

Worth Parish Council
Minutes of the Planning and Highways Committee Meeting
8th January 2018 at 19:30hrs

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

161. Public Question Time

Mr Paul Budgen spoke about item DM/17/4998. Mr Budgen stated that the new application is based on the correct measurements of the site and stated that the previous assessor had been unable to give the correct measurements, due to the bank of earth at the boundary edge.

Cllr Blakemore asked if the new application would be pushed nearer the road, or pushed back from the road. Mr Budgen replied that the proposed garage would not be moved nearer to the road, due to gaining land during the earth clearance.

162. Apologies: Cllr Dorey and Cllr Allen

163. Declarations of Pecuniary and Other Interests

Cllr Hitchcock declared an interest in item DM/17/5180 as the property is directly opposite his property. Cllr Hitchcock stated that he would take no part in the discussion.

164. Minutes

It was proposed by Cllr Anscomb, seconded by Cllr Casella and agreed by all present that the Minutes of the meeting held on 18th December were a true and correct record.

165. Chairman's Announcements

The Chairman reminded Councillors that there was a Mid Sussex District Council Consultation on the proposed Gypsy and Traveller Site in Copthorne, to be held at Main Hall, The Parish Hub, Copthorne on Friday, 12th January between 4pm and 8pm.

Cllr Hitchcock announced that WSCC would be discussing the application by Cuadrilla to extend their licence to assess the viability of the Balcombe oil field on Tuesday, 9th January.

166. Correspondence

Correspondence from Mayfields Town was noted.

It was noted that an amended proposed development plan for Stubbits has been received with the layout changed and housing mix adjusted.

167. Update on Mid Sussex District Council Planning Committee meetings

- a. District Planning Committee – next meeting: January 25th 2018 at 14:00 hrs.
There are currently no documents for this meeting.
- b. Planning Committee A – next meeting: February 1st 2018 at 19:00 hrs.
There are currently no documents for this meeting.
- c. Planning Committee B – next meeting: January 18th 2018 at 19:00 hrs.
There are currently no documents for this meeting.

168. Planning Decisions from Mid Sussex District Council

Reference	Address	WPC	MDSC
DM/17/4341	5A Beech Gardens Crawley Down RH10 4JB	Support	Approved
DM/17/2787	Land To The North West Of Tiltwood House Hophurst Lane Crawley Down RH10 4LL	Object	Approved
DM/17/2359	Tudor Cottage Old Hollow Copthorne RH10 4SZ	Object	Refused
DM/17/4520	5 Old Rowfant Cottages Old Hollow Copthorne RH10 4TB	Conditional Support	Approved
DM/17/4231	2 Spring Copse Copthorne RH10 3XY	Refer to Tree Officer	Approved

It was noted that there are now 13 houses on Tiltwood and 9 on Pasture Wood, that have been achieved through 10 applications of piecemeal development, all approved by Mid Sussex District Council.

169. Appeals: Nothing to report.

170. Planning Compliance Action

It was noted that a case had been logged with the MSDC Compliance team regarding the development at Huntsland Lodge, Crawley Down.

Standing orders were suspended at 19:35, to allow Cllr Gibson to advise the Council on the matter.

Cllr Gibson advised the Council that the developer of the two houses built at the end of Huntsland had not built the garage block and had left a space for a third house, a 4-bedroom detached. The developer has undertaken work before obtaining planning permission. The developer has changed the entrance to the properties and has only left one car's length at the end of the lane, before the pull-in driveway.

The gate access that had been completed has been hidden by the addition of fencing and turf, laid on the paving slabs for the driveway.

Cllr Coote said that he would contact Deborah Lynn, the Planning Officer, and ask her to keep him updated.

Meeting resumed at 19:55.

171. Progress on Neighbourhood Plans

d. The emerging Copthorne Neighbourhood Plan.

It was noted that Enplan have provided the Committee with a to-do list and that there was a meeting with Andrew Metcalf on 18th January. Cllr Blakemore will report back to the Planning and Highways Committee once this has taken place.

b. The adopted Crawley Down Neighbourhood Plan:

Nothing to report.

172. Progress on the Mid Sussex Local Development Framework

It was noted that there is a meeting with the Planning Inspector in February to look at the South area of Burgess Hill. Cllr Coote noted that the meeting was to be held at Clair Hall in Haywards Heath on 5th February at 2pm.

It was noted that the call-in decision is now due on 1st March.

173. Highways Issues

- e. The Committee discussed the Consultation on M23 Junctions 8 to 10 Smart Motorway Scheme and agreed to reply to the sender to confirm that the Committee has received and noted the information.

It was noted that motorbikes are still using the Land West of Copthorne, Copthorne Way, at weekends.

Cllr Coote noted that the roads are rapidly deteriorating with the cold weather and that WSCC seems unable to address this issue.

Cllr Phillips noted that there were severe problems at the Copthorne Roundabout to the M23 motorway junction with severe flooding on the Westbound carriageway, opposite the approved Holly Farm development.

It was agreed to ask the Clerk to write to WSCC to find out when the investigation into the flooding will take place.

It was noted that the Clerk met with Heidi Brunson and Richard Speller on 19th December to discuss the three current Community Highways Initiatives in Crawley Down.

Junction of Sandy Lane and Turners Hill Rd

Here the proposal is to block off the layby to the south, as currently, vehicles park there blocking sight lines for those exiting Sandy Lane. Filling the layby with tarmac was discussed, but this would create a wide pavement, and it is thought that vehicles would park there anyway.

