

WORTH PARISH COUNCIL

Public Meeting Pack

Planning and Highways
Committee

May 8th 2017

Notice of Meeting

You are hereby summoned to the **Planning and Highways Committee** meeting of Worth Parish Council. To be held at 1st Floor, The Parish Hub, Borers Arms Road, Copthorne, on **Monday, May 8th 2017, at 19:30hrs**, when the following business will be considered and transacted:

Mrs J. Nagy
Clerk to the Council

AGENDA

- 1. Public Question Time – 15 minutes** – To receive, and act upon if considered necessary, comments made by members of the public.

Members of the Public are welcome to ask questions of the Council on matters that arise under its remit. The question should not be a statement and it would be appreciated to be kept short, to maximise the time for other questions. The chairman will call the question from those who are indicating that they wish to speak.

- 2. Apologies** – To receive and approve apologies for absence.
- 3. Declarations of Disclosable Pecuniary and Other Interests** – To receive any declarations of interest from Councillors.
- 4. Minutes** – To discuss, amend if necessary and thereafter approve the Minutes of the Planning and Highways Committee meeting held on April 10th and April 24th 2017.
- 5. Chairman's Announcements** – To receive any announcements by the Chairman of the Planning and Highways Committee.
- 6. Correspondence** – To note correspondence received since the last meeting
- 7. Update on Mid Sussex District Council Planning Committee meetings** – To note items relevant to Worth Parish Council on the agendas of the following Mid Sussex District Council Committees:
- a.** District Planning Committee – next meeting: May 18th 2017 at 19:00 hrs.
 - b.** Planning Committee A – next meeting: May 25th 2017 at 19:00 hrs.
 - c.** Planning Committee B – next meeting: May 11th 2017 at 19:00 hrs.
- 8. Planning Decisions from Mid Sussex District Council** – To receive and comment upon decisions made by Mid Sussex District Council, the Local Planning Authority.

Reference	Address	WPC	MDSC
DM/17/0913	Ley House Old Hollow Copthorne RH10 4TA	Support	Withdrawn
DM/16/5489	Land At South Place And Hurst House Copthorne Common Road Copthorne RH10 3LG	Object	Refused
DM/17/0358	11 Rowan Walk Crawley Down Crawley West Sussex RH10 4JP	Support	Approved
DM/17/1003	Grange Cottage Sandhill Lane Crawley Down RH10 4LB	Support	Approved
DM/17/0979	60 Church Lane Copthorne Crawley West Sussex RH10 3QF	Support	Approved
DM/17/0909	Treen Brookhill Road Copthorne Crawley West Sussex RH10 3PR	Support	Approved
DM/17/0815	46 Fairway Copthorne Crawley West Sussex RH10 3QA	Support	Approved
DM/16/2867	26 Hophurst Drive, Crawley Down	Support	Approved

