

Worth Parish Council
Minutes of the Planning and Highways Committee Meeting
31st July 2017 at 21.15hrs

Present: Cllr Hitchcock (Chairman) Cllr Blakemore (Vice Chairman)
Cllr Allen Cllr Anscomb
Cllr Casella Cllr Coote
Cllr Larkin Cllr Lord
Mrs J Nagy (Clerk) 1 member of the Public
Miss S. Vaughan (Assistant Clerk)

48. Public Question Time

The Chairman welcomed all present to the meeting, then highlighted the housekeeping rules – there is no fire drill planned this evening. Should an alarm sound, please make your way to the car park via the stairs. Do not use the lift.

He asked that should anyone wish to film/record the proceedings could they make themselves known if they had not already done so to the Clerk

Mr Paul Budgen advised that in the Council's recommendation on a previous application at Star Place, Copthorne, reference had been made to CDNP4.1a, when the site was not in the Crawley Down Neighbourhood Plan area.

The Chairman confirmed that this was an error.

In relation to the Palmers Autocentre site, Mr Budgen noted that the Council's objection was that no provision had been made for affordable housing, when at 8 dwellings, the site was below the threshold.

Cllr Gibson replied saying that the objection was based on the MSDC policy which stated that the threshold was 6; national policy had now changed, so the Council's comment was no longer relevant.

Mr Budgen said that he had been present during discussion at the previous Full Council meeting when the Council had agreed to support a bid to the County Local Committee for funds to draw up plans for a car park at the Crawley Down Village Hall. If it was the scheme that involved the adjacent site, plans already existed. The proposal was to reduce the number of dwellings from 8 to 7 to allow for a car park to the rear of the Hall which would accommodate 12 cars. However, having spoken to the Village Hall trustees, he understood that there were funding issues.

The Chairman confirmed that plans were being drawn up for an alternative scheme.

49. Apologies:

Apologies were NOTED from Cllrs Curzon, Field and Phillips

Absent: None

50. Declaration of Pecuniary and Other Interests

Cllr Gibson declared a personal interest in DM/17/2649 for a Barn at Home Farm, as he knew the owners. He declared a prejudicial interest in DM/17/2738 as he owns an adjacent property.

Cllr Blakemore declared a personal interest in DM/17/2921 as he carried out a valuation on the property in the past.

51 Update on MSDC Planning Committee meetings:

- a. District Planning Committee – next meeting: August 9th 2017 at 14:00 hrs. No documents on the website
- b. Planning Committee A – next meeting: August 17th 2017 at 19:00 hrs. No documents on the website

- c. Planning Committee B – next meeting: August 3rd 2017 at 19:00 hrs. Please note that the agenda for this meeting referred to August 4th, this was based on forward meeting dates on the MSDC website and is incorrect.
- d. Although not noted on the agenda, , there is a Planning Committee B scheduled for 31st August

Planning Committee B – 3rd August 2017

There are two Worth applications on the agenda for this meeting, these being:

DM/17/1148 – Erection of 9 dwellings on land West of Turners Hill Rd. This is part of the site currently under consideration by the Secretary of State following the recent Planning Inquiry. As such it is subject to an Article 31 directive, in that planning permission cannot be granted unless directly authorised by the Secretary of State. The application is recommended for approval. Cllr John Hitchcock will attend the MSDC meeting and speak on behalf of the Council.

Cllr Gibson reported that he has spoken to Steve Ashdown MSDC Major Development Team Leader, and to DCLG in relation to the Wealden issue, and the DCLG has confirmed that the Secretary of State will not allow the publication of a decision notice until after the result of the Inquiry.

DM/17/1660 – Erection of 8 dwellings on Palmers Autocentre, Turners Hill Rd. The Parish Council objected to this application, as it made no provision for affordable housing; however, 8 dwellings is below the updated threshold of 10.

52. Minutes of Planning Committee Meeting

It was proposed by Cllr Anscomb seconded by Cllr Casella and agreed by all present that the Minutes of the meeting held on Monday, 10th July 2017 were a true and correct record

