

Worth Parish Council
Minutes of the Planning and Highways Committee Meeting
30th October 2017 at 21.20 hrs

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

104. 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 Alan Brooks, local resident, asked if Councillors were aware of the Haskins development which had recently been approved by Tandridge District Council on green belt land. The 100+ cars from this development would impact on the proposals in DM/17/4074 at Rowan, Turners Hill Rd, yet no mention had been made in the supporting documents.

73 houses at the Esso site nearby had been refused at appeal.

Mr Brooks asked that the Committee consider writing to the Secretary of State to advise of the recent refusal by MSDC of 63 homes in Felbridge, as being contrary to the East Grinstead Neighbourhood Plan, using criteria not applied to the resolution to refuse the 9 homes at Wychwood, currently held under the Article 31 directive.

Councillors noted this information

105. Apologies:

Apologies were NOTED from Cllr Blakemore

Absent: Cllrs Allen and Larkin

106. Declaration of Pecuniary and Other Interests

Cllr Anscomb declared a personal interest in DM/17/3927 at Oakfields Farm, as she knows the applicants.

107. Minutes

It was proposed by Cllr Anscomb, seconded by Cllr Gibson and agreed by all present that the Minutes of the meetings held on 25th September and 9th October were a true and correct record

108. Chairman's Announcements

The Chairman had no announcements.

109. Update on MSDC Planning Committee meetings:

- a) District Planning Committee – next meeting: November 9th 2017 at 14:00 hrs. Nothing for Worth Parish on the Agenda
- b) Planning Committee A – next meeting: November 16th 2017 at 19:00 hrs. Agenda not on the website.
- c) Planning Committee B – next meeting: November 2nd 2017 at 19:00 hrs Agenda not on the website

110. 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/17/3247	25 Cranston Way Crawley Down Crawley RH10 4XX	Noted	Approved
DM/17/3519	Land At Lower Hollow Copse Copthorne Road Copthorne	-	Withdrawn
DM/17/3392	Brook Copthorne Road Copthorne West Sussex RH10 3PD	Support	Approved
DM/17/3569	2 Long Acre Crawley Down RH10 4HX	Tree Officer	Approved
DM/17/3489	39 Forest Close Crawley Down RH10 4LU	Support	Approved
DM/17/3398	Pembley Farm Pembley Green Copthorne RH10 3LF	Support	Approved
DM/17/3122	12 Wychwood Place Crawley Down RH10 4HN	Object	Approved
DM/17/3294	Minstrals Crawley Down Road Felbridge East Grinstead RH19 2PS	Noted	Approved
DM/17/2552	Balmoral Brookhill Road Copthorne RH10 3QU	Object	Approved
DM/17/3350	54 Burleigh Way Crawley Down RH10 4UQ	Support	Approved

The Clerk advised that notification on a public consultation in relation to the possible Gypsy and Traveller site at Old Hollow had been received and circulated. This was to be on the 7th November at the Copthorne Hotel.

Councillors noted this information

DM/17/3122 - The Chairman noted that the Council had objected due to loss of the garage, but MSDC had considered that 2 car parking spaces was sufficient.

DM/17/2552 – The Chairman noted that the Council had objected due to the excessive size of the proposed garage. The width had been reduced in an amended plan, which had been permitted by MSDC.

110. Planning Applications:

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

<p><u>DM/15/0348</u></p> <p><u>Crawley Down Nurseries Turners Hill Road Crawley Down RH10 4HG</u></p> <p>Outline application with all matters reserved for 6 new dwellings. Tree Survey, Ecology Survey and visibility splay plans submitted 27/7. (Site survey and new illustrative site plan submitted 29/9/17)</p>	<p>Object as contrary to CDNP Policy 05 p) in that the housing mix does not meet local need. Contrary to Policies C1 and C2 in the District Plan, which still carries weight. Note that WSCC comments re access are dated August 2015; another visit should take place, due to Wychwood opposite being occupied leading to increased traffic movements. WPC does not consider this access to be safe, and does not consider sight lines to be sufficient.</p> <p>WPC intends to ask for this application to be discussed at Committee and not by delegation to officer.</p>
<p><u>DM/17/3209</u></p> <p><u>1 Farm View Brookhill Road Copthorne RH10 3PS</u></p> <p>Erection of a single storey rear extension in place of substandard original lean-to and more modern conservatory. Also a side bay window.</p>	<p>Support</p>

