

Worth Parish Council
Minutes of the Planning and Highways Committee Meeting
14th May 2018 at 20.30 hrs

Present: Cllr Hitchcock (Chairman) Cllr Blakemore (Vice Chairman)
Cllr Anscomb Cllr Casella
Cllr Coote Cllr Gibson
Cllr Phillips
Mrs J Nagy (Clerk) 1 member of the Public

262 Public Question Time

263 Apologies

Apologies were noted from Cllrs Dorey, Field and Lord
Absent: Cllrs Allen and Larkin

264 Declaration of Pecuniary and Other Interests

Cllr Casella expressed a personal interest in matters pertaining to Copthorne Carnival, as he is Chairman of the Carnival Committee.

265 Minutes

The Clerk advised that the Minutes in the meeting packs had the wrong date of 30th March instead of 30th April. She provided corrected hard copies and the Chairman confirmed that the correct version was in the Minutes file.

It was proposed by Cllr Anscomb seconded by Cllr Phillips and agreed by all present that the Minutes of the meeting held on 30th April 2018 were a true and correct record.

266 Chairman's Announcements

The Chairman had no announcements.

267 Correspondence

The correspondence was NOTED.

268 Update on MSDC Planning Committee meetings

- a) District Planning Committee – next meeting May 17th 2018 at 14:00 hrs. The Clerk apologised that this was incorrectly noted on the agenda as being on the 18th May at 19.00 hrs. There were no applications for Worth on the agenda
- b) Planning Committee A – next meeting May 24th 2018 at 19:00 hrs. No documents on the website
- c) Planning Committee B – next meeting June 7th 2018 at 19:00 hrs. No documents on the website.

Councillors NOTED this information

269 Planning Decisions from Mid Sussex District Council

The following decisions were NOTED:

Reference	Address	WPC	MDSC
DM/18/0843	1 Border Chase Copthorne RH10 3QH	Noted	Approved
DM/18/0963	Tree Tops Copthorne Road Copthorne RH10 3PD	Support	Approved
DM/18/0967	Minors Turners Hill Road Crawley Down RH10 4EZ	Support	Approved
DM/18/0974	The Corals Copthorne Bank Copthorne RH10 3RE	Support	Approved

DM/18/1094	8A Copthorne Bank Copthorne RH10 3QX	Support	Approved
DM/18/0840	1 Border Chase Copthorne RH10 3QH	Object	Approved
DM/18/1125	Land Adjacent To Sandhill House Sandhill Lane Crawley Down RH10 4LD	Refer to Officer	Withdrawn
DM/18/0120	1 Pinetrees Close Copthorne RH10 3NX	Support	Withdrawn
DM/18/0838	3 Fairway Close Copthorne RH10 3PX	Support	Approved
DM/18/0591	Hurst Farm Turners Hill Road Crawley Down RH10 4HG	Object	Refused
DM/18/0998	Rushbrook Snow Hill Crawley Down RH10 3EG	Cond. Support	Refused

DM/18/0840: The Parish Council objected on the grounds of an un-neighbourly development with regard to the 4, Church Lane on the block plan. The District Council considered that the extension is modest in scale and the extension will be at an angle to no.4 resulting in it tapering away from the closest point.

Cllr Gibson asked if MSDC had contacted the Parish Council to advise of the intent to permit contrary to the Parish Council's views; the Clerk replied that it had not.

Cllr Gibson said that the Hurst Farm application needs further discussion (DM/18/0591 refers). He reminded councillors that whilst the Parish Council objected, it was only in relation to the number of dwellings – 45 – and if this has been reduced to 30, it would have been in conformity with the Neighbourhood Plan.

Cllr Coote said that he had spoken to Sally Blomfeld, MSDC Divisional Leader for Planning and Economy, on the matter; she said it might have been different if the application was discussed before the 5 year housing supply was established.

Cllr Gibson reminded members about the application for 12 dwellings at Dunnings Mill, East Grinstead (DM/15/2830 refers) which has been permitted by MSDC despite being contrary to DP6 Settlement Hierarchy, where sites contiguous with the BUAB will be permitted if for fewer than 10 dwellings. The applicant had argued that if refused, they would come back with a proposal for 9 dwellings with no affordable housing allocation. This is a loop hole which the MSDC should have considered when writing the District Plan.

The Ascots application (DM/17/3647) was approved as it was only one house in the countryside, despite being contrary to DP6. The Gibbshaven application (DM/18/0157) was for 30 dwellings on a rural exemption site; they too could say approve 30 or we will come back with a proposal for 9.