53. Planning Applications:

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

<p><u>DM/17/2172</u></p> <p><u>54 Forest Close Crawley Down RH10 4LU</u></p> <p>Cladding of garage and addition of window and bi-fold doors. Relocating of garden fence to increase the rear garden size (revised plans received 19/07/17).</p>	<p>Object, on the same grounds previously, as relocation of fence would set a precedent for neighbouring properties and would affect the street scene. Consider contrary to CDNP 4.3 loss of parking</p>
<p><u>DM/17/2649</u></p> <p><u>Barn At Home Farm Wallage Lane Rowfant RH10 4NH</u></p> <p>Application for determination as to whether prior approval is required for the change of use of part of an agricultural building to dwelling house (C3 Use class), in the form of a terrace of 3 dwellings; one x 1 bedroom and two x 2 bedroom. The area immediately adjacent to the barn (including part of the area currently occupied by the barn to the north, which will be demolished) will become the residential curtilage of the three new dwellings.</p>	<p>Support, as consider that the buildings are no longer fit for purpose.</p> <p>Please note that Cllr Gibson declared a personal interest in this application and took no part in discussion</p>
<p><u>DM/17/2670</u></p> <p><u>Caradoc Copthorne Bank Copthorne RH10 3QX</u></p> <p>Single storey side extension.</p>	<p>Support, subject to the Tree Officer being satisfied</p>
<p><u>DM/17/2738</u></p> <p><u>Kilwood Cottage Turners Hill Road Crawley Down RH10 4HB</u></p>	<p>Support</p> <p>Please note that Cllr Gibson declared a prejudicial interest in this application and left the room</p>

Proposed single storey side extension.	whilst discussion took place
<u>DM/17/2755</u> <u>Land Adj.To Landfall Sandhill Lane Crawley Down RH10 4LE</u> Erection of a single dwelling with detached garage.	Object, as this site is outside the BUAB this proposal is contrary to Policy C1 of the Mid Sussex Local Plan which is still relevant Please note that Cllrs Anscomb and Coote both declared a personal interest in this application and took no part in discussion
<u>DM/17/2766</u> <u>The Old Home Green Lane Crawley Down RH10 3ED</u> Proposed two storey front extension.	Object, as believe contrary to small dwellings in the countryside policy, as original dwelling less than 100 metres squared
<u>DM/17/2769</u> <u>104 The Meadow Copthorne RH10 3RH</u> Oak (T1) remove two lowest limbs overhanging the road back to forks, remove lowest major limb overhanging garden back to trunk. Oak (T2) remove two lowest limbs close to neighbours' property back to trunk, reduce lower part of crown by up to 2m. Oak (T3) reduce major limb overhanging roof back to fork and reduce overhanging growth by ~2m.	Support the decision of the Tree Officer
<u>DM/17/2774</u> <u>Land At Worth Lodge Farm Turners Hill Road Crawley Down</u> Amendments to existing flood alleviation dam including raising dam crest by up to 230mm, installation of CCTV cameras on poles to allow remote monitoring and the addition of steps over embankment to improve operational safety and efficiency. Retrospective permission for two solar panels and a micro wind turbine on a pole, both required to provide power for telemetry equipment.	Support the decision of the Officer
<u>DM/17/2787</u> <u>Land To The North West Of Tiltwood House Hophurst Lane Crawley Down RH10 4LL</u> Proposed erection of one 3 bedroom detached house and detached garage to the front garden of Tiltwood House.	Object, as this site is outside the BUAB this proposal is contrary to Policy C1 of the Mid Sussex Local Plan which is still relevant. This site has been subject to multiple applications, and the Council expresses concerns about the cumulative impact of piecemeal development.
<u>DM/17/2821</u> <u>58 Squires Close Crawley Down RH10 4JQ</u> Proposed two storey and single storey extensions.	Support, but ask that condition be included, that garage cannot be converted to accommodation without further planning permission being sought
<u>DM/17/2921</u> <u>Land Adjacent To Star Place Cottage Place Copthorne Common Road Copthorne RH10 3LF</u> Reserved Matters application for the approval of the access, appearance, landscaping, layout and scale for three new dwellings. Following outline application 14/01919/OUT. Demolition of existing garage at "Evergreen" and proposed replacement garage.	Support Please note that Cllr Blakemore declared a personal interest in this application and took no part in discussion
<u>DM/17/2934</u> <u>Land Parcel At 534373 138136 Cuttinglye Lane Crawley Down</u> Proposed variation of condition number 14 of application DM/16/2893 to vary the approved plans.	The application is noted without further comment
DM/17/2965	Support

47 Church Lane Copthorne RH10 3QF	
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Single storey rear extension.

54 Date of the next meeting

The Chairman proposed that the next meeting would be Monday, August 14th, to discuss planning applications only. A local developer wishes to make a pre-application presentation to the meeting; the Clerk will ascertain if this date suits, prior to confirming the date to Members.

Meeting closed at 22.00 hrs

Chairman: _____

Date: _____