- 9. Planning Compliance Action** – To receive a report on any actions currently being investigated by Mid Sussex District Council, and to report any possible further breaches.
- 10. Appeals** – To receive and note any Planning Appeals.
- 11. Progress on Neighbourhood Plans** – To receive and comment upon the latest situation in relation to the Neighbourhood Plans:
- The emerging Copthorne Neighbourhood Plan.
 - The adopted Crawley Down Neighbourhood Plan.
 - To discuss the draft Terms of Reference for the Neighbourhood Plan Committee.
- 12. Progress on the Mid Sussex Local Development Framework** – To receive and comment upon the latest situation in relation to the progress of the Local Plan.
- 13. Highways Issues** – To discuss and make comments upon any issues relating to Highways, drainage, street names, footpaths and public rights of way.
- 14. 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/17/1138</u></p> <p><u>1 Long Acre Crawley Down RH10 4HX</u></p> <p>Demolish existing conservatory. Single storey rear and side extension. Porch extension. Loft conversion including rear dormer. Garden outbuilding. Attached garage building. Boundary treatments, including a new 1.8m high fence. New vehicular access and sliding gate.</p>	
<p><u>DM/17/1441</u></p> <p><u>51 Bridgelands Copthorne Crawley West Sussex RH10 3QW</u></p> <p>Second storey front and side extension built over existing porch, kitchen and garage.</p>	
<p><u>DM/17/1576</u></p> <p><u>Copthorne Golf Club Borers Arms Road Copthorne RH10 3LL</u></p> <p>Demolition of existing conservatory and replacement with sun-lounge on same footprint</p>	
<p><u>DM/17/1592</u></p> <p><u>Tree Tops Copthorne Road Copthorne RH10 3PD</u></p> <p>Proposed extension, orangery, new roof to dwelling with a detached garage and new entrance gate.</p>	
<p><u>DM/17/1598</u></p> <p><u>42 Bramble Way Crawley Down RH10 4AJ</u></p> <p>Rooms in roof with Velux windows.</p>	
<p><u>DM/17/1604</u></p> <p><u>EBM House Sandy Lane Crawley Down RH10 4HS</u></p> <p>Proposed seating area to the front of the restaurant.</p>	
<p><u>DM/17/1612</u></p> <p><u>Star Place Cottage Place Copthorne Common Road Copthorne RH10 3LF</u></p> <p>Reserved Matters application for the approval of access, appearance, landscaping, layout and scale following approval of Outline application 14/00909/OUT for the</p>	

erection of a new bungalow, extending existing drive and demolition of garage and creation of replacement double garage to serve Evergreen.	
<p><u>DM/17/1660</u></p> <p><u>Site Of Palmers Autocentre Turners Hill Road Crawley Down</u></p> <p>Erection of eight dwellings following demolition of previous commercial building.</p>	
<p><u>DM/17/1703</u></p> <p><u>8 Pasture Wood Close Crawley Down RH10 4AP</u></p> <p>T1: (G54, Cypress) - Fell and replace 4 feet back. Reason: Low grade tree and growing into another tree. T2 and T3: (G51, Holly's) - Fell. Reason: Low amenity trees with low hanging branches and causing excessive shading.</p>	
<p><u>DM/17/1818</u></p> <p><u>30 Spring Gardens Copthorne Crawley West Sussex RH10 3RS</u></p> <p>T1: Oak - removal of two lowest branches, one overhanging drive, one overhanging roof. Reason: to reduce overhanging and increase light. T2: Beech (multi-stemmed) - crown lift to a height of 7 metres. Reason: to reduce overhanging and increase light. T3: Beech (in rear garden) - removal of lowest branch overhanging garden. Reason: to reduce overhanging and increase light.</p>	

15. Date of the next meeting – Monday, June 5th at 19:30hrs.

ALL MEMBERS OF THE PUBLIC HAVE THE RIGHT TO ATTEND, AND ARE WELCOME AT MEETINGS

Worth Parish Council
Minutes of the Planning and Highways Committee Meeting
April 10th 2017 at 19:30 hrs

Present:

Cllr Hitchcock (Chairman)	Cllr Anscomb
Cllr Blakemore	Cllr Cruikshank
Cllr Field	Cllr Gibson
Cllr Lord	Cllr Phillips
Cllr Scott	Cllr Webb
Ms S Vaughan (Assistant Clerk)	1 Member of the Public

237. Public Question Time

The Chairman welcomed all present to the meeting, then highlighted the housekeeping rules and indicated 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 spoke briefly on his submitted applications, DM/17/1060, DM/17/1064 and DM/17/1286. Mr Budgen stated that the proposed development would not over-shadow the adjacent property.

238. Apologies

Apologies were NOTED from Cllrs Coote, Curzon and Dorey.
Absent: Cllrs Allen and Larkin.

239. Declaration of Pecuniary and Other Interests

All Councillors declared an interest in item DM/17/1312, under agenda item 14 – New Planning Applications, as they are familiar with the applicant.

Cllr Gibson declared an interest in item DM/17/1148, as he felt that he would be pre-determined in relation to the application. Cllr Gibson stated that he would leave the room during the discussion.

240. Minutes

It was RESOLVED that the Minutes of the Planning Committee meeting held and March 20th 2017 be APPROVED as a true and correct record of the meeting.

