Regulation 14 consultation, so it cannot be given much weight.</p>

**205. Date of the next meeting**

The date of the next meeting will be Monday, March 6th 2017.

Meeting closed 20:24 hrs

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

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