It was agreed that the best option would be to purchase three large planters to site in the layby, thus blocking parking, whilst retaining sight lines – low level planters with low level planting. This would enhance the area too. We agreed that we could submit an application to the CLCC to fund these, which is in hand with the Assistant Clerk.

The Committee felt that the addition of planters at Junction of Sandy Lane and Turners Hill Road were not a practical idea as cars would park on the widened pavement and would possibly be scraped in trying to do so.

Improvements at junction of Vicarage Rd with Turners Hill Rd

Richard Speller has to carry out a swept path analysis, as he has doubts that a large vehicle could safely turn into Turners Hill Rd, if the junction was T shaped. There are other issues in the area as the bridge cannot cope with any extra loads due to structural issues. There is no room for a roundabout at the junction. One alternative would be to put in rumble strips to alert drivers to slow down/stop at the junction. Richard Speller is investigating what monies are available from the Grange Rd development

Provision of additional parking in Bowers Place

Section 106 monies are spent on sustainable projects, and additional parking does not fit the criteria. If extra spaces are created, would they be for residents only? If so, how would this be managed and enforced? One option is to look at yellow lines on one side of the road only, which will only apply, say 9am to 5pm, to allow local residents to park overnight. Richard Speller is looking at if ambulances can access the medical centre from Hophurst Drive.

The Committee demands a resolution as only residents need to park in Bowers Place and emergency vehicles are currently unable to reach the top of the road.

Cllr Coote stated that he would phone Mr Speller to ask him to reconsider.

Cllr Gibson proposed that the Committee asks the GP & Finance Committee to assign S106 monies to this project. This was seconded by Cllr Anscomb and agreed by all.

174. Planning Applications

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

<u>LI/17/2242</u> <u>The Haven Centre, Hophurst Lane, Crawley Down, RH10 4LJ</u> New Premises Licence	Support.
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<p><u>DM/17/4521</u></p> <p><u>4 Kitsmead Copthorne RH10 3PW</u></p> <p>Single storey extension to the front and side of property and first floor extension over existing garage.</p>	<p>Object.</p> <p>The proposed development appears to be extending onto public land and the Council has safety concerns regarding visibility at the junction.</p>
<p><u>DM/17/4761</u></p> <p><u>23 Haven Gardens Crawley Down RH10 4UD</u></p> <p>Single storey front extension and rear infill extension. Alter layout of rooms at ground floor.</p>	<p>Support</p>
<p><u>DM/17/4875</u></p> <p><u>Land Parcel West Of Copthorne Copthorne Way Copthorne</u></p> <p>Reserved Matters application for the access road to the employment area (phase A4), cycle/footpath (phase A5iii), strategic landscape and landforming for phase L1 (including re-use of material from the excavations required to form the access roads to the site), a foul water pumping station and an electricity substation; pursuant to outline planning permission 13/04127/OUTES as amended by DM/17/1979.</p>	<p>Noted. We would ask that a check is kept on trees being removed as there are areas of ancient woodland on the site.</p>
<p><u>DM/17/4877</u></p> <p><u>50 Erica Way Copthorne RH10 3XQ</u></p> <p>Extend existing ground floor extension to replace conservatory which is to be removed. Construct first floor extension over new and existing ground floor extension.</p>	<p>Support</p>
<p><u>DM/17/4998</u></p> <p><u>Balmoral Brookhill Road Copthorne RH10 3QU</u></p> <p>Proposed double garage.</p>	<p>Noted. We leave this decision to the Planning Officer.</p>
<p><u>DM/17/5084</u></p> <p><u>1 Border Chase Copthorne RH10 3QH</u></p> <p>Front and rear storey extensions, alterations to roof, conversion of garage into additional accommodation and erection of detached double garage and new access to the highway</p>	<p>Support.</p>
<p><u>DM/17/5092</u></p> <p><u>2 Burleigh Close Crawley Down RH10 4UX</u></p> <p>Proposed single storey front infill extension with pitched roof to continue over existing garage.</p>	<p>Support.</p>
<p><u>DM/17/5093</u></p> <p><u>Bluebell Cottage 5 Chesterfield Close Furnace Wood RH19 2PY</u></p> <p>Demolition of existing dormer, spiral stair and porch to front elevation. Formation of new enlarged porch and hall with new straight stair. Formation of new roof to provide ancillary living accommodation to main house for full time live-in carer.</p>	<p>Support.</p>
<p><u>DM/17/5147</u></p> <p><u>The Martlets Copthorne Bank Copthorne RH10 3QX</u></p> <p>Demolish existing outbuilding and construct two storey 2 storey side extension, rear first floor extension over existing and rear single storey extension.</p>	<p>Support.</p>
<p><u>DM/17/5180</u></p> <p><u>21 Femandy Lane Crawley Down Crawley RH10 4UB</u></p> <p>Proposed first floor side extension with internal alterations</p>	<p>Support.</p>

DM/17/5203

Keepers Knight Copthorne Road Copthorne RH10 3PB

Proposed variation of conditions nos. 2 and 3 of application 14/01772/COU. To amend approved operating times for airport car parking areas H and I (condition 2) and amend to refer to the latest General Permitted Development Order (condition 3).

Noted. We leave this decision to the Planning Officer.

175. Date of the next meeting – Monday, January 29th 2018, after the Full Council Meeting.

Meeting closed at 20:42 hrs

Chairman: _____

Date: _____