

**Worth Parish Council**  
**Minutes of the Planning and Highways Committee Meeting**  
**27th November 2017 at 20:30hrs**

**Present:** Cllr Hitchcock (Chairman)  
Cllr Anscomb  
Cllr Coote  
Cllr Field  
Mrs J Nagy (Clerk)

Cllr Casella  
Cllr Dorey  
Cllr Gibson  
Cllr Phillips  
5 members of the Public

**121. 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.

He asked that should anyone wish to film/record the proceedings could they make themselves known if they had not already done so to the Clerk.

Mr Paul Budgen said that he wished to speak in relation to DM/17/4506 as he represented Mr & Mrs Brock of the neighbouring property 63, Church Lane, who were also present at the meeting. The floor area of the proposed new dwelling 73 square metres which is less than the minimum standard advised by DCLG for a three bedroomed home.

There were validation issues with the application, one example being the creation of a parking space outside the site boundary for the proposals. If a car were to park in the new parking space, it would be so close to the house to be unable to get through the front door.

There is inadequate parking on the site for both the existing property 65, Church Lane and for the new proposed property. The ridge height of the new house is higher than the adjacent properties. Due to the stagger at the back, one of the bedroom windows looks directly onto the patio of No 63, rather than down the back garden, so there would be loss of privacy.

The proposed drainage soakaways are supposed to be five metres from each boundary, but the garden is only six metres wide.

Mr Budgen said that he has spoken to Cllr Dorey in his capacity as District Councillor to ask that the application be called in, should the officer be minded to approve.

Councillors NOTED Mr Budgen's comments.

**122. Apologies:**

Apologies were NOTED from Cllr Blakemore and Lord

**123. Declaration of Pecuniary and Other Interests**

There were no declarations of interest at this point of the meeting.

**124. Minutes**

It was proposed by Cllr Hitchcock seconded by Cllr Phillips and agreed by all present that the Minutes of the meeting held on 6th November were a true and correct record

**125. Chairman's Announcements**

The Chairman had no announcements.

**126. Update on MSDC Planning Committee meetings:**

a) District Planning Committee – next meeting: December 7th 2017 at 14:00 hrs. Agenda

- not yet on the website
- b) Planning Committee A – next meeting: December 14th 2017 at 19:00 hrs. Agenda not yet on the website.
- c) Planning Committee B – next meeting: November 30th 2017 at 19:00 hrs. Nothing for Worth Parish on the agenda

## 127. Planning Decisions from Mid Sussex District Council

The following is a list of decisions made by MSDC since the last meeting:

Reference	Address	WPC	MDSC
DM/17/4185	Oak Cottage 3 Spring Copse Copthorne RH10 3XY	Tree Officer	Approved
DM/17/3962	Marstal Copthorne Bank Copthorne RH10 3RE	Tree Officer	Approved
DM/17/4105	1 Pasture Wood Close Crawley Down RH10 4AP	Tree Officer	Approved
DM/17/3829	29 Kitsmead Copthorne RH10 3PN	Object	Approved
DM/17/2047	Baskerville Snow Hill Crawley Down RH10 3EF	Object	Refused
DM/17/3209	1 Farm View Brookhill Road Copthorne RH10 3PS	Support	Approved

### Councillors noted this information

DM/17/3829 - The Chairman noted that the Council had objected due to loss of parking but MSDC had considered that 3 to 4 off road car parking spaces on the driveway was sufficient. It was stated that little or no weight could be given to the emerging Copthorne Neighbourhood Plan.

## 128 Appeals

DM/17/1490 - Mid Sussex Ref: AP/17/0063

Residential development of 167 dwellings etc at Barns Court Turners Hill Road Crawley Down

This appeal is due to non-determination by the required deadline of 12th May. However, there has been ongoing correspondence within that time, and the applicant is being asked to submit further information in relation to the impact on Ashdown Forest.

In addition, the applicant is refuting statements by WSCC as Highways Authority, and apportioning some blame of delay onto WSCC.

Cllr Gibson noted that similar proposals had been refused on appeal previously due to inadequate pedestrian accessibility and lack of s106 agreement. There was very little evidence gathered as part of the ongoing Planning Inquiry with DCLG which would assist in objecting to these proposals. Under the District Plan, this development would count as windfall. There is a windfall allocation of 450 dwellings throughout the entire plan period, and this has already been exceeded.

Cllr Larkin was concerned about lack of infrastructure – these proposals would create a bottleneck on the roads in the area.

Cllr Gibson suggested that he, Cllr Hitchcock and the Clerk could compile an additional objection to send to the appeal inspector.

