

Worth Parish Council
Minutes of the Planning and Highways Committee Meeting
March 20th 2017 at 19:30 hrs

Present:

Cllr Gibson (Chairman)	Cllr Hitchcock
Cllr Allen	Cllr Ancomb
Cllr Blackmore	Cllr Coote
Cllr Cruikshank	Cllr Curzon
Cllr Field	Cllr Lord
Cllr Phillips	Cllr Webb
Mrs J Nagy (Clerk)	3 Members of the Public

221. Public Question Time

Cllr Coote was temporarily absent at the commencement of the meeting.

The Chairman welcomed all present to the meeting, then highlighted the housekeeping rules and indicated that should anyone wish to film/record the proceedings could they make themselves known if they had not already done so to the Clerk.

No member of the public wished to speak at this point of the meeting

222. Apologies:

Apologies were NOTED from Cllrs Dorey and Scott

Absent: None

223. Declaration of Pecuniary and Other Interests

There were no declarations of interest at this point.

224. Minutes of Planning Committee Meeting

The Minutes of the Planning Committee meeting held on February 20th 2017 were deferred until the next meeting; the Chairman will discuss these with the Assistant Clerk who clerked the meeting.

It was RESOLVED that the Minutes of the Planning Committee meeting held and March 6th 2017 be APPROVED as a true and correct record of the meetings, after the following amendments:

- Min. ref. 210 2nd para, delete 2nd sentence, replace with "In such cases, the response from WSCC Highways is crucial in determining whether the application is approved; effectively WSCC becomes the decision maker."
- Min. ref. 217 4th para, delete "Crawley Down Neighbourhood Plan Policy 11" and replace with "District Plan Policy DP11"
- Min. ref. 217 6th para, delete "emerging" and replace with "made"
- Min. ref. 217 final para, delete "legal team" and replace with "Cllr Coote"
- Addition of standard Crawley Down Neighbourhood Plan statement to recommendations for DM/17/0360 and DM/17/0641

The Clerk will reproduce the Minutes with the above amendments for signing at the next meeting.

225. Chairman's Announcements

The Chairman had no announcements.

226. Correspondence

The Clerk referred Councillors to the correspondence list circulated and asked if there were any queries on any item. Discussions took place in relation to correspondence between MSDC and the Inspector; this will be Minuted under Item 232.

227. Update on MSDC Planning Committee meetings:

- a. District Planning Committee – next meeting: April 20th 2017 at 14:00 hrs. No document on the website
- b. Planning Committee A – next meeting: March 23rd 2017 at 19:00 hrs. No items relating to Worth parish on the agenda
- c. Planning Committee B – next meeting: April 19th 2017. No document on the website.

The Clerk advised that as instructed, she had sought support from District Councillors and as a result can confirm that DM/17/0402 for the erection of two five bedroomed homes would be on the agenda for Planning Committee A, provisionally at the end of April. It was agreed that Cllr Gibson would speak at the Committee representing the Council.

Cllr Hitchcock advised that he would also be speaking at the meeting, but as a private individual.

228. Planning Decisions from Mid Sussex District Council:

Reference	Address	WPC	MDSC
DM/17/0055	7 The Martins Crawley Down Crawley West Sussex RH10 4XU	No Comment	Approved
DM/17/0041	10 Gage Close Crawley Down Crawley West Sussex RH10 4XT	Object	Approved
DM/17/0015	The Cottage Snow Hill Crawley Down Crawley West Sussex RH10 3EF	Object	Refused
DM/16/5153	1 Mount Cottages Crawley Down Road Felbridge RH19 2PS	Support Officer	Approved
DM/16/5679	Land Parcel At 530910 139253 Westway Copthorne RH10 3QR	Refer to Officer	Refused

DM/17/0041 – 10, Gage Close

The Parish Council objected to this application due to the loss of garage space, and loss of amenity to the neighbouring property. The District Council considered that the increase in noise levels would not be beyond what is considered to be acceptable. The property would retain two off road parking spaces, so the loss of the garage was not considered to be so significant to warrant a refusal.

Councillors NOTED this information.

229. Planning Compliance Action

Ethlinden, Hophurst Hill, Crawley Down

At the last meeting, the Clerk was instructed to report the erection of a 1.8m fence adjacent to the highway to the Enforcement Team as possibly requiring planning permission.

The District Council has replied stating that the fence in question is 4m from the highway and in planning terms would not be considered adjacent therefore it falls within permitted development.

Councillors NOTED this information.

The Chairman was still of the opinion that planting would soften the appearance of the fence.

230. Appeals

The Clerk advised that there were no new appeals to report.

231. Progress on Neighbourhood Plans:

a. The emerging Copthorne Neighbourhood Plan

Cllr Blakemore, Chair of the Neighbourhood Plan Sub Committee, reported that residents were reading the draft plan, which was positive. He reminded Councillors of the drop in session on 1st April in the South room from 10am to 12 noon.

- b. The adopted Crawley Down Neighbourhood Plan
Cllr Hitchcock said that there was nothing to report.

232 Progress on the Mid Sussex Local Development Framework

Mid Sussex District Council has written to the Inspector stating that it would be willing to accept a figure of 876 dwellings per year, to get a Plan in place. Crawley has indicated that its unmet need would come in 7 to 10 years, by which time the Mid Sussex District Plan would be reviewed, and would have a better understanding of Crawley's requirements. The annual housing target could be increased at this time if necessary.

The Inspector has responded to say that the suggestion of a stepped housing requirement could be a potential way forward.

The Chairman expressed his dismay, saying that infrastructure should come before development.

