

Worth Parish Council
Minutes of the Planning and Highways Committee Meeting
9th October 2017 at 19.30hrs

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

88. 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.

It was noted that Cllr Curzon was present as a member of the public, not being a member of this Committee

Mr Paul Budgen, representing the Copthorne Village Association, advised that the Gypsy & Traveller Site application at the Old Hollow due to be discussed tonight has been withdrawn. The CVA is currently engaged in trying to get Mid Sussex District Cabinet to agree to walk away from the proposals, at its meeting on Monday, 16th October.

The proposals are contrary to policies in the emerging District Plan, and there are some legal irregularities, Mr Budgen advised.

Councillors noted this information

89. Apologies:

Apologies were NOTED from Cllrs Dorey, Coote and Lord

Absent: Cllrs Allen and Larkin

90. Declaration of Pecuniary and Other Interests

Cllr Hitchcock declared a personal interest in DM/17/3607 for Land to the west of Beechcroft, Hophurst Hill, as the applicant is a personal friend.

91 Minutes

The Clerk asked that approval of the Minutes of the meeting of 25th September be deferred for as some matters needed clarification.

This was AGREED.

In item 85, Cllr Blakemore said that it had been agreed to invite Nick Rogers to a Planning & Highways meeting to explain why MSDC decisions were often contrary to Worth Parish Council recommendations.

Cllr Gibson advised that he had provided wording for this section to assist in clarification, but this had not been included in the Minutes.

The Clerk will ensure that the Minutes are amended to provide a true reflection of discussions at the last meeting, and will present these at the next Planning & Highways Committee meeting for approval.

92 Chairman's Announcements

The Clerk advised that DCLG has published a consultation document "Planning for Homes". This will be considered and a response agreed, at the next full Planning & Highways meeting on 6th November.

93 Correspondence

The Clerk advised that MSDC will no longer be supplying paper copies of planning applications as from March 31st 2018. She has discussed the possibility of supplying hard copy plans for major applications, especially site plans, and this is being considered.

The matter will be further discussed at the Parish Training Workshop at MSDC on 10th November, which Cllrs Gibson and Hitchcock will be attending, together with the Clerk.

This was NOTED.

94 Update on MSDC Planning Committee meetings:

- a) District Planning Committee – next meeting: October 12th 2017 at 14:00 hrs. No items pertaining to Worth Parish Council on the agenda, although an application for 63 homes at Felbridge, within the East Grinstead Neighbourhood Plan area was to be discussed.
- b) Planning Committee A – next meeting: October 19th 2017 at 19:00 hrs. No documents on the website
- c) Planning Committee B – next meeting: November 2nd 2017 at 19:00 hrs. No documents on the website

95 DM/17/3519 Land at Lower Hollow Copse Copthorne Road Copthorne West Sussex –

The Chairman advised that this application has been withdrawn due to missing documentation so will not be considered tonight. It is expected that the application will be re-submitted.

Cllr Field noted that Mr Budgen had referred to the matter being discussed at the MSDC Cabinet meeting on Monday, 16th October.

At this point, the Chairman proposed the suspension of Standing Orders to allow Mr Budgen to clarify the position. This was seconded by Cllr Blakemore and agreed by all.

Mr Budgen advised that Cabinet meeting were not held in public, but he hoped that the issue of the Gypsy & Traveller proposals would be considered under Chairman's business. He believed that there would be legal issues should the application be re-submitted, including potential conflict with the emerging Local Plan.

The Chairman thanked Mr Budgen for this clarification.

Standing Orders were reinstated.

96 Planning Decisions from Mid Sussex District Council

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

Reference	Address	WPC	MSDC
DM/17/3403	39 Lashmere Copthorne Crawley West Sussex RH10 3RR	Defer	Approved
DM/17/2943	8 Larches Way Crawley Down Crawley West Sussex RH10 4UH	Support	Approved
DM/17/2755	Land Adj.To Landfall Sandhill Lane Crawley Down Crawley West Sussex RH10 4LE	Object	Approved
DM/17/3066	2 Tiltwood Drive Crawley Down Crawley West Sussex RH10 4PH	Noted	Approved
DM/17/3304	9 Bowers Place Crawley Down Crawley West Sussex RH10 4HY	Support	Withdrawn
DM/17/3348	10, Hillside Crawley Down Crawley West Sussex RH10 4XD	Support	Approved

Cllr Gibson drew Councillors' attention to the Officer's Report on DM/17/2755 for the erection of a single dwelling, which had been permitted contrary to the Parish Council's recommendation to refuse.

The Officer stated that MSDC believes that it has a five year housing supply, yet in a subsequent paragraph stated that MSDC cannot demonstrate a five year housing supply.

