

Worth Parish Council

Minutes of the Planning and Highways Committee Meeting 6th November 2017 at 19:30 hrs

Present: Cllr Hitchcock (Chairman) Cllr Blakemore (Vice Chairman)
Cllr Allen Cllr Anscomb
Cllr Casella Cllr Coote
Cllr Dorey Cllr Field
Cllr Gibson Cllr Phillips
Miss S Vaughan (Assistant Clerk) 7 Members of the Public

104. Public Question Time

Mrs Sally Gibson, a resident from Huntsland spoke about application DM/17/4088, the overdevelopment of the site and her concerns for pedestrian and vehicular access. Mrs Gibson noted that the Council had already objected to two applications on this site but that the developer had already removed trees to create access that is currently 4.5m wide. She noted that the northbound splay is poor and that the original planning consent gave access from The Lodge only. Mrs Gibson stated that there is little on-site room for vehicles to turn and for visitor parking and asked the Council to strongly object to the application and ask for an in-person site assessment by a Highways Officer.

Mr Rowland Edwards from Crawley Down spoke about road surveys in the village on Hophurst Hill, The Martins and Aviary Way and asked the Council if they knew anything. Cllr Hitchcock stated that the Council did not know anything about the surveys. Cllr Coote said that he would ask WSCC about this. Cllr Gibson stated that it was possibly in relation to the proposed Florin Farm development as the developer was unable to demonstrate land ownership for access. The Assistant Clerk reminded the Council that, during a recent presentation, Mr Speller of WSCC Highways had stated that his department were not always aware of road surveys as developers had no obligation to contact them in advance.

Mr Mike Adams from The Martins, Crawley Down asked for progress on the exploration of the use of Community Land Trust. Cllr Hitchcock advised that there were no developments at the present time. He advised that Councillors would be attending a meeting later in the year and that Worth Parish Council would act once they have the appropriate knowledge.

105. Apologies: None received.
Absent: Cllr Larkin and Cllr Lord.

106. Declarations of Disclosable Pecuniary and Other Interests

Cllr Gibson declared an interest in agenda item 16. DM/17/4088 and stated that he would take no part in the discussion.

The Assistant Clerk declared that, although she was not bound by the Code of Conduct, in the interests of transparency, she would declare an interest in item 16. DM/17/4369 as this property is adjacent to her property's boundary.

107. Minutes

It was proposed by Cllr Coote, seconded by Cllr Gibson and agreed by all present that the Minutes of the meeting held on 30th October were a true and correct record

108. Chairman's Announcements

The Chairman stated that he had received correspondence from a resident, noting that the MSDC Consultation, moved to The Ark in Turners Hill, was now only being held from 2pm to 5pm, so interested parties who work during the day would be unable to attend.

The Chairman suggested that the Clerk send an email to the developer the next day. Cllr Coote suggested it be noted that a public consultation should not be held at such short notice. Cllr Field commented that the location, outside the village in question, was not conducive to get members of the public to attend the meeting.

The Chairman stated that it had been agreed for the Copthorne Neighbourhood Plan group to proceed with their plan, with assistance given to aid their work. The Clerk had received a quote from Enplan to meet the requirement, which was a total of £10,700. The Chairman noted that the Committee could recommend to spend the £1700 to start the process and proposed that the Committee to ask Full Council to approve the remaining £9000. This was seconded by Cllr Anscomb and agreed by all.

The Chairman noted that correspondence from Balcombe Parish Council had been received regarding the response to the Mid Sussex District Plan Modification. It was noted that Balcombe Parish Council had similar objections as Worth Parish Council. The Chairman suggested that Balcombe Parish Council be included in all correspondence. All Councillors agreed.

109. Presentation to the Committee

Miss Morris, a Graduate Planner from PRP Architects gave a pre-application presentation on a proposed development at Land at Stubbits, Turners Hill Road, Crawley Down. The site is located north east of Crawley Down on the Turners Hill Road. PRP's client, Carlton Homes, is looking to develop a site of 3-4 bedroom dwellings.

Miss Morris noticed that the development would be compliant with the CDNP Policy 5, with a flexible site layout. This would be a full planning application.

Cllr Coote noted that the development would take away an amenity space.

Cllr Gibson stated that Para 44 of the CDNP identified the need for 64 one or two bedroom units over the next ten years and asked how many of each they were intending to build in the proposed development. Miss Morris stated that there was no specific number at present but that they were keen to comply with Policy 5 of the CDNP and keen to consult the Parish Council.

Cllr Gibson asked how coalescence and ribbon development would be dealt with. Miss Morris was unable to answer this.

Cllr Field asked if the 1-2 bedroom units would increase the number of units on site. Mr Simpson, a Director of PRP Architects answered that the company would like to work with the local authorities.

