

Worth Parish Council
Minutes of the Planning and Highways Committee Meeting
June 5th 2017 at 1930hrs

Present:

Cllr Hitchcock (Chairman)	Cllr Anscomb
Cllr Blakemore	Cllr Coote
Cllr Dorey	Cllr Field
Cllr Gibson	Cllr Lord
Cllr Phillips	Cllr Scott
Mrs J Nagy (Clerk)	
Miss S Vaughan (Assistant Clerk)	WSSC Councillor Acraman

1. The Election of a Vice Chairman

Cllr Anscomb PROPOSED that Cllr Blakemore be elected as Vice Chairman. Cllr Dorey SECONDED this and the motion was CARRIED.

2 Public Question Time

No members of the public were present.

3 Apologies

Apologies were NOTED from Cllrs Allen and Casella.

4 Declaration of Pecuniary and Other Interests

None.

5 Minutes of Planning Committee Meeting

The Clerk asked for clarification on item 272 of the minutes, as to whether Cllr Gibson had asked the Chairman of the Planning and Highways Committee or the Chairman of the Council to carry out the investigation into the Clerk's office administration. Cllr Gibson confirmed that he meant the Chairman of the Council.

It was RESOLVED by all present that the Minutes of the Planning and Highways Committee meeting held on May 8th 2017 were signed as a true and accurate record.

6 Presentation from Richard Speller, WSSC Area Highways Manager

Mr Speller was unable to attend the meeting but will be available to attend the meeting on July 10th.

WSSC Cllr Acraman was in attendance at the meeting and indicated that he would be prepared to answer the Committee's questions.

Cllr Coote asked Cllr Acraman when the serious revamp of the roads would start as the roads are deteriorating at great speed and what WSSC is doing when they have a statutory undertaking when the road is closed and then re-opened in an unfit state.

Cllr Acraman was unable to answer this question and advised Cllr Coote to ask Mr Speller.

Cllr Hitchcock asked what WSSC Highways is doing to make the B2028 Turners Hill Road safer, after Planning Inspectors had reported that the road was unsafe for pedestrians and cyclists, due to footpaths and roads. He noted that the application for 167 houses on Barns Court was back and that the pavements and roads around Crawley Down are in an appalling state.

Cllr Acraman commented that WSSC's 2017-2018 budget has increased and there is a larger sum for pavements than for roads. Cllr Hitchcock also noted that there were a number of road signs, obscured by foliage and asked if it was possible to make the signs visible again. Cllr Acraman advised that there was a man at County Hall and he would forward the request.

Cllr Gibson noted that on-road parking in Crawley Down prevents emergency and delivery vehicles from accessing properties. He asked what solutions there were and suggested a parking permit scheme. Cllr Acraman answered that it was up to Worth Parish Council to run the initiative for the scheme and get support from residents. Any scheme would need to be examined and would only go forward if supported by residents. Cllr Acraman noted that it was generally very hard to get support from residents.

Cllr Phillips expressed his concern that the A264, Copthorne Way, Westbound flooded in the

vicinity of the approved Holly Farm housing development 14/04662/OUT. The development exit will be a left-turn only, with bollards in the middle of the road, to prevent cars from turning right, out of the development (it was NOTED that vehicles turning right, out of the development, would be breaking the law.). Cllr Phillips asked if the drainage in the vicinity could be investigated as the road is currently not fit for purpose.

Cllr Acraman replied, advising Cllr Phillips that he should ask Richard Speller.

Cllr Gibson noted that there would be an accumulative effect on traffic, from the 167 houses due to be built at the Dukes Head and asked what could be done. Cllr Acraman suggested that the Prime Minister should be persuaded to put this into the manifesto, to change the law but, agreed that a wider view is needed.

Cllr Coote noted that there was a problem with WSCC Highways Officers doing 90% of their work on a PC, without having been to site. He noted that MSDC can do nothing to refuse an application if WSCC say that a 30m sight-line is acceptable and not a 60m sight-line (which is the legal limit). Cllr Acraman replied that if it is clear that WSCC have used a desktop PC and haven't visited the site, MSDC should ask for an officer to visit site.

7 Chairman's Announcements

The Chairman drew the Committee's attention to the Copthorne Carnival on June 24th and said that he looked forward to seeing as many Councillors as possible, at the event.

The Chairman also drew the Committee's attention to the Crawley Down Village Fayre on September 9th and said that he looked forward to seeing as many Councillors as possible, at the event.

8 Correspondence

The Assistant Clerk referred Councillors to the correspondence list circulated and asked if there were any queries on any item. There were no queries.

Cllr Field noted the communication from NALC re 'Plant a Tree Charter Legacy Tree'.