The Tiltwood application (DM/17/0402) was for two houses and is recommended for approval; however there have been 8 applications on the site accounting for 14 dwellings. This would appear to be contrary to DP6 in which does not allow for large sites "brought forward in phases that individually meet the threshold but cumulatively do not". However, Tom Clark was consulted at the meeting and ruled that anything that happened before DP6 existed does not count towards a cumulative figure.

Cllr Hitchcock noted that during the recent in house planning training session, consultant Lindsay Frost had expressed surprise that this could happen.

270 Appeals

AP/17/0063 (DM/17/1490) – Land parcel at Turners Hill Rd, Firs Farm/Barns Court

The appeal against refusal to permit outline permission to erect up to 167 dwellings has been DISMISSED.

AP/17/0064 (DM/16/5489)- Land at South Place And Hurst House Copthorne

The appeal against refusal to permit outline permission to erect up to 33 dwellings has been WITHDRAWN

AP/18/0006 (DM/16/3804) – The Regency Hotel, Old Hollow, Copthorne

The appeal against refusal to permit outline permission to demolish existing building and out houses and construct 5 new dwellings has been DISMISSED

AP/18/0020 (DM/ Tudor Cottage Old Hollow Copthorne

An appeal has been LODGED against refusal to permit erection of a four bed dwelling.

The Parish Council objected on the grounds that the application is contrary to policies C1 and C2 of the Local Plan.

AP/18/0022 (DM/17/2010)- Land Adjacent To Woodstock Snow Hill

An appeal has been LODGED against refusal to permit erection of a four bed dwelling and garage.

The Parish Council objected on grounds of additional vehicle movements on shared driveway. being contrary to CDNP10a). Also contrary to CDNP04.2 Infill Housing, a), e) and g).

Councillors NOTED the appeal decisions and new appeals

271 Planning Compliance

DM/15/4419 – Firs Cottage, Turners Hill Rd. A planting scheme was to be agreed and implemented to soften the impact of a new 1.8m close board fence. The original planting appears to have been moved, and the Clerk has asked Enforcement to investigate.

Councillors NOTED this information.

272 Progress on Neighbourhood Plans

Following the training session last week, the Committee may wish to re-address the issue of merging both Plans into one joint Parish Plan and the Clerk asked what the Committee wants to do in relation to possibly having Sub Committee meetings to re-consider this issue.

Cllr Gibson reminded Councillors that MSDC has advised that CDNP05 Control of new developments will no longer be given weight as it is contrary to the District Plan. He has since clarified with Sally Blomfield that it is only CDNP05 b) is contrary – “individual developments shall not be more than 30 in total etc”.

MSDC are to provide a table of where the District Plan is in variance with the local neighbourhood plans; hopefully this will be at the parish briefing session on 23rd May.

Cllr Gibson pointed out para 184 of the NPPF whereby it is permissible for a neighbourhood plan to promote more development than a local plan.

Cllr Coote advised that a combined Worth Neighbourhood Plan would take precedence over the District Plan, as it would be the more recent plan.

Cllr Blakemore voiced concern over his ability to take forward the Copthorne plan in his current role as Chairman of the Copthorne Neighbourhood Plan Sub Committee due to work commitments.

It was agreed to revisit the issue of a combined plan until after the parish briefing session on 23rd May.

Oakfield’s Farm woodland creation/ leisure walk proposal

Mr Vincent is asking for confirmation or otherwise of the Council’s support by 31st May. It has been suggested that this is incorporated into the Crawley Down Neighbourhood Plan, if revised. It was agreed that the following wording would be submitted in support of the proposals.

“The Parish Council supports the proposal to create new woodland south of the Worth Way, East of Crawley Down. The Council believes that the project offers an opportunity to take forward Proposal 03 (Green Infrastructure) of the made Crawley Down Neighbourhood Plan by creating ‘informal recreational areas’ and ‘sites of interest for nature conservation’. The Council has held initial discussions with the applicant and intends to continue and extend its

involvement if the project is approved.”

Extension of Worth Way

Resident Mr Prior has again been in contact in relation to an extension to the Worth Way cycle route. This project is on the list for s106 schemes, but it has been suggested that it is incorporated into the Copthorne Neighbourhood Plan.

Councillors expressed doubts as to the viability of the proposals, given that the extension would cross land owned by various different private owners.

It was agreed that the matter would be further discussed at the Section 106 Working Party meeting on 17th May.

273 Updates on the Mid Sussex District Plan

The Clerk asked the Committee if they still wanted this as an agenda item.