Cllr Hitchcock noted that the maximum density in the CDNP is 30, not 25 and suggested that there were other issues to consider, including: several applications in that area had been dismissed on appeal due to the unsustainable location and traffic conditions at The Dukes Head roundabout. WSCC Highways have noted that the B2028 is not safe for pedestrians and cycling traffic.

Cllr Gibson stated that he would welcome innovation and split-sites and noted that, due to location, the site might not be suitable for young families with children and would like to see 1-2 bedroom bungalows.

Cllr Dorey raised parking issues on site. Mr Simpson stated that the full application would comply with the District Plan policies on parking.

Cllr Coote stated that there is a need for additional vehicles on the site.

The Chairman thanked PRP Architects for coming to speak to the Council.

110. Correspondence

The Committee noted the letter received from Mr Clark of MSDC in response to the Clerk's letter regarding the Mid Sussex District Council Housing Supply.

111. DCLG Housing Consultation

Cllr Gibson stated that he had extensive comments and noted that the consultation only covers full planning applications and not outline planning applications. Parish Councils should have the right of appeal.

112. Update on Mid Sussex District Council Planning Committee meetings

- a. District Planning Committee – next meeting: November 9th 2017 at 14:00 hrs.
 - No reference to Worth Parish CouncilCllr Gibson noted that, although there was no reference to Worth Parish Council, DM/17/2570 - Nos 15 and 39 Crawley Down Road, Felbridge, East Grinstead, West Sussex, RH19 2NT was recommended for approval. The application is contrary to Policies 2 and 5 of the East Grinstead Neighbourhood Plan. Cllr Gibson would like to speak at the Committee Meeting as a representative of Worth Parish Council. Cllr Coote proposed that Cllr Gibson be allowed to represent Worth Parish Council at the meeting. This was seconded by Cllr Anscomb and agreed by all.
- b. Planning Committee A – next meeting: November 16th 2017 at 19:00 hrs.
 - Agenda not available.
- c. Planning Committee B – next meeting: November 30th 2017 at 19:00 hrs.
 - Agenda not available.

113. Planning Decisions from Mid Sussex District Council

Reference	Address	WPC	MDSC
DM/17/3580	Hope Cottage Copthorne Common Road Copthorne RH10 3JX	Support	Approved
DM/17/3802	110 Hazel Way Crawley Down RH10 4EU	Object	Approved
DM/17/3641	Maidenhead Aquatics Crawley Garden Centre Copthorne Road Copthorne RH10 3PD	Object	Withdrawn
DM/17/3877	Eastleigh Brookhill Road Copthorne RH10 3QJ	Support	Withdrawn

114. **Appeals:** Nothing to report.

115. **Planning Compliance Action:** Nothing to report.

116. Progress on Neighbourhood Plans

- a. The emerging Copthorne Neighbourhood Plan.

Cllr Blakemore advised the Committee that all items for the Copthorne Neighbourhood Plan had been covered under item 5. of the agenda, Minute 108.
- b. The adopted Crawley Down Neighbourhood Plan.

It was noted that the Crawley Down Neighbourhood Plan Advisory Sub-Committee had made the following recommendations:

 - i. That Mr Frost be approached to provide an in house training session on the Neighbourhood Planning Act 2017 and its implications, in the New Year.

-All Members were in favour of this.
 - ii. That, in light of the recent decision to permit the 63 homes in Felbridge, the Planning & Highways Committee writes to Mid Sussex District Council to request that it reconsiders its decision to approve the application for the Wates 9, as it too is in conflict with a made neighbourhood plan.

-Cllr Gibson stated that he would like to withdraw this item.
 - iii. That, in the light of the information that the DCLG may call in the Wates 9 application, the Planning & Highways Committee recommend that the Council writes to DCLG to register its support for application DM/17/1148 to be 'Called-In' by the Secretary of State should he be minded to do so, with reference to be made to the Planning for the right homes in the right places White Paper, and the Council's concerns over piecemeal development.

Cllr Gibson proposed to write to the DCLG to state that if the Secretary of State was minded to call-in the Wates 9, Worth Parish Council would support the decision. This was seconded by Cllr Coote and agreed by all.

- iv. That the Sub-Committee would start a process of identifying sites within the village for small scale development.

It was noted that it is important to address this as there are very few houses in bands A-C, affordable market homes.

117. Progress on the Mid Sussex Local Development Framework

The Committee received and considered the District Plan Main Modifications Consultation.

The main changes to the District Plan that are proposed in the document Main Modifications to the District Plan are as follows:

Policy DP2: Sustainable Economic Development – has been amended to reduce the extent of the strategic employment allocation at Burgess Hill from 30ha to 25ha with the 5ha contributing towards the housing allocation of the Northern Arc proposals;

Policy DP5: Housing - has been amended to make provision for the increased housing numbers and the stepped housing trajectory requested by the Inspector. The Plan therefore makes provision for 876 dwellings per annum to 2023/2024, and, subject to the outcomes of Habitats Regulations Assessment, for 1,090 dwellings per annum thereafter to 2031.

