

**Worth Parish Council**  
**Minutes of the Planning and Highways Committee Meeting**  
**25th June 2018 at 19:30 hrs**

**Present:** Cllr Hitchcock (Chairman) Cllr Blakemore  
Cllr Allen Cllr Anscomb  
Cllr Casella Cllr Coote  
Cllr Gibson Cllr Hitchcock  
Cllr Phillips Cllr Webb  
Mrs J Nagy 2 Members of the Public

**17 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 requested that mobile phones be put on silent.

Mr Paul Budgen introduced himself as the agent for DM/18/2394 Bay Horne, Green Lane. The applicant is running out of time to implement the condition that requires provision of foul and service water drainage. Conditions usually define what the requisites are, without which development cannot take place. The original application is for a replacement dwelling; as the original dwelling had drainage, soakaways and SUDs in place, to place a condition on further provision is unreasonable, as it is not key to the principle of the development. Hence, the applicant is seeking removal of this condition.

The Chairman thanked Mr Budgen for his comment, which were noted.

**18 Apologies**

Reasons for absence were noted and accepted from Cllrs Dorey and Field

Absent: Cllr Larkin

**19 Declarations of Disclosable Pecuniary and Other Interests**

Cllr Webb noted that he lived in the same road as the property in DM/18/2194 and that he could see the tree which was the subject of DM/18/2243 from his house; however, he did not consider that he had an interest in either application.

**20 Minutes**

The Chairman noted that Cllr Coote had sent his apologies via the Assistant Clerk as per the protocol, so should not be marked as absent.

It was proposed by Cllr Anscomb seconded by Cllr Casella and agreed by all present that the Minutes of the Planning & Highways Committee meeting held on 4th June 2018 were a true and correct record after the amendment that Cllr Coote's apologies were noted, and that he was not absent.

**21 Chairman's Announcements**

The Chairman had no announcements

**22 Update on Mid Sussex District Council Planning Committee meetings**

District Planning Committee – July 12th 2018 at 14:00 hrs. No agenda yet available  
Planning Committee A – July 19th 2018 at 19:00 hrs. No agenda yet available  
Planning Committee B – July 5th 2018 at 19:00 hrs. No agenda yet available

## 23 Planning Decisions from Mid Sussex District Council

Reference	Address	WPC	MSDC
DM/17/4088	Huntsland Lodge Turners Hill Road Crawley Down	Object	Refused
DM/18/1438	26 Hazel Way Crawley Down RH10 4JR	Object	Approved
DM/18/1413	Caradoc Copthorne Bank Copthorne Sussex RH10 3QX	Support	Approved
DM/17/5232	Land R/o Sylvesters Bording Kennels Chestnut Lodge Furnace Farm Road Furnace Wood RH19 2PU	Cond. Support	Approved
DM/18/1494	39 Oak Close Copthorne RH10 3QT	Refer to PO	Approved
DM/18/1183	Worth Cottage Brookhill Road Copthorne RH10 3QL	Object	Approved
DM/18/1546	Rhinefield House Turners Hill Road Crawley Down RH10 4EY	Cond. Support	Approved
DM/18/1092	46 Burleigh Way Crawley Down RH10 4UQ	Object	Approved
DM/18/1698	Bankton Cottage Turners Hill Road Crawley Down RH10 4EY	Support	Approved
DM/18/1621	Bilamau Copthorne Common Road Copthorne RH10 3JX	Cond. Support	Approved
DM/18/1590	The Shrubbery Rufwood Crawley Down RH10 4HD	Refer to TO	Approved
DM/18/1896	28 Newtown Copthorne RH10 3LZ	Support	Approved
DM/18/1645	2, Hillside, Crawley Down, RH10 4XD	Support	Approved

DM/18/1438 – 26, Hazel Way. Objected due to loss of parking space contrary to 4.3 of CDNP. MSDC state that the dwelling will still provide 2 off road parking spaces, which in accordance with the parking standards for 3 and 4 bedroom dwellings, as set out within the Neighbourhood Plan. Furthermore, the garage has already been partially converted to a play room, with the remainder of the garage, below the minimum requirements for a parking space, therefore, no parking space would be lost.

DM/18/1183 – Worth Cottage, Brookhill Rd Objected due to over development of the site. Concerns have been raised that the garage does not meet the current 3.0m internal minimum width. If this is not the case, the site does not have adequate parking. MSDC considered that the proposed extensions would not have a detrimental impact on the amenities of the neighbours and following the amendments to the proposal the proposed garage would have a width of 3.1 metres.