Councillor Gibson NOTED that the Clerk had reported that there was nothing of interest on the Planning Committee A agenda and that an application for 5 properties at Fermandy Lane had been on the agenda. The MSDC Planning Officer also made no reference to the Council's objection to the application, made in October.

241. Chairman's Announcements

The Chairman reminded Councillors to respond to Chairman's dinner invitation.

The Chairman announced that Councillor Gibson had resigned as Chairman of the committee.

The Chairman indicated that he wanted to speak about Neighbourhood Plan Committees, adding an item to the agenda. The Assistant Clerk advised the Chairman that he was unable to add items to the agenda. The Chairman disagreed and advised the Assistant Clerk that he felt the decision was at his discretion.

242. Correspondence

The Assistant Clerk referred Councillors to the correspondence list circulated and asked if there were any queries on any item. There were no queries.

The Assistant Clerk referred Councillors to an invoice for £124.33 had been received from High Weald Councils Aviation Action Group. It was NOTED that the Council had paid a membership fee of £150. Cllr Scott suggested that this membership was irrelevant to Worth Parish Council, due to distance. This was AGREED.

243. Update on MSDC Planning Committee meetings:

- a. District Planning Committee – next meeting: May 18th 2017 at 19:00 hrs.

It was NOTED that the scheduled meeting on April 20th 2017 at 14:00 has been cancelled.

- b. Planning Committee A – next meeting: April 27th 2017 at 19:00 hrs.
No documentation is currently available.
- c. Planning Committee B – next meeting: May 11th 2017 at 19:00 hrs.
It was NOTED that item DM/17/0641, Minstrals, is on the agenda, recommended for approval.

244. Planning Decisions from Mid Sussex District Council:

Reference	Address	WPC	MDSC
DM/16/3632	Land To The East Of Sandhill Lane Crawley Down RH10 4LE	Refer to Planning Officer	Approved
DM/16/4548	Balmoral Brookhill Road Copthorne RH10 3QU	Object	Approved
DM/17/0310	6A Calluna Drive Copthorne RH10 3XF	Support	Approved
DM/17/0302	Ridgewood Lake View Road Furnace Wood RH19 2QB	Support	Approved
DM/17/0404	The Oaks Sandhill Lane Crawley Down RH10 4LE	Support	Approved
DM/17/0732	28 Church Lane Copthorne RH10 3QF	-	Withdrawn
DM/16/5595	Wakehams Green Farm Copthorne Road Copthorne RH10 3PD	Conditional Support	Withdrawn
DM/17/0666	Hillside Brookhill Road Copthorne RH10 3AB	Support	Approved
DM/16/0410	Park View Wallage Lane Rowfant RH10 4NG	Support	Approved
DM/17/0388	Rowan Turners Hill Road Crawley Down RH10 3EP	No Comment	Approved
DM/17/0654	Landfall Sandhill Lane Crawley Down RH10 4LE	N/A	Approved
DM/17/0695	Landfall Sandhill Lane Crawley Down RH10 4LE	N/A	Approved
DM/16/4409	Great Frenches Bungalow Snow Hill Crawley Down RH10 3EE	Support	Approved

245. Planning Compliance Action

The Assistant Clerk reported that the Clerk had reported planning application DM/17/1312 to Mid Sussex District Council, after reports of structural alterations to the property.

246. Appeals

The Assistant Clerk advised that there were no new appeals to report.

247. Progress on Neighbourhood Plans:

a. The emerging Copthorne Neighbourhood Plan

Cllr Blakemore spoke about the public open day held on April 1st, by the Copthorne Neighbourhood Plan Committee. Members of the public attended the event. Several comments were constructive criticism and only one comment was negative.

b. The adopted Crawley Down Neighbourhood Plan

Cllr Hitchcock advised that there was no activity on the Neighbourhood Plan but that the Inspector's Report is now with the Secretary of State. A decision on the appeal is due to be with Worth Parish Council by July 6th 2017.