Cllr Coote said that the housing numbers could increase still further, due to Brighton being unable to accommodate demand.

Cllr Coote further advised that a new Head of Economic Development would shortly be appointed, who would be responsible for the ongoing District Plan.

Ministerial White Paper "Fixing our broken housing Market"

At the previous meeting, Cllr Gibson reported that he has written to Jeremy Quin, as the local MP to query why support is only being given to Neighbourhood Plans with site allocations.

Mr Quin has responded to say that he understands the issue and is requesting clarity from the Minister.

Crabbet Park Strategic Site

The Clerk reported that she has written to Chris Tunnell, the Interim Head of Planning at Mid Sussex District Council asking that the District Council be minded to re-visit the potential of this strategic site, which is wholly within Worth parish, the Parish Council would be keen to be involved in any discussions at an early stage to ensure that proposed infrastructure meets both existing and future local need.

Mr Tunnell has responded to say that unfortunately the precise pattern of events and outcomes in relation to the District Council cannot be predicted with any certainty. If MSDC is at some point in the future minded to consider options such as Crabbet Park, then Mr Tunnell is sure that it would work with Worth Parish Council in the normal way and he will ensure that his successor is aware of your request.

Councillors expressed concern that working with the Parish Council "in the normal way" has not been effective in the past; hence the need to write to the District Council in the first instance.

The Clerk will ensure that she makes contact with Mr Tunnell's replacement at the earliest opportunity to reiterate the Parish Council's desire to engage in partnership working in relation to the Crabbet Park site.

233. Highways Issues:

Consultation on Traffic Regulation Order on Copthorne Way

At the last meeting the Clerk reported on the above consultation on a proposal to make a permanent TRO to de-restrict a length of Copthorne Way (A264) from the end of the current 50mph limit west of the roundabout at its junction with Copthorne Rd (A2220) westwards for a distance of 315 metres.

It was felt this this description was confusing.

The Clerk has ascertained that the purpose is to regularise the retention of the current speed

limits. Installation of streetlights at a new junction to access the Holly Farm development would imply that there is a speed limit 30mph. This TRO is to keep the limit as derestricted; effectively there would be no change in speed limit.

Councillor NOTED this information.

Crossover at 26, Fairway

WSCC Highways has received a request from the householder to create a crossover so that he or she may park on their property rather than the road. Part of the route will go over land not owned by WSCC Highways. It has written to all residents in Fairway for their views, and would welcome those of the Parish Council

It was agreed that the Council objects to the proposal, on the grounds that the proposed crossover starts from a layby and a parking space would be lost due to the need to keep access clear. There were also concerns that the resident may park vehicles on the cross over itself, thereby detracting from the open plan aspect of the area.

Other Highways issues

Cllr Hitchcock reported that there was a streetlight out in the layby near the Crawley Down Village Hall; he was not sure if this was an issue with the column or the supply.

Cllr Blakemore reported that he had been contacted by a local resident asking if Church Lane was due to be re-surfaced, as there were several large potholes.

Cllr Curzon said that the footpaths in Copthorne Bank and Knowle Drive were in need of attention.

Cllr Blakemore reported that the streetlights were all out in Newtown, around the Green.

The Clerk will report all these issue on to the relevant authority.

The Clerk was asked to write to Richard Speller, Local Highways Manager requesting that he attend a future Council meeting to discuss road surfacing issues in both Copthorne and Crawley Down. In addition, she is to invite him to meet with her to walk around both villages to highlight local problems.

235. Planning Applications:

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

<p><u>DM/17/0542</u> <u>Land Parcel To The East Of The Bothy Turners Hill Road Turners Hill</u> Erect 2m high boundary fencing to the south boundary. Erect a shed on the south west boundary.</p>	<p>Support, but ask that planting is put in to soften the impact.</p>
<p><u>DM/17/0732</u> <u>28 Church Lane Copthorne RH10 3QF</u> Construction of garage (with utility room to the rear) to the side of the dwelling.</p>	<p>This application has been withdrawn</p>
<p><u>DM/17/0774</u> <u>Navron Snow Hill Crawley Down RH10 3EZ</u> Single storey rear extension.</p>	<p>This application is not in the parish of Worth</p>
<p><u>DM/17/0814</u> <u>Newlands Bowers Place Crawley Down RH10 4HY</u> Proposed second storey front bedroom extension with ensuite bathroom.</p>	<p>Support, but ask that a vehicle management plan is put into place during construction due to restricted access.</p>

<p><u>DM/17/0815</u></p> <p><u>46 Fairway Copthorne RH10 3QA</u></p> <p>Two storey side extension, first floor front extension and pitched canopy to front.</p>	Support
<p><u>DM/17/0909</u></p> <p><u>Treen Brookhill Road Copthorne Crawley West Sussex RH10 3PR</u></p> <p>Two storey side and rear extension and single storey rear extension.</p>	Support
<p><u>DM/17/0913</u></p> <p><u>Ley House Old Hollow Copthorne RH10 4TA</u></p> <p>Proposed hard tennis court to replace existing grass court. Proposed chain link fence (2.75m to North, West, South and 0.91m to the East). Proposed practice wall 2.75m height by 6m width to the North end of the court.</p>	Support, but ask that vehicle management plan is put into place during construction, and that the temporary entrance is reinstated after completion of the works.
<p><u>DM/17/0979</u></p> <p><u>60 Church Lane Copthorne RH10 3QF</u></p> <p>Single storey side extension.</p>	Support

236 Date of the next meeting

The date of the next meeting is to be advised.

Meeting closed at 20.10 hrs

Chairman: _____

Date: _____