

and that it would not be appropriate to approach the developer of such a large potentially strategic site. She suggested that she writes to MSDC and ask that should discussions take place in relation to Crabbett Park, the Parish Council is involved in an early stage.

Cllr Coote agreed with the Clerk, saying that the Parish Council did not want to get accused of pre-determination.

Cllr Hitchcock noted that on the Examination section of the MSDC website, there is evidence that the landowner has contacted the District Council to say that the land is available, but the response had been that the constraints were too difficult to overcome.

The Clerk reported that she had spoken to officers at MSDC on the matter, and had been told that the site was indeed under consideration.

Cllr Phillips said that the provision of infrastructure was an issue, in that the site would be not be deliverable in a reasonable time scale.

Cllr Hitchcock said that the Local Plan will cover a 17 year period, so discussions needed to take place now.

Cllr Coote said that he would try to ascertain what the issues were around this site.

Cllr Hitchcock suggested that around 300 homes could be built at Crabbet Park without the need for significant additional infrastructure.

Cllr Gibson said that the Clerk is giving good advice. Cllr Field agreed, saying that strategic development was preferable to piecemeal.

It was AGREED that the Clerk should write to Strategic Planning at MSDC and ask that the Parish Council be involved at an early stage, should discussions take place in relation to Crabbet Park, in order to have input into necessary infrastructure requirements.

211. Correspondence

The Chairman asked Councillors if there was any item of correspondence on which they required further clarification.

Cllr Field noted that the protocol to be used in the event of the death of a member of the royal family required councillors and officers to wear "dark lounge suits". She hoped that the Parish Council's version of this protocol would consider the dress code of female councillors and officers, most of whom do not possess a lounge suit.

The Clerk will ensure that the wording of the Parish Council's protocol would address the needs of all sexes.

212. Update on MSDC Planning Committee meetings:

- a. District Planning Committee – next meeting: March 16th 2017 at 14:00 hrs. No document on the website
 - b. Planning Committee A – next meeting: March 23rd 2017 at 19:00 hrs. No documents on the website
 - c. Planning Committee B – next meeting: March 9th 2017. No items relating to Worth parish on the agenda.
- It was NOTED that DM/16/5405 - St Botolphs, Copthorne Bank – was indeed permitted at the last meeting, as per the Officer's recommendation.

213. Planning Decisions from Mid Sussex District Council:

Reference	Address	WPC	MSDC
DM/16/5681	3 Brookside Crawley Down Crawley West Sussex RH10 4UU	Support	Permitted
DM/16/0305	Holly Farm And Hollywood Holiday Camp Site Copthorne Way RH10 3RX	No comment	Withdrawn

Planning Decisions from Mid Sussex District Council: (Cont)

Reference	Address	WPC	MDSC
DM/16/1175	Wakehams Green Farm, Copthorne Rd. Copthorne, RH1- 3PD	No comment	Split
DM/16/5405	St Botolph's Copthorne Bank, Copthorne, RH10 3JQ	Support	Permitted

DM/16/1175 – Wakehams Green Farm, Copthorne Rd

The District Council has issued split decision on this application in that the conditions relating to landscaping and environmental issues have been discharged. However, the conditions relating to junction improvements have not been discharged, as no Section 278 highways agreement has been signed. The original planning permission runs out on 18th March 2017 so the developer will need to start work on the site before the planning permission expires.

Councillors NOTED this information.

214. Planning Compliance Action

The Clerk advised that she had no outstanding cases on which to update councillors.

She asked if there were any further breaches to report.

Huntsland Lodge Turners Hill Road Crawley Dow - 14/03074/FUL

Cllr Gibson reported that work had commenced on site, which related to the demolition of a bungalow and the erection of two semi-detached houses, prior to conditions being discharged. Enforcement has visited the site and have stopped the works.

Ethlinden, Hophurst Hill, Crawley Down

Cllr Gibson said that a close board fence had been erected along the boundary of this property, and he was of the opinion that this would require planning permission, as it was 1.8 metres high, next to a highway. He suggested that if permission is granted, there should be a condition that planting is required, to soften the impact.

The Clerk will report this to the Enforcement Team.

215. Appeals

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

216. Progress on Neighbourhood Plans:

a. The emerging Copthorne Neighbourhood Plan

Cllr Blakemore advised that the Plan and Sustainability Report were currently out for consultation from today, 6th March to Friday 28th April. Notices of the consultation have been put in the local press, and copies sent to Mid Sussex District Council, and statutory consultees.

Both the Copthorne Neighbourhood Plan (copthorneplan.org) and Worth Parish Council websites have been updated with links to the documents, and to a response form. Hard copies of the documents are in various location throughout the village, together with the forms.

The Neighbourhood Plan Committee are holding a drop in session on Saturday, 1st April in the South Room at the Parish Hub between 10am and 12 noon for residents to come and ask questions, and to complete their representation forms.

All responses to the consultation are being directed to the Parish Office.

b. The adopted Crawley Down Neighbourhood Plan

Cllr Hitchcock said that there was nothing to report.

217 Progress on the Mid Sussex Local Development Framework

The Examination session that was due to take place last Friday, 3rd March was cancelled to allow the District Council to consider the proposed housing numbers "over the next few weeks". The uplift of 20% for market signals is unprecedented in recent local plan examinations.

A reminder that the housing requirement is as follows:

	MSDC Plan Proposals	Inspector's Interim Conclusions
Objectively assessed need	730	730
Market Signals	24	146 (20%)
Unmet need	46	150 (for Crawley unmet need)
Total dwellings per year	800	1026

Cllr Phillips reported that he had attended the Examination hearing on Tuesday, 28th February, when coalescence was discussed. It had been anticipated that this would take some time, but the Inspector just wanted to ensure that the definition for strategic gaps was flexible.