Cllr Hitchcock spoke about Neighbourhood Plan Committees and said that he wanted to construct Terms of Reference for the committees of Copthorne and Crawley Down. The Assistant Clerk said that the comments were NOTED but that no decision could be made, as this item was not on the agenda.

248. Progress on the Mid Sussex Local Development Framework

a. From Mid Sussex District Council –

i. District Plan Update – Letter to Councils

It was NOTED that Mid Sussex District Council had released correspondence relating to housing numbers. 876 houses are to be accommodated by Mid Sussex District Council.

ii. District Plan Update – Letter to Jonathan Bore. It was NOTED Mr Bore is considering the housing numbers.

b. To discuss the chairman's proposal that the Council considers making a submission to the Housing White Paper. (The Assistant Clerk advised the Council to take materials

away, in order to be fully informed on the contents of the Housing White Paper and Cllr Gibson's report.)

Cllr Gibson did not have a written proposal and informed the Council that he felt the submission would not work as the format of submissions was limited to 38 detailed questions. Cllr Hitchcock advised the Council that he would write a proposal and distribute it to Councillors, by the end of the week.

249. Highways Issues:

It was NOTED that there was a Public Consultation on Proposed Amendments to the Taxi Licensing Policy.

It was NOTED that a road closure notice had been received, for the Copthorne Carnival.

250. Planning Applications:

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

<p><u>LI/17/0560</u> <u>Copthorne Service Station Pembley Green Copthorne RH10 3LF</u></p> <p>Remove licensable activity – sale of alcohol for consumption off the premises. Changes to internal layout.</p>	<p>Worth Parish Council supports this application.</p>
<p><u>DM/16/4945</u></p> <p><u>2 The Bungalows Station Road Crawley Down RH10 4JE</u></p> <p>Reserved Matters application for the approval of the appearance and landscaping for the proposed single detached dwelling at 2 The Bungalows following outline application DM/15/1203.</p>	<p>The Council understands that work on this application has been held up, as badgers are an issue. Due consideration should be given to wildlife.</p>
<p><u>DM/17/0313</u></p> <p><u>Tudor Rose Turners Hill Road Crawley Down RH10 4HH</u></p> <p>Demolition of existing detached single storey swimming pool and double garage. Proposed two 6 bedroom dwellings with integral double garages to the side and rear of the existing dwelling curtilage. Proposed garage and carport with accommodation above to replace the existing demolished double garage.</p>	<p>Object, as proposals are contrary to CDNP Policy 10 a) Promoting Sustainable Transport. Recent inquiry and planning decisions relating to very local applications to this site, determined that the B2028 between this site and Crawley Down Village did not provide safe walking routes for pedestrians or safe cycling routes and therefore would be car reliant and unsustainable. The Council is also concerned that a 2 house 6 bedroom development will add significant vehicle movements via the existing single access which is located in close proximity to the Dukes Head roundabout.</p>
<p><u>DM/17/0800</u></p> <p><u>Euro Skoda Crawley, Crawley Down Garage Snow Hill RH10 3EQ</u></p> <p>Proposed conversion of the existing car showrooms into new Skoda showroom with associated changes to elevations and access. Proposed removal of the existing metal palisade fencing and car access gate located in the car display area. Proposed changes to car display and car parking areas. Proposed partial conversion of existing small workshop into MOT bay. Proposed new car access door into the big workshop compound. Proposed enclosure of the big workshop compound with new metal palisade fencing.</p>	<p>Worth Parish Council supports this application.</p>
<p><u>DM/17/0918</u></p> <p><u>Merestede Borers Arms Road Copthorne RH10 3LJ</u></p> <p>Proposed detached garage.</p>	<p>The Council does not object but would request that the hedge is maintained during and after construction.</p>
<p><u>DM/17/0952</u></p> <p><u>Ascotts Crawley Down Road Felbridge RH19 2PS</u></p>	<p>Object, as proposals are contrary to CDNP Policy 10 a) Promoting Sustainable Transport, in that the site is on a narrow single track lane. The Crawley Down Neighbourhood Plan promotes</p>