In the summing up at the Planning Inquiry, Worth Parish Council's barrister advised that emerging policies should be given significant weight pending the adoption of the new Local Plan, when those policies will take over. In Cllr Gibson's opinion, this should be sufficient grounds to refuse DM/17/2755.

Cllr Gibson suggested that the Committee should consider writing to Tom Clarke, MSDC Solicitor querying whether MSDC has taken legal advice as to whether it can or cannot rely on a five year housing supply at this point in the District Plan process. Planning Officers seem to be acting on instruction, yet to have one paragraph in conflict with another in reports, as previously cited, is disingenuous.

It was AGREED by all present that the Clerk would write a strongly worded letter to Mr Clarke, asking if formal legal advice had been sought in relation to the weight being given to a five year housing supply, given the current status of the Local Plan; and if so, to provide content of same.

Cllr Gibson advised Councillors to look at the "map" option on on-line applications, which showed recent applications, appeals and enforcement action in the area, which he thought was of interest.

97 Compliance Action

Land off Turners Hill Rd – Wates Site

This site is one of those under consideration by the Secretary of State, with an Article 31 notice imposed stating that the application for 9 homes on the site cannot be decided.

However, there has been activity reported on the site, with a bulldozer being parked there, although no groundworks have taken place. Photographic evidence has been sent to Enforcement, by a local resident, and is currently being investigated.

Cala Homes had permission for a compound on the site, and as such had a temporary access onto the land. This should have been removed, and the landscaping scheme implemented for this area, but it remains outstanding. This too has been brought to the attention of Enforcement, but the developer has four years from completion of site to complete landscaping and planting.

The Clerk is monitoring the situation.

Councillors NOTED this information.

Possible air port parking at Keeper Knights, Copthorne Rd

Cllr Blakemore reminded the Clerk that he had reported to her possible air port parking on the private road leading to this property some weeks ago, but she had ascertained that as it was a private road, this was permissible. However, he had received further reports that cars were being parked on the adjacent field, which is a planning matter.

The Clerk will report this to the Enforcement Team for investigation.

98 Appeals

There have been no appeals lodged since the last meeting.

99 Progress on Neighbourhood Plans

A recommendation has been made by the Copthorne Neighbourhood Plan Sub Committee, based on advice given by Andrew Metcalfe, Consultant, that the Parish Council consider having a combined Worth Parish Neighbourhood Plan. It was agreed that this should be considered by Full Council and not the Planning & Highways Committee. This will be on the agenda for the October Full Council meeting.

Councillors NOTED this information

There is a joint Call for Sites currently underway for both Copthorne and Crawley Down, which ends 27th October 2017.

Councillors NOTED this information

A meeting is being arranged with MSDC with Chairs of both Sub Committees to clarify the situation with a joint Plan, and to discuss other Neighbourhood Plan issues, such as the 5.2 year housing supply.

Councillors NOTED this information

100 Progress on Mid Sussex Local Development Framework

The Clerk advised that MSDC has published modifications to the District Plan, which are now out for consultation, with a deadline of 13th November. This will be discussed at the next Planning and Highways meeting on 6th November, and a response agreed.

Cllr Gibson noted that only comments on the legality of the documents would be accepted, as the content had been already agreed.

Councillors NOTED this information.

101 Highways Issues

Community Highways Schemes

As requested the Clerk has registered two schemes with WSCC, these being junction improvements at Vicarage Lane and removal of lay by at Sandy Lane junction. These have been referred back as requiring proof of community support.

As a result, the Clerk did NOT submit the proposal for parking improvements in Bowers Place.

She is currently arranging a meeting with Heidi Brunson, County Councillor to discuss these schemes and other proposals for Section 106 expenditure, as it appears they may not be sufficient monies to fund all three.

In the meantime, the Clerk asked the Committee how they would like her to go about seeking community support.

Cllr Gibson queried the proposals for Vicarage Lane, saying that as this was a safety issue, he

thought that an indication of public support was not required. The Clerk said that she would double-check this with Richard Speller, Local Highways Officer, but the application had definitely been rejected by WSCC due to lack of information.

It was AGREED that the Clerk would publicise these Community Highways Schemes proposals in local newsletters, and at the proposed Vision consultation meetings

Request for Street Name for DM/17/2893 land adjacent to Cuttinglye Lane

The suggestion of Cuttinglye Copse has been rejected by MSDC as there is already Cuttinglye Lane and Cuttinglye Rd; alternative suggestions are sought.

After discussion, it was AGREED that the suggestion of Barn Close would be put forward; however, the Committee would have no objection to Oakley Close, which was the developers' suggestion. The numbers of the new houses are to be sequential.