It was agreed that due to ongoing consultations on Supplementary Planning Documents and the SHEELA that there were still matters to be considered, and that this item should remain on future agendas.

274 Highways Issues

Copthorne Carnival

Cllr Casella declared a personal interest in this item as he is Chair of the Copthorne Carnival Committee. He took no part in discussions.

WSCC Highways has received a request for road closures (map in pack) for the Copthorne Carnival on 30th June 2018, and is seeking the Council’s formal support.

It was agreed by all present, with the exception of Cllr Casella, that the Council would have no objection to the road closure proposals.

Hophurst Drive

Cllr Hitchcock noted that improvements to the pavement had been carried out by WSCC around the school, and also the road had been surface dressed. The quality of the work is poor for example the kerb stones have been knocked over.

Hophurst Hill

Cllr Coote noted that Hophurst Hill has been surface dressed, with no repairs to potholes

It was AGREED that the Clerk would raise both Hophurst Drive and Hophurst Hill with Highways, to ascertain if the quality of work was deemed to be acceptable.

275 Planning Applications

It was resolved that the recommendations contained in the following to be conveyed to the District Council.

<p>DM/17/5232</p> <p>Land R/o Sylvesters Boarding Kennels Chestnut Lodge Furnace Farm Road Furnace Wood RH19 2PU</p> <p>Proposed replacement 3 bedroom dwelling (Amended plans received 13 April 2018)</p>	<p>Respond with same comments as previous, that is: Support, subject to evidence being confirmed that the proposal conform to CDNP 7 i a): Retention of Existing Employment Sites and the Use of Vernacular Buildings – it can be demonstrated that the on-going use of the premises or land for employment purposes is no longer viable. Note that no evidence has been supplied to date.</p>
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<p>DM/18/0165</p> <p>Tree Tops Copthorne Road Copthorne RH10 3PD</p> <p>Erection of wooden fencing to the boundary of property on Old Hollow and Copthorne Road. Widen gated access on to Copthorne Road with walled entrance and matching wooden gates.</p>	<p>Support erection of no higher than 1.8 metre fence, but ask for condition that planting scheme must be approved, implemented and maintained to soften the fence line</p>
<p>DM/18/1518</p> <p>4 Grange Farm Cottages Turners Hill Road Crawley Down RH10 4EY</p> <p>Proposed two storey front, side and rear extension with detached Granny Annexe to the front of the property.</p>	<p>Object, as contrary to CDNP 4.1 a) Building extensions, and CDNP 5 a) Control of new developments. If minded to permit, ask for non-severance clause.</p>
<p>DM/18/1590</p> <p>The Shrubbery Rufwood Crawley Down RH10 4HD</p> <p>(T1) Oak - remove lower branch overhanging drive by 3.5m and remove dead wood</p>	<p>Refer to the Tree Officer</p>
<p>DM/18/1606</p> <p>Lemon Meadow And Yew Tree Cottage Turners Hill Road Crawley Down RH10 4EY</p> <p>Replace existing clay roof tiles with sahtas restoration mix tiles, which have been successfully used on extensions to the properties. Roof strengthening works as specified by structural engineer.</p>	<p>Support</p>
<p>DM/18/1621</p> <p>Bilamau Copthorne Common Road Copthorne RH10 3JX</p> <p>Proposed two storey side extension and rear extension over existing garage to match adjoining dwelling.</p>	<p>Support, subject to there being sufficient off road parking</p>
<p>DM/18/1645</p> <p>2 Hillside Crawley Down Crawley West Sussex RH10 4XD</p> <p>Proposed first floor front extension.</p>	<p>Support</p>
<p>DM/18/1661</p> <p>The Martlets Copthorne Bank Copthorne RH10 3QX</p> <p>Demolition of existing outbuilding and construction of two storey side extension, rear first floor extension over existing and rear single storey extension.</p>	<p>Support</p>
<p>DM/18/1698</p> <p>Bankton Cottage Turners Hill Road Crawley Down RH10 4EY</p> <p>Demolition of the existing single-storey garage and single-storey rear extension. Construction of single-storey and two-storey extensions to the side and rear elevations. Construction of a porch to the north-facing elevation. Internal alterations, and associated hard and soft landscaping works.</p>	<p>Support</p>
<p>DM/18/1699</p> <p>8 Burleigh Way Crawley Down RH10 4LX</p> <p>Single storey extension to side and rear of property.</p>	<p>Support</p>

276 Date of the next meeting

The next meeting will be held on Monday 4th June 2018

Meeting closed at 21.25 hrs

Chairman: _____

Date: _____