<p>Construction of two new dwellings, a 3-bedroom, and a 5 bedroom one half storey, each with separate garage.</p>	<p>developments of smaller two and three bed homes. The Council request that MSDC ask the applicant to carry out a swept path analysis of the access drive to prove that it is adequate for both emergency and local authority service vehicles.</p> <p>There are now cumulative applications for 6 additional dwellings on this lane</p>
<p><u>DM/17/0970</u></p> <p><u>Woodside Service Station Copthorne Road Copthorne RH10 3PD</u></p> <p>Retrospective application for Sui Generis (Car Showroom) change of use to B1c (Hand Wash And Valeting Centre) including the addition of a new steel frame.</p>	<p>Worth Parish Council supports this application.</p>
<p><u>DM/17/1003</u></p> <p><u>Grange Cottage Sandhill Lane Crawley Down RH10 4LB</u></p> <p>Demolition of existing garage and construction of a tandem garage.</p>	<p>Worth Parish Council supports this application.</p>
<p><u>DM/17/1020</u></p> <p><u>The Park Farm Snow Hill Crawley Down RH10 3EE</u></p> <p>Demolition of existing dwelling, construction of two new 5-bedroom, two storey dwellings, each with separate garages. With new access driveway.</p>	<p>Noted. Worth Parish Council agrees with WSCC's objection to this application, due to access and visibility splay. The Council will support the WSCC Officer's final decision.</p>
<p><u>DM/17/1060</u></p> <p><u>Tamarind Copthorne Common Road Copthorne RH10 3LF</u></p> <p>Demolition of residential dwelling and erection of 6no residential dwellings.</p>	<p>Object: This application is considered to be over development of the site in an unsustainable location. The application does not comply with Copthorne Neighbourhood Plan Policies COP11 a) and c). The Copthorne Neighbourhood Plan is now at Regulation 14 consultation and should be given some weight. Recent inquiry and planning decisions relating to very local applications to this site, determined that the B2028 between this site and Crawley Down Village and the A264 to Copthorne Village, did not provide safe walking routes for pedestrians or safe cycling routes and therefore would be car reliant and unsustainable.</p> <p>The Parish Council is also concerned about the access from the site to the A264 and potential for traffic incidents when vehicles exiting the site turn right across the traffic flow.</p>
<p><u>DM/17/1064</u></p> <p><u>Tamarind Copthorne Common Road Copthorne RH10 3LF</u></p> <p>Demolition of residential dwelling and erection of 9no residential dwellings with new parking spaces and associated works.</p>	<p>Recent inquiry and planning decisions relating to very local applications to this site, determined that the B2028 between this site and Crawley Down Village and the A264 to Copthorne Village, did not provide safe walking routes for pedestrians or safe cycling routes and therefore would be car reliant and unsustainable.</p> <p>The Parish are also concerned about the access from the site to the A264 and the potential for traffic incidents when vehicles exiting the site turn right across the traffic flow.</p>
<p><u>*Cllr Gibson left the room*</u></p> <p><u>DM/17/1148</u></p> <p><u>Land Parcel At West Of Turners Hill Road Crawley Down</u></p> <p>Outline application for the development of land to accommodate 9 dwellings together with associated access road, car parking, landscaping and open space.</p>	<p>The Parish Council notes this application but is unable to comment as this may pre-empt any decision to be made by the Secretary of State regarding this site. We would remind MSDC that an Article 31 Directive is in place on this site which prevents the issuing of any permission notification. The Parish Council has not changed its position regarding this site, expressed at the recent Inquiry.</p>