Crawley Down Christmas Fayre

The Crawley Down Residents' Association has written to ask permission to close the car park opposite Auchinleck Court from 8am until 7.30pm on December 2nd 2017 to allow for the area to be used for stalls.

The Clerk will ensure that all the relevant insurance and risk assessments are in place prior to the event taking place.

This was AGREED by all present.

102. Planning Applications:

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

<p><u>DM/17/3447</u></p> <p><u>Gatwick Worth Hotel Crabbet Park Turners Hill Road Turners Hill RH10 4SW</u></p> <p>Proposed extension of hotel to provide 40 new bedrooms, enhanced conference space and extensions to the restaurant, beauty treatment rooms and office space.</p>	<p>Object, as agree with the views of Highways England in that no cumulative impact assessment has been provided to analysis the increase in traffic movement</p> <p>No provision for increase in parking</p>
<p><u>DM/17/3607</u></p> <p><u>Land To The West Of Beechcroft Hophurst Hill Crawley Down RH10 4LW</u></p> <p>The erection of a detached dwelling house with garaging; including ecological mitigation and enhancement measures and the formation of a vehicular/pedestrian access from Cuttinglye Road with all matters reserved.</p>	<p>At this point, Cllr Hitchcock declared a personal interest, and took no part in discussion.</p> <p>Cllr Blakemore took the Chair for this item.</p> <p>Object, as contrary to Policy C1 in the Local Plan, and contrary to Policies 8 and 9 of the Crawley Down Neighbourhood Plan. Request arboricultural assessment.</p>
<p><u>DM/17/3641</u></p> <p><u>Maidenhead Aquatics Crawley Garden Centre Copthorne Road Copthorne RH10 3PD</u></p> <p>Change of Use to convert the building and adjoining yard to dog day care centre operating from 7am to 7pm Monday to Friday. (Sui Generis Use Class)</p>	<p>Cllr Hitchcock resumed the Chair.</p> <p>Object, due to loss of amenity to neighbouring property, and un-neighbourly impact in relation to noise etc. No consideration given to cumulative impact of increase in traffic movements, and to generation of traffic outside the opening hours of the garden centre.</p>

<p><u>DM/17/3647</u></p> <p><u>Land South West Of Ascotts Crawley Down Road Felbridge</u></p> <p>Construction of a new 4 bedroom, two storey dwelling with separate garage.</p>	<p>Object, due to cumulative impact of traffic on narrow lane not being assessed, and being contrary to Policy 10 of the Crawley Down Neighbourhood Plan</p>
<p><u>DM/17/3692</u></p> <p><u>Garden Of 5 Buckley Place Crawley Down RH10 4JG</u></p> <p>Single storey annex to existing dwelling.</p>	<p>Support, but ask for non-severance clause and that design is more in keeping with the neighbouring properties.</p>
<p><u>DM/17/3709</u></p> <p><u>Tangley House 5 Maynard Close Copthorne RH10 3XZ</u></p> <p>T1 Oak Tree - Remove lowest major limb (previously reduced) back to trunk and reduce crown by 2m.</p>	<p>Refer to the tree officer</p>
<p><u>DM/17/3802</u></p> <p><u>110 Hazel Way Crawley Down RH10 4EU</u></p> <p>Demolition of existing garage, erection of single storey side extension and retrospective approval of single storey rear extension.</p>	<p>Object, as contrary to the Crawley Down Neighbourhood Plan Policy 4.2 loss of parking.</p>
<p><u>DM/17/3829</u></p> <p><u>29 Kitsmead Copthorne RH10 3PN</u></p> <p>Proposed single storey front and rear extensions and garage conversion.</p>	<p>Object, as contrary to the emerging Copthorne Neighbourhood Plan due to loss of parking</p>
<p><u>DM/17/3861</u></p> <p><u>18,20 And 22 Kitsmead Copthorne RH10 3PW</u></p> <p>(T1) and (T2) Oak Reduce crown on garden side of 19 Calluna Drive by up to 2 metres. (T3) Oak Thin by 20% on garden side of 17 Calluna Drive</p>	<p>Refer to Tree Officer</p>
<p><u>DM/17/3877</u></p> <p><u>Eastleigh Brookhill Road Copthorne Crawley West Sussex RH10 3QJ</u></p> <p>Proposed detached garage and an extension to the utility room.</p>	<p>Support</p>

103. Date of the next meeting

The date of the next meeting will be Monday, October 30th 2017, after the Full Council meeting

Meeting closed at 22.00 hrs

Chairman: _____

Date: _____