9 Update on MSDC Planning Committee meetings:

- a. District Planning Committee – next meeting: June 15th 2017 at 14:00 hrs.
No documentation currently available.
- b. Planning Committee A – next meeting: June 22nd 2017 at 19:00 hrs.
No documentation currently available.
- c. Planning Committee B – next meeting: July 6th 2017 at 19:00 hrs.
No documentation currently available.

The Clerk suggested that the Committee advise whether any planning applications should be sent to a MSDC Committee, so that the office might track the application. The Clerk is currently tracking two planning applications.

Cllr Phillips stated that the Council would want to attend and speak at the MSDC Committee meeting in relation to DM/17/1490, Land Parcel at 533365 138976 Turners Hill Road.

It was suggested that there be a standing agreement to enable Cllrs to attend, arranged by the Clerk, or for the Clerk to attend on the Council's behalf.

It was NOTED that the Clerk has investigated emails not being received from MSDC, notifying WPC of any planning applications going to Committee. It was discovered that this was an IT issue and emails are now being received.

10 Planning Decisions from Mid Sussex District Council:

Reference	Address	WPC	MSDC
DM/17/0970	Woodside Service Station Copthorne Road, Copthorne, RH10 3PD	Support	Approved
DM/17/0918	Merestede, Borers Arms Road, Copthorne, RH10 3LJ	Conditional Support	Approved
DM/17/1598	42 Bramble Way, Crawley Down, RH10 4AJ	Object	Support

DM/17/1286	Orchard Cottage, Church Road, Copthorne, RH10 3RD	Conditional Support	Approved
DM/17/1322	Stoneleigh, Vicarage Road, Crawley Down, RH10 4JJ	Support	Approved
DM/17/1287	28 Church Lane, Copthorne, RH10 3QF	Support	Approved
DM/17/1489	12 Fairway, Copthorne, RH10 3PU	Support	Approved
DM/17/1494	9 Pasture Wood Close, Crawley Down, RH10 4AP	Refer to Tree Officer	Approved
DM/17/0641	Minstrals, Crawley Down, Road Felbridge, RH19 2PS	Object	Approved
DM/17/1312	19 Knowle Drive, Copthorne, RH10 3LW	Support	Refused
DM/17/1415	4 Grange Farm Cottages, Turners Hill Road, Crawley Down, RH10 4EY	Support	Withdrawn
DM/17/1418	Little Frenches Farm, Snow Hill, Crawley Down, RH10 3EG	Support	Approved
DM/17/1508	Oakleigh, Wallage Lane, Crawley Down, RH10 4NN	Support	Approved
DM/17/1441	51 Bridgelands, Copthorne, RH10 3QW	Refer to Tree Officer	Approved

11 Planning Compliance Action

Nothing to report.

12 Appeals

Nothing to report.

13 Progress on Neighbourhood Plans:

a. The emerging Copthorne Neighbourhood Plan

Cllr Blakemore advised the Committee that the Copthorne Neighbourhood Plan is currently dealing with the responses to the Regulation 14 Consultation and is drawing up a questionnaire to update housing information for Copthorne. The next meeting of is on June 13th.

b. The adopted Crawley Down Neighbourhood Plan

Cllr Gibson left the meeting, as he felt he had a prejudicial interest.

It was NOTED that there was a Hearing with the Inspector on Tuesday 25th and Wednesday 26th July.

It was NOTED that re Para 14 of the CDNHP, a response had been received from barrister, Michael Carpenter, re Wealden Court Case (Cumulative impact on traffic). It was decided that WPC will not respond until the MSDC response, published today, has been read. The Committee has already delegated authority to Cllrs Gibson and Hitchcock and the Clerk, to respond.

Councillors will be aware that the Secretary of State has asked that the Council considers submitting further comments to the evidence supplied to the Planning Inquiry, concerning two sites in Crawley Down, in light of recent High Court and Supreme Court judgements. The deadline for such submissions was June 1st. However, on May 31st, both developers asked for an extension for response; the Secretary of State's office, granted an extension until June 16th.

The Clerk acknowledged the extension, on behalf of the Council, but expressed disappointment that it had been granted.

In considering the High Court and Supreme Court judgements, the Chairman suggested that the Committee should discuss submitting additional comments to MSDC for several current Crawley Down applications, these being:

- DM/17/1148 for 9 dwellings on land west of Turners Hill Road. These proposals would occupy part of the larger Wates site called-in as part of the Planning Inquiry. It appears that it is not possible to call in applications of less than 25 dwellings, so even if the Secretary of State upholds refusal for the larger Wates site, this application for 9 dwellings could still be permitted, with no recourse for the Parish Council. The Council's response to the Secretary of State, will make reference to this application.
- DM/17/0402 for 2 dwellings on Tiltwood East.