Cllr Gibson suggested that the Copthorne Neighbourhood Plan may wish to consider defining local gaps, similar to the Crawley Down Neighbourhood Plan Policy 11.

Under the C1 of the current Local Plan, there is a local gap between East Grinstead and Crawley, but this can only be influenced by strategic development. He advised that gaps between settlements should be defined, such as between Copthorne and Rowfant. He had written as a private individual as part of the Local Plan consultation process to support the coalescence policy, and had given his views as to strategic development versus organic growth.

He noted that the emerging Turners Hill Neighbourhood Plan had allocated one parking space per bedroom, which had not been permitted in the Crawley Down Neighbourhood Plan.

Cllr Lord was of the opinion that if MSDC could not provide evidence to meet the Inspector's 1026 annual requirement, then the Local Plan will stall, and may cease to be.

Cllr Coote said that he would speak to the Leader as to the intention of the District Council.

Cllr Phillips said that the Inspector will be having a one day hearing once the judgement has been made on the Wealden case in the Ashdown Forest.

Cllr Gibson said that this Committee had asked him to write to the Housing Minister to query why support is only being given to Neighbourhood Plans with site allocations. On the advice of the Council's legal team, he had written to Jeremy Quin, as the local MP instead, asking him to forward the correspondence to the Housing Minister. However, the Ministerial Statement is currently under Judicial Review in relation to the 3 year land supply requirement, on the grounds that there was insufficient consultation.

Councillors NOTED Cllr Gibson's action.

218. Highways Issues:

Waiting restrictions at Sandy Lane/Turners Hill Rd

A resident has been directed to the Parish Council from WSCC Highways to seek support for parking restrictions in the layby at this junction. Vehicles parking in the layby block sight lines for those trying to exit onto the B2028. Whilst the layby is adjacent to the funeral directors, visitors can use the parking spaces provided.

It was RESOVLED to support the proposal; the Clerk will progress with WSCC as a suggestion for a Community Highway Scheme.

Consultation on Traffic Regulation Order on Copthorne Way

WSCC is consulting on its 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. This will have the effect of maintaining the current speed limit on Copthorne Way when street lighting is installed at a new junction being constructed to provide access to the Holly Farm housing development.

It was generally felt this this description was confusing; the Clerk will try to obtain a map to clarify.

Other Highways Issues

Cllr Gibson reported that the resident who had been pursuing the realignment of the junction of Burleigh Close with Burleigh Way reported that it was now complete, but power had yet to be connected to the illuminated road sign, which was a Highways matter.

219. Planning Applications:

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

<p><u>DM/17/0360</u></p> <p><u>Land North Of Ascotts Crawley Down Road Felbridge RH19 2PS</u></p> <p>Construction of two new 4-bedroom, one and a half storey dwellings, each with separate garage.</p>	<p>Object, as proposals are contrary to CDNP Policy 10 a) Promoting Sustainable Transport, in that the site is on a narrow single track lane. The Crawley Down Neighbourhood Plan promotes developments of smaller two and three bed homes.</p>
<p><u>DM/17/0373</u></p> <p><u>The Oaks Sandhill Lane Crawley Down RH10 4LE</u></p> <p>Erection of a garage.</p>	<p>Support</p>
<p><u>DM/17/0615</u></p> <p><u>Land Adjacent To Evergreen Cottage Place Copthorne Common Road Copthorne RH10 3LF</u></p> <p>Reserved matters application for the approval of access, appearance, layout and scale, following approval of Outline planning permission 13/04065/OUT, for the erection of one new bungalow with all matters reserved.</p>	<p>Support</p>
<p><u>DM/17/0641</u></p> <p><u>Minstrals Crawley Down Road Felbridge RH19 2PS</u></p> <p>Application for the redevelopment of land a Minstrals comprising the erection of two detached dwellings with garages and landscaping (in substitution of extant permission DM/15/3320) and the erection of a replacement dwelling with a garage and off road parking.</p>	<p>Object, as contrary to CDNP Policy 10 a) Promoting Sustainable Transport, in that site is on a narrow single track lane and footpath; contrary to CDNP Policy 4.2 a) and b) Infill Housing, in that the proposals are not in keeping with the street scene, and would result in over-intensification of the site.</p> <p>It should be noted that the Council did not object to the previous proposals in DM/15/3320, which was for two semi-detached dwellings.</p>
<p><u>DM/17/0654</u></p> <p><u>Mobile Home At Landfall Sandhill Lane Crawley Down RH10 4LE</u></p> <p>The use of land for the stationing of a mobile home for residential purposes.</p>	<p>Lawful Development Certificate</p>

<p><u>DM/17/0666</u></p> <p><u>Hillside Brookhill Road Copthorne RH10 3AB</u></p> <p>Demolish existing garage and construct single storey rear extension including re-tiling existing roof.</p>	Support
<p><u>DM/17/0695</u></p> <p><u>Landfall Sandhill Lane Crawley Down RH10 4LE</u></p> <p>Change of use to a single residential dwelling house within Use Class C3.</p>	Lawful Development Certificate
<p><u>DM/17/0722</u></p> <p><u>28 The Martins Crawley Down RH10 4XU</u></p> <p>To erect an orangery to the rear of the property.</p>	Support
<p><u>DM/17/0792</u></p> <p><u>Francis Court Borers Arms Road Copthorne RH10 3LQ</u></p> <p>Cypress (T9, T10 and T11) reduce height by 4m.</p>	Refer to Tree Officer

190 Date of the next meeting

The date of the next meeting will be Monday, 20th March 2017.

Meeting closed at 20.45 hrs

Chairman: _____

Date: _____