	We would further remind MSDC that once the Gala Homes Wychwood has completed site operations there is an obligation on them to reinstate the land occupied by their site establishment, to its originally condition.. See email from Andrew Clarke to Ian Gibson dated 08 August 2016. This application should not be allowed to override this obligation.
<u>*Cllr Gibson returned to the room*</u> <u>DM/17/1197</u> <u>2 Pasture Wood Close Crawley Down RH10 4AP</u> (T1) Oak - reduce lowest limb by 2m. (T2,T3 and T4) Oak, Beech and Oak - reduce overall crown by 1.5m	Refer to Tree Officer
<u>DM/17/1219</u> <u>Borers Yard Borers Arms Road Copthorne RH10 3LH</u> Single storey rear porch extension and store, single storey front entrance extension and disabled toilet. Raise part of roof and form first floor offices over existing retail space. Also an addition of 3 parking spaces and 2 disabled parking spaces.	Worth Parish Council supports this application.
<u>DM/17/1286</u> <u>Orchard Cottage Church Road Copthorne RH10 3RD</u> Demolition of existing bungalow and erection of 2no three bedroom semi-detached dwellings.	Conditional Support: The Council asks that contractor parking is off-road, to the rear of the house and request a post-construction compliance check.
<u>DM/17/1287</u> <u>28 Church Lane Copthorne RH10 3QF</u> New garage/utility room to side elevation.	Worth Parish Council supports this application.
<u>DM/17/1312</u> <u>19 Knowle Drive Copthorne RH10 3LW</u> Conversion of existing 2 car garage into living space and construction of first floor bedroom above with Juliette balcony to side.	Worth Parish Council is unable to comment upon this application as there is no documentation on the website. The Council asks for the documentation to be uploaded and will consider the application at the next Planning and Highways Committee meeting on Monday, April 24th 2017.
<u>DM/17/1322</u> <u>Stoneleigh Vicarage Road Crawley Down RH10 4JJ</u> Proposed close board fence 1.8 metre high panels on top of gravel boards along our Southern boarder adjacent to pathway running alongside Sunny Avenue.	Worth Parish Council supports this application.

Date of the next meeting: The next Planning and Highways Committee meeting will be held on April 24th 2017.

Meeting closed at 21:05 hrs

Chairman: _____

Date: _____

Worth Parish Council
Minutes of the Planning and Highways Committee Meeting
April 24th 2017 at hrs

Present:

Cllr Hitchcock (Chairman)	Cllr Anscomb
Cllr Allen	Cllr Blakemore
Cllr Casella	Cllr Coote
Cllr Curzon	Cllr Field
Cllr Gibson	Cllr Larkin
Cllr Lord	Cllr Phillips
Cllr Webb	
Mrs J Nagy (Clerk)	1 Member of the Public

251. Public Question Time

The Chairman welcomed all present to the meeting, then highlighted the housekeeping rules and indicated that should anyone wish to film/record the proceedings could they make themselves known if they had not already done so to the Clerk.

No member of the public wished to speak at this point of the meeting

252. Apologies:

Apologies were NOTED from Cllrs Cruikshank, Dorey and Scott

Absent: None

253. Declaration of Pecuniary and Other Interests

Cllr Larkin declared a prejudicial interest in DM/17/1312, as he is the applicant.

Cllr Webb declared a personal interest in DM/17/1577, as he knows the applicant well.

Cllr Blakemore declared a potential interest in DM/17/1490 in that he had previously provided valuation advice; however, this was some years ago, and he was of the opinion that he no longer had a current interest in the proposals.

254. Minutes of Planning Committee Meeting

The approval of the Minutes of the meeting of 10th April 2017 was deferred to the next meeting due to a number of corrections to items 239 b), 247, 248, and to comments on planning applications in 250. The Clerk will ensure that these Minutes are re-drafted.

255. Chairman's Announcements

The Chairman had no announcements.

256. Correspondence

There was no correspondence list issued with the agenda.

257. Update on MSDC Planning Committee meetings:

- a. District Planning Committee – next meeting: May 18th 2017 at 19:00 hrs. No papers on the website
- b. Planning Committee A – next meeting: April 27th 2017 at 19:00 hrs. No item relating to Worth Parish Council on the agenda
- c. Planning Committee B – next meeting: May 11th 2017 at 19:00 hrs. No item relating to Worth Parish Council on the agenda

The Clerk reported that Planning Committee B scheduled for 8th June 2017 has now be cancelled owing to the General Election.