Cllr Coote agreed with this, saying that as a District Councillor he had pointed out to the developer during pre-app discussions at MSDC that the through road proposed in the development from Turners Hill Rd to Copthorne Common Rd would be used as a cut through, but his concerns had been dismissed.

It was AGREED that Cllrs Gibson and Hitchcock and the Clerk would write and send an additional objection to the appeal inspector.

DM/17/1020 - Mid Sussex Ref: AP/17/0059

Land At The Park Farm Snow Hill Crawley Down Crawley

Demolition of existing dwelling, construction of two new 5-bedroom, two storey dwellings, each with separate garages. With new access driveway.

The Parish Council objected to the proposals to support WSCC objection due to access and visibility splay.

MSDC refused on the grounds of unsustainable development.

This appeal was NOTED.

## 129. Planning Applications:

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

<p><b><u>WSCC/042/17/WP</u></b></p> <p><u>Fairway Infant School, Fairway, Copthorne, RH10 3QD</u></p> <p>Replacement of Windows, Screens &amp; Doors.</p>	Support
<p><b><u>DM/17/4258</u></b></p> <p><u>Oldfield Felcot Road Furnace Wood RH19 2PX</u></p> <p>To extend the gravel drive by 1.5m and build an 'Oak' style open car port at the front side of the property in matching style.</p>	Support
<p><b><u>DM/17/4341</u></b></p> <p><u>5A Beech Gardens Crawley Down RH10 4JB</u></p> <p>Single storey front and side garage extension.</p>	Support
<p><b><u>DM/17/4390</u></b></p> <p><u>11 The Martins Crawley Down RH10 4XU</u></p> <p>Single storey rear extension. New Chimney. Brick wall under existing window on front elevation.</p>	Support
<p><b><u>DM/17/4446</u></b></p> <p><u>2 Green View Crawley Down RH10 4AF</u></p> <p>Proposed single storey rear extension.</p>	Support
<p><b><u>DM/17/4480</u></b></p> <p><u>Dormer Cottage Sandy Lane Crawley Down RH10 4HS</u></p> <p>Retention of secondary glazing units.</p>	Support
<p><b><u>DM/17/4483</u></b></p> <p><u>Hazelwood Borers Arms Road Copthorne RH10 3LU</u></p> <p>Proposed single storey side extension and garage conversion.</p>	Support
<p><b><u>DM/17/4499</u></b></p> <p><u>16 Bridgelands Copthorne RH10 3XD</u></p> <p>T1 Oak - remove two lowest branches on garden side and thin crown by 20%</p>	Refer to Tree Officer

<p><b><u>DM/17/4506</u></b></p> <p><u>Land Adjacent To 65 Church Lane Copthorne RH10 3QF</u></p> <p>Detached 3 bed house.</p>	<p>Strongly object on the following grounds:</p> <ul style="list-style-type: none"> <li>• The internal floor space is below the DCLG minimum for a 3 bed house</li> <li>• The floor space of the single bedroom is below the DCLG minimum</li> <li>• Parking provision for two dwellings (Nos 65 and new dwelling is inadequate which would lead to on street parking in an unsuitable location</li> <li>• The proposals are un-neighbourly to No 63, with direct overlooking</li> <li>• Proposals lead to a cramped street scene</li> <li>• Over development and over intensification of the site</li> <li>• New access directly opposite Fairways giving highways concerns</li> </ul> <p>Should the officer be minded to approve, will ask for the application to be called in.</p>
<p><b><u>DM/17/4520</u></b></p> <p><u>5 Old Rowfant Cottages Old Hollow Copthorne RH10 4TB</u></p> <p>Conversion of existing garage with replacement of 4 pitch roof to a 2 pitch roof with central ridge, to provide ancillary accommodation to main house, for dependent of 5 Old Rowfant Cottages.</p>	<p>Support but ask for non-severance clause</p>
<p><b><u>DM/17/4534</u></b></p> <p><u>Rhinefield House Turners Hill Road Crawley Down RH10 4EY</u></p> <p>Erection of a 3-bay garage and a hardstanding.</p>	<p>Noted</p>
<p><b><u>DM/17/4642</u></b></p> <p><u>Wakehams Green Farm Copthorne Road Copthorne RH10 3PD</u></p> <p>Relocation of the access road to the east (modification to planning permission 12/01020/FUL)</p>	<p>Noted</p>

**130. Date of the next meeting**

The date of the next meeting will be Monday, 4th December 2017.

*Meeting closed at 20.50 hrs*

Chairman: \_\_\_\_\_

Date: \_\_\_\_\_