Policy DP5a: Planning to meet future housing need – is a new policy which has been added to strengthen the Council's commitment to working with the other authorities in the Housing Market Area, and with Coastal West Sussex and the Greater Brighton Strategic Planning Board

Policy DP6: Settlement Hierarchy - has been amended to include support for development of fewer than 10 dwellings and to ensure that proposals do not represent under development of a site. The Policy also sets out the minimal housing requirement for each settlement.

Policy DP9b: Land north of Clayton Mills, Hassocks – is a new policy which has been introduced to allocate Land at Clayton Mills, Hassocks for 500 new homes and supporting infrastructure. This is in the light of the Inspector's findings regarding the need to strengthen the 5 year housing land supply.

Policy DP19: Transport - has been amended to ensure that development which generates significant amounts of movements is supported by a Transport Assessment or Transport Statement.

Policy DP24a: Housing Density – the Inspector requested that this Policy be deleted and that a reference to 'optimising' capacity of sites is included in Policy DP24 on Design and Character;

Additional:

Policy MSDC22 - Inaccuracies in the document MSDC22 "Considerations of Options to Strengthen the Five Year Housing Supply" had been reported to MSDC, in that reference was made to Hazel Close and West of Turners Hill Rd sites as accommodating "up to" 30/44/60 homes, when in fact those figures were precise.

As this is the document upon which DCLG is asking for a response, MSDC has confirmed that it will re-issue it and advise DCLG accordingly.

Following the latest briefing by MSDC to Town and Parish councils, this is the anticipated programme for the Local Plan to be adopted:

1. Last set of hearings July 2017.
2. Main Modification consultation closed 13 November 2017.
3. MSDC submit all responses to the Inspector.
4. Inspector's report expected December 2017.
5. Anticipated adoption January 2018.

An update on the Call for Sites.

It was noted that 14 responses had been received and that the Clerk was in the process of cross-checking these responses with the MSDC Call for Sites responses.

It was noted that MSDC is re-writing the site assessment to comply more closely with the NPPF and that this would be published before Christmas.

118. Highways Issues

Cllr Coote noted that WSCC Highways has started to patch-repair parts of the roads in Crawley Down but that the repairs were not of a suitable standard. He suggested drafting a letter to WSCC Highways to ask if the repairs carried out could be of a suitable standard.

119. New Planning Applications – To consider and agree recommendations to submit to Mid Sussex District Council as the Local Planning Authority, on the following planning applications:

<p><u>DM/17/3842</u></p> <p><u>Yew Tree Cottage Wallage Lane Rowfant RH10 4NG</u></p> <p>To place a static caravan on land adjoining Yew tree Cottage for temporary use as an annex. (Revised plans submitted 24th October 2017).</p>	<p>We support the Tree Officer's objection, due to the static caravan being placed in ancient woodland. If the officer is minded to approve this application we would request the following conditions;</p> <ol style="list-style-type: none"> 1. The time frame for removal is specified. 2. A severance clause to prevent the caravan being occupied as a dwelling separate from Yew Tree Cottage. 3. A make good clause to mitigate for any potential damage to the ancient woodland. <p>The Parish Council would point out that there is adequate space within the curtilage of Yew Tree Cottage for such a caravan.</p>
<p><u>DM/17/4088</u></p> <p><u>Huntsland Lodge Turners Hill Road Crawley Down</u></p> <p>Proposed new four bedroom detached dwelling with integral garage. Proposed variation to parking layout of application 14/03074/FUL.</p>	<p>Contrary to Policy 10a) of the made Crawley Down Neighbourhood Plan.</p> <ol style="list-style-type: none"> 1. Sight lines are poor, road is a popular public footpath with regular pedestrian use. 2. Huntsland Lane is too narrow for this level of density adjacent to the highway. 3. The new access to the semi-detached buildings is too close to the highway threshold. 4. Manoeuvring space for all three dwellings has been reduced to a point of difficulty 5. Access to the highway needs to be assessed by a highways officer, through a site visit. 6. -The Parish Council considers this application to be overdevelopment of the site.
<p><u>DM/17/4354</u></p> <p><u>71 Tiltwood Drive Crawley Down RH10 4BA</u></p> <p>Proposed single storey rear extension.</p>	<p>Support.</p>
<p><u>DM/17/4369</u></p> <p><u>3 Roffeys Close Copthorne RH10 3QY</u></p> <p>Garage conversion and new pitched roof to replace existing flat roof on front extension.</p>	<p>Object. Overdevelopment of a semi-detached dwelling. Loss of garage.</p>
<p><u>DM/17/4427</u></p> <p><u>43 Calluna Drive Copthorne RH10 3XE</u></p> <p>Oak (T1) - Reduce crown by 1.5m.</p>	<p>Refer to Tree Officer.</p>

120. Date of the next meeting – Monday, November 27th, after the Full Council meeting

Meeting closed at 21:02hrs

Chairman: _____

Date: _____