258. Planning Decisions from Mid Sussex District Council:

Reference	Address	WPC	MDSC
DM/16/4864	14 Fermandy Lane Crawley Down RH10 4UB	Refer to Tree Officer	Withdrawn
DM/17/0792	Francis Court Borers Arms Road Copthorne RH10 3LQ	Refer to Tree Officer	Refused
DM/17/0542	Land Parcel To The East Of The Bothy Turners Hill Road Turners Hill	Support	Registered
DM/17/0800	Euro Skoda Crawley Crawley Down Garage Snow Hill RH10 3EQ	Support	Approved
DM/17/0615	Land Adj. Evergreen Cottage Place Copthorne Common Rd RH10 3LF	Support	Approved
DM/17/0373	The Oaks Sandhill Lane Crawley Down Crawley West Sussex RH10 4LE	Support	Approved
DM/16/5028	Land Adj To Sandhill House Sandhill Lane Crawley Down RH10 4LD	Object	Approved
DM/17/0722	28 The Martins Crawley Down Crawley West Sussex RH10 4XU	Support	Approved
DM/16/5524	Mill House Old Hollow Copthorne Crawley WRH10 4TB	Support	Approved
DM/17/0814	Newlands Bowers Place Crawley Down RH10 4HY	Support	Approved
DM/17/0774	Navron Snow Hill Crawley Down Crawley West Sussex RH10 3EZ	Not in parish	Approved
DM/16/4864	14 Fermandy Lane Crawley Down RH10 4UB	Refer to Tree Officer	Withdrawn
DM/17/0792	Francis Court Borers Arms Road Copthorne RH10 3LQ	Refer to Tree Officer	Refused

DC/16/5028 – the Council objected as contrary to CDP Policy 08 Prevention of Coalescence and Policy 05 Control of New Developments. MSDC considered that as there were dwelling to the north and south, an additional dwelling did not signify coalescence, in the Officer's opinion.

259. Planning Compliance Action

At the previous meeting it was reported that the plans for planning application DM/17/1312 die not show an existing extension. Mid Sussex District Council are investigating as part of the consideration of the current application.

260. Appeals

An Appeal has been lodged for DM/16/3592 for the erection of a 3 bed 1½ storey dwelling at Down Park House, Down Park, Turners Hill Road Crawley Down. The Parish Council objected to the original application as not being in a sustainable location.

261. Progress on Neighbourhood Plans:

- a. The emerging Copthorne Neighbourhood Plan
Cllr Blakemore reminded Councillors that the deadline for Regulation 14 consultation was Friday, 28th April, and that they were still coming in.

Councillors NOTED this information

- b. The adopted Crawley Down Neighbourhood Plan
Cllr Hitchcock said that there was nothing new to report, as the response from the Secretary of State was not expected until on or around 6th July.

Cllr Coote reported that he had tried to arrange a meeting with MP Jeremy Quinn, but he suggested that this be deferred until after the General Election on 8th June. There is a possibility that there will be a new Secretary of State after the Election which might have an impact on the response dead line.

Councillors NOTED this information.

c. To discuss required Terms of Reference for the Neighbourhood Plan Sub-Committee

The Clerk reminded Councillors that it had been agreed at the Full Council meeting on 20th March, that terms of reference for all committees would be discussed and agreed at the Annual General Meeting on 22nd May.

Cllr Gibson noted that it is the remit of a Committee to decide the terms of reference for a Sub-Committee.

The Chairman said that he had prepared a draft for consideration; however, this did not appear to be have been circulated.

It was agreed that the Chairman and the Clerk would prepare a draft terms of reference for the Neighbourhood Plan Sub Committee to consider at the next Planning Committee meeting, and for agreement as part of the whole council structure at the AGM in May.

262 Progress on the Mid Sussex Local Development Framework

Response to White Paper "Fixing our broken housing market"

The Chairman advised that he had prepared a draft consultation response to this document based on the requisite 38 questions; however, this did not appear to have been circulated.

Due to the deadline of the consultation being 2nd May, it was RESOLVED to give delegated powers to Cllr Hitchcock as Chair of the Planning & Highways Committee, and the Clerk to prepare and submit a suitable response to this White Paper.