Cllr Gibson noted that the Government's approach is now to recommend a maximum numbers of car parking spaces, and not a minimum; however, there is no guidance as to where any "extra" cars will go.

DM/18/1092 – 46, Burleigh Way Objected as still not satisfied with parking definition and the block plan is confusing with regard to parking. MSDC stated that the applicant has indicated that there is sufficient space for the parking of two cars to the front of the dwelling and there are no restrictions on the street. In addition it should be noted that the garage could be converted to habitable accommodation using permitted development rights and the width of the garage entrance is less than the minimum width required for a parking space (2.2.m instead of 2.4m). Taking these points into account there are no reasonable grounds to object to the parking provision.

DM/18/1621 – Bilamau, Copthorne Common Rd. Support, subject to there being sufficient off road parking. MSDC state that The proposals would include the conversion of the existing integral garage, and would result in a loss of 1 No. off-street parking space, however to the front of the dwelling there is still enough space for 2 No. vehicles. It is therefore considered that the proposed conversion would not result in a detrimental impact to the parking provision of this property

## 24 New Planning Applications

<p><b>DM/18/2098</b></p> <p><b>Land West Of Copthorne Copthorne Way Copthorne</b></p> <p>Reserved matters application in respect of outline planning permission 13/04127/OUTES for earthworks to create a development platform as part of Phases C1 and C2 detailing layout and landform.</p>	Noted
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<p><b>DM/18/2120</b></p> <p><b>Land West Of Copthorne Copthorne Way Copthorne</b></p> <p>Reserved matters application in respect of outline planning permission 13/04127/OUTES for spine road and associated infrastructure and landscape works pursuant to condition 1.</p>	<p>Noted. However, still concerns over concerns over junction with Shipley Bridge Lane, and will monitor that this indeed restricted access for buses and emergency vehicles only.</p>
<p><b>DM/18/2194</b></p> <p><b>Tiroler Kiln Close Crawley Down RH10 4JX</b></p> <p>Demolition of existing garage with single storey front and side extension.</p>	<p>Support</p>
<p><b>DM/18/2224</b></p> <p><b>4 Coppice Vale Felbridge East Grinstead West Sussex RH19 2SJ</b></p> <p>Addition of 1 metre high trellis (50mm holes) above existing 1.8 metre fence in rear back garden</p>	<p>Support</p>
<p><b>DM/18/2243</b></p> <p><b>The Boundary Of Brambletye And 2 Burleigh Way Kiln Close Crawley Down RH10 4JX</b></p> <p>Sycamore (T1) crown thin by 25%.</p>	<p>Refer to Tree Officer.</p>
<p><b>DM/18/2270</b></p> <p><b>Recherche Lake View Road Furnace Wood RH19 2QB</b></p> <p>G1 Mixed hedge - Reduce hedge to 1.83m tall and trim side to tidy.</p>	<p>Refer to Tree Officer.</p>
<p><b>DM/18/2333</b></p> <p><b>12 Kitsmead Copthorne RH10 3PW</b></p> <p>Oak tree in rear garden remove all epicormic growth, crown of tree thinned by approximately 15%. Reduce height from 18 meters to approximately 15 meters by removal of branches.</p>	<p>Refer to Tree Officer.</p>
<p><b>DM/18/2394</b></p> <p><b>Bay Horne Green Lane Crawley RH10 3ED</b></p> <p>Remove condition no.4 of DM/15/2591</p>	<p>Refer to Officer</p>
<p><b>DM/18/2443</b></p> <p><b>22 Erica Way Copthorne RH10 3XQ</b></p> <p>T1 Oak – fell</p>	<p>Refer to Tree Officer</p>
<p><b>WSCC/028/18/WP</b></p> <p><b>Crawley Down Village C of E Primary School, Hophurst Drive, Crawley Down, RH10 4XA</b></p> <p>Single Storey Extension to Existing School Comprising 3 No. Classrooms, Hall, Kitchen &amp; Ancillary Accommodation, Additional Parking &amp; External Works.</p>	<p>Support.</p> <p>The Clerk was asked to write to WSCC in relation to the potential capacity of the school and to query why the consultation on the extension was poorly advertised and therefore poorly attended.</p>

**25. Date of the next meeting – Monday, 9th July 2018**

*Meeting closed at 21.20 hrs*

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

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