Although the Copthorne Neighbourhood Plan is not yet made, the Committee could consider making additional comments on DM/17/1490, 167 dwellings at Firs Farm and DM/16/5489, 25 dwellings at Hurst House.

Cllr Gibson returned to the meeting.

14 Progress on the Mid Sussex Local Development Framework

To receive and comment upon the latest situation in relation to the progress of the Local Plan.

It was NOTED that there was a Hearing with the Inspector on Tuesday 25th and Wednesday 26th July.

15 Infrastructure Schedule and Associated Section 106 monies

The Infrastructure Schedule Working Party (ISWP) has met and prioritised projects. Clarification is being sought on some items.

It was NOTED that MSDC is awaiting WPC's comments as the Schedule is to be updated.

It was NOTED that WSCC and MSDC Cllr Heidi Brunsdon contacted the Clerk to express her interest in meeting with the Clerk and nominated Councillors, to discuss the s106 monies and Infrastructure Schedule.

Cllr Hitchcock PROPOSED that 2 members of the ISWP and the Clerk meet with Cllr Brunsdon. It was AGREED that the Clerk should reply to Cllr Brunsdon, to arrange a meeting date.

Cllr Gibson stated that he would like to find s106 funding for an outdoor cinema in Crawley Down. The cost for this it approximately £18,000.

16 Highways Issues:

Cllr Blakemore said that he had received a complaint about the state of the roads and pavements in Newtown, Copthorne. This was NOTED.

17 Planning Applications

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

<p><u>DM/17/1721</u></p> <p><u>Acorn Health And Leisure Limited Copthorne Road Copthorne RH10 3PG</u></p> <p>Proposed new Air conditioning unit and heating unit to the external southern corner of the swimming pool house.</p>	<p>Support.</p>
<p><u>DM/17/1737</u></p> <p><u>Land Adjoining Tudor Cottage Old Hollow Copthorne RH10 4SZ</u></p> <p>Demolition of existing barn. Construction of a new four bedroom, one and a half storey dwelling. New access driveway.</p>	<p>Object. Following the Supreme Court ruling on para's 49 and 14 of the NPPF, this application is for a new dwelling in an area of countryside restraint and does not comply with C1.</p>
<p><u>DM/17/1850</u></p> <p><u>48 Bridgelands Copthorne RH10 3XD</u></p> <p>T1 Oak - Reduce lower lateral branches that extend towards garden back to boundary line. T2 Oak - Reduce lower part of crown that extends towards garden by up to 3 metres to suitable growth points.</p>	<p>Refer to Tree Officer.</p>
<p><u>DM/17/1861</u></p> <p><u>46 Bridgelands Copthorne RH10 3XD</u></p> <p>T1: Oak - Reduce 3 lowest branches extending towards the garden by up to 2.5 metres.</p>	<p>Refer to Tree Officer.</p>

<p><u>DM/17/1973</u></p> <p><u>19 Beechey Close Copthorne RH10 3LS</u></p> <p>Proposed single storey rear and side extension.</p>	<p>Support.</p>
<p><u>DM/17/1980</u></p> <p><u>25 Newlands Park Copthorne RH10 3EW</u></p> <p>Silver Birch (T1, T2 and T3) - Reduce crowns by 1.5m back to healthy growth points.</p>	<p>Refer to Tree Officer.</p>
<p><u>DM/17/2010</u></p> <p><u>Land Adjacent To Woodstock Snow Hill Crawley Down RH10 3EG</u></p> <p>Proposed four bedroom dwelling and garage.</p>	<p>Additional vehicle movements on the shared driveway raises highway concerns and is contrary to CDNP10 a). Objection from neighbouring property noted, and ask that boundary details of neighbouring properties are verified. Application also contrary to CDNP04.2 Infill Housing, a), e) and g).</p>
<p><u>DM/17/2038</u></p> <p><u>Moonacre Hophurst Lane Crawley Down RH10 4LN</u></p> <p>Replacement dormer windows.</p>	<p>Support.</p>
<p><u>DM/17/2047</u></p> <p><u>Baskerville Snow Hill Crawley Down RH10 3EF</u></p> <p>Drop kerb to front of property.</p>	<p>Object. Property already has suitable off road access. The creation of an additional access on a bend raises highways concerns in relation to sight lines etc. so is contrary to CDNP10 a)</p>
<p><u>DM/17/2184</u></p> <p><u>Highfield Brookhill Road Copthorne RH10 3PS</u></p> <p>Single storey rear infill extension.</p>	<p>Support.</p>

18 Date of the next meeting – Monday, June 26th at 19:30hrs, after the Full Council Meeting.

Meeting closed at 21:22 hrs

Chairman: _____

Date: _____