

Worth Parish Council
Minutes of the Planning and Highways Committee Meeting
June 26th 2017 at 20.35hrs

Present: Cllr Hitchcock (Chairman) Cllr Anscomb
Cllr Casella Cllr Blakemore
Cllr Coote Cllr Field
Cllr Lord
Mrs J Nagy (Clerk) No members of the Public

19. 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.

There were no members of the public at the meeting.

20. Apologies:

Apologies were NOTED from Cllr Gibson

Absent: Cllrs Allen and Larkin

21. Declaration of Pecuniary and Other Interests

Cllr Blakemore stated that he had valued the property at 2, Akehurst Close, DM/17/2133, so would not take part in discussion for that application.

22. Minutes of Planning Committee Meeting

It was proposed by the Chairman, seconded by Cllr Blakemore and agreed by all present that the Minutes of the meeting held on Monday, 5th June 2017 were a true and correct record

23. Chairman's Announcements

The Chairman had no announcements.

24. Correspondence

The list of correspondence had been considered at the Full Council meeting which immediately preceded this meeting.

25. Update on MSDC Planning Committee meetings:

- a. District Planning Committee – next meeting: July 13th 2017 at 14:00 hrs. No papers on the website
- b. Planning Committee A – next meeting: July 20th 2017 at 19:00 hrs.
- c. Planning Committee B – next meeting: July 6th 2017 at 19:00 hrs.

26. Progress on the Mid Sussex Local Development Framework –

Policy DP5 – Housing

There is a proposed change to the wording of this section of the draft plan relating to development beyond settlement boundaries.

The previous wording was

“The site adjoins an existing built up area of settlement” but this now reads “The site is coterminous with an existing built up area of settlement”

This raises two issues; the use of the word "coterminous" which is not one in common usage is contrary to the ethos that planning documents should be written in plain English. The second is that no reference is made to the built up area boundary, which is a legal recognition of the limits of built development. The existing wording would allow a site to be built adjacent to the settlement line, then allow another subsequent bolt on development.

It was suggested that the wording should be

"The site adjoins an existing built up area of settlement, as defined by a built up area boundary"

It was agreed by all present that Cllr Hitchcock and the Clerk would compose a suitable letter to Jonathan Bore, the Inspector for the District Plan, commenting on Policy DP 5, expressing concerns about the terminology and phraseology which is not clear, as above.

27. Planning Applications:

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

<p><u>DM/17/1996</u></p> <p><u>1 Pinetrees Close Copthorne RH10 3NX</u></p> <p>T1: Oak - reduce branches overhanging garden and roof by up to 2 metres. T2: Oak - remove lowest forked branch overhanging garden. T3: Holly - reduce crown by 3 metres.</p>	<p>Refer to tree officer</p>
<p><u>DM/17/2082</u></p> <p><u>2 Hophurst Close Crawley Down RH10 4XE</u></p> <p>Two storey side and front extension, single storey rear extension, new pitched roof and detached garage amendments to previously approved DM/16/1627 includes change in pitched roof design including flat roof apex with two side dormer windows.</p>	<p>Support, but ask that note that description is incorrect, in that the previously approved application was DM/17/4163 not DM/17/1627</p>
<p><u>DM/17/2133</u></p> <p><u>23 Akehurst Close Copthorne RH10 3QQ</u></p> <p>Proposed two storey side and rear extension with a single storey rear extension.</p>	<p>Object, as proposed extension would have an unneighbourly impact on adjacent properties. Have concerns over drainage as the close has flooded at that end in the past, and there are allegations that the extension will be built over a man hole.</p>
<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.</p>	<p>Object, 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, as no evidence given that permission has been granted for dropped kerb to accommodate parking to the front.</p>
<p><u>DM/17/2178</u></p> <p><u>Bramletye Kiln Close Crawley Down RH10 4JX</u></p> <p>Sycamore (T1) - Remove all stems back to the boundary.</p>	<p>Refer to tree officer</p>
<p><u>DM/17/2255</u></p> <p><u>26 Newtown Copthorne RH10 3LZ</u></p> <p>Ramped access to the side entrance and into the back garden.</p>	<p>Support</p>

<p><u>DM/17/2270</u></p> <p><u>10 Woodland Drive Crawley Down RH10 4UF</u></p> <p>Enlargement of front dormer window.</p>	<p>Support</p>
<p><u>DM/17/2369</u></p> <p><u>Ridgewood Lake View Road Furnace Wood RH19 2QB</u></p> <p>Variation of condition 2 relating to planning application DM/17/0302 to slightly increase the size of the garage whilst maintaining the same ridge height.</p>	<p>Deferred – no plans on the website</p>
<p><u>DM/17/2371</u></p> <p><u>The Cart Lodge Hophurst Lane Crawley Down, RH10 4LN</u></p> <p>The structural repair, renovation and aesthetic maintenance of a pre-existing agricultural barn, currently in a severely dilapidated state, with poor support and a failed roof. The proposal is to make the structure sound, to replace the roof covering with hand-made plan clay tiles, and to replace the rotted timber cladding with the Sussex oak weatherboarding.</p>	<p>Note that is application for Lawful Development Certificate and have no grounds to object. If was householder application would ask that building is used for storage only, and not as residential.</p>
<p><u>DM/17/2487</u></p> <p><u>55 Bridgelands Cophorne Crawley West Sussex RH10 3QW</u></p> <p>T1 and T2 Oaks - crown raise by approximately 2 metres. T68 Alder - Thin crown of multi-stem by removing 4/5 small diameter stems leaving thicker diameter stems.</p>	<p>Refer to tree officer</p>

28 Date of the next meeting

The date of the next meeting will be Monday, 10th July 2017

Meeting closed at 21.00 hrs

Chairman: _____

Date: _____