<p><u>DM/17/3714</u></p> <p><u>Glenthorne Vicarage Road Crawley Down RH10 4JJ</u></p> <p>Dropped kerb to allow driveway.</p>	<p>Support</p>
<p><u>DM/17/3881</u></p> <p><u>9 Bowers Place Crawley Down RH10 4HY</u></p> <p>Retrospective planning application for a single storey wrap around rear extension</p>	<p>Noted</p>
<p><u>DM/17/3904</u></p> <p><u>Grange Cottage Sandhill Lane Crawley Down RH10 4LB</u></p> <p>Retrospective application for a single garage</p>	<p>Noted</p>
<p><u>DM/17/3913</u></p> <p><u>The Old Chapel Chapel Lane Copthorne RH10 3ET</u></p> <p>Replace an outbuilding with an annexe/guest accommodation.</p>	<p>This application is within the Crawley Down Neighbourhood Plan area. Object as is out of character with street scene and is contrary to policy CDNP 4.1 a) Should the officer be minded to permit, then ask for non-severance clause, and condition of non- business use.</p>
<p><u>DM/17/3927</u></p> <p><u>Oakfields Farm Hophurst Lane Crawley Down RH10 4LN</u></p> <p>Retrospective application for a replacement two storey dwelling at Stable Cottage, Oakfields Farm.</p>	<p>Cllr Anscomb declared a personal interest in this application, and took no part in discussion.</p> <p>Defer to opinion of officer</p>
<p><u>DM/17/3962</u></p> <p><u>Marstal Copthorne Bank Copthorne RH10 3RE</u></p> <p>Red Oak (T1) Remove 1/3 of pollard to base and remove lowest secondary limb back to main trunk over neighbouring roof.</p>	<p>Refer to tree officer</p>
<p><u>DM/17/3994</u></p> <p><u>Landfall Lodge Sandhill Lane Crawley Down RH10 4LE</u></p> <p>Removal of mobile home and erection of a single, two storey and five bedroom, dwelling with detached garage.</p>	<p>Cllr Coote declared a personal interest in this application, and took no part in discussion</p> <p>Object, as the proposed new dwelling is outside the BUAB and therefore contrary to Policy C1 in the District Plan, which is still relevant.</p>
<p><u>DM/17/4012</u></p> <p><u>10 Abergavenny Gardens Copthorne RH10 3RU</u></p> <p>Proposed conversion of garage to habitable room including removal of existing garage door with window to replace.</p>	<p>Object as loss of parking space is contrary to Policy COP4.3 in the emerging Copthorne Neighbourhood Plan, which has increased weight having gone through Regulation 14 consultation</p>
<p><u>DM/17/4024</u></p> <p><u>Land North Of Rowan Turners Hill Road, Copthorne, RH10 3EP</u></p> <p>Proposed outline application for 20 new dwellings with all matters reserved except access.</p>	<p>This application is within the Crawley Down Neighbourhood Plan area. Object, as this is not a sustainable location for development and is contrary to CDNP Policy 10 a) to g) inclusive. This road and the nearby Dukes Head roundabout is at or near capacity, and these proposals would impact upon the road network in the immediate locality.</p>
<p><u>DM/17/4047</u></p> <p><u>Littleworth Borers Arms Road Copthorne RH10 3LH</u></p> <p>Scots Pine Tree (T1) formative pruning of leader branch by 2-3m. Pine (T2) remove deadwood 2.5m off top crown.</p>	<p>Refer to tree officer</p>

<p><u>DM/17/4066</u></p> <p><u>27 Haven Gardens Crawley Down RH10 4UD</u></p> <p>T1 Oak Tree - Reduce crown by up to 2 metres and thin by 10%.</p>	<p>Refer to tree officer</p>
<p><u>DM/17/4081</u></p> <p><u>8 Hawmead Crawley Down RH10 4XY</u></p> <p>T1-Prunus Serrulata - reduce by 2 metres in height, 1.5 metres in the Southerly direction (over the garden of no. 9 Hawmead) between 0.5 and 1 metre in other directions.</p>	<p>Refer to tree officer</p>
<p><u>DM/17/4105</u></p> <p><u>1 Pasture Wood Close Crawley Down RH10 4AP</u></p> <p>Sycamore Beech (T1),(T2),T3), and (T4) Reduction on garden side by up to 2 metres . Oak (T6) Reduce back from garage by up to 2 metres. Beech (T5) removal of 2 lowest branches (Garden side)</p>	<p>Refer to tree officer</p>
<p><u>DM/17/4185</u></p> <p><u>Oak Cottage 3 Spring Copse Copthorne RH10 3XY</u></p> <p>(T1) Oak - thin by 20%.</p>	<p>Refer to tree officer</p>
<p><u>DM/17/4231</u></p> <p><u>2 Spring Copse Copthorne RH10 3XY</u></p> <p>G2 Douglas Fir x 2 - reduce overlong laterals overhanging house by up to 4m.</p>	<p>Refer to tree officer</p>

103. Date of the next meeting

The date of the next meeting will be Monday, 6th November 2017.

Meeting closed at 20.55 hrs

Chairman: _____

Date: _____