263. Highways Issues:

The Clerk had nothing to report.

Other Highways Matters

Cllr Gibson reported that despite there being an advisory "No right turn" at the exit of the Rowfant Business Park in Wallage Lane, lorries were still executing this manoeuvre causing issues.

It was AGREED that the Clerk would write to the Business Centre asking that the sign be made more prominent, and that businesses on the site were reminded of the restriction. In addition, she would write to Jewson's and the Timber Store separately, as it was believed that vehicles from these two companies were involved; all correspondence to be copied to Turners Hill Parish Council.

264. Planning Applications:

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

<u>DM/17/1010</u> <u>Compare Parking Deals Compound 2 Acacia Grove Cophorne Road Cophorne RH10 3PD</u> Retrospective application to retain metal fencing, CCTV, and lights for car parking lot.	Support in principle, but concerns over impact of light pollution on surrounding area and wildlife as no Environmental Impact Assessment or similar carried out. No information given as to type of lighting or output via lumens. Suggest infra red lighting might be suitable for camera operation, thus reducing the impact.
<u>DM/17/1312</u> <u>19 Knowle Drive Cophorne RH10 3LW</u> Conversion of existing 2 car garage into living space and construction of first floor bedroom above with Juliette balcony to side.	Support, but ask that non-severance clause be applied to avoid a separate unit of accommodation Please note that the applicant is a parish councilor, who declared a prejudicial interest and left the room during discussions.

<p><u>DM/17/1328</u></p> <p><u>Hope Cottage Copthorne Common Road Copthorne RH10 3JX</u></p> <p>Proposed single storey side extension over existing structure with associated internal and external alterations.</p>	<p>Support</p>
<p><u>DM/17/1415</u></p> <p><u>4 Grange Farm Cottages Turners Hill Road Crawley Down RH10 4EY</u></p> <p>Proposed two storey front, side and rear extension.</p>	<p>Having taken into consideration CDNP Policy 4.1 a), the Council would not normally support such proposals, as the proposed extension is not subservient in terms of scale. However, it supports on this occasion, due to the size of the plot.</p>
<p><u>DM/17/1418</u></p> <p><u>Little Frenches Farm Snow Hill Crawley Down Crawley West Sussex RH10 3EG</u></p> <p>Digging of a trench and the pouring of concrete to create a foundation to establish a lawful commencement for works pertaining to planning permission 14/00616/FUL.</p>	<p>As this related to a LDF, the Council will support the decision of MDSC, this being a legal consideration.</p> <p>However, it asks that public access to the PROW is maintained at all times at all stages of development.</p>
<p><u>DM/17/1489</u></p> <p><u>12, Fairway, Copthorne, Crawley, West Sussex, RH103PU</u></p> <p>Second storey front and side extension built over existing porch, kitchen and garage</p>	<p>Support</p>
<p><u>DM/17/1490</u></p> <p><u>Land Parcel At 533365 138976 Turners Hill Road Crawley Down West Sussex</u></p> <p>Outline application for the demolition of existing buildings and a residential development of up to 167 units, a community hub including spaces for local shop and community space, together with improvements and alterations to existing commercial business park to achieve a redevelopment of up to 6000m2 of commercial space with green infrastructure and two accesses off Turners Hill Road and one off Copthorne Common Road, and including works associated with the development (landscaping, works to ponds, informal and formal open space, selective tree removal, pedestrian, cyclist and public transport infrastructure, utilities and sustainable drainage infrastructure, car and cycle parking). All matters to be reserved except for access.</p>	<p>Strongly Object, as previous, in that:</p> <p>This project is not sustainable development and fails all three dimensions of the sustainability test (Economic, Social and Environmental)</p> <p>This once again is an outline application which does not comply with the spirit of the White Paper – Mending our Broken Housing Market, as it does not give the local community (Worth Parish) the opportunity to comment on the design and setting nor does it give the local community (Worth Parish) access to any pre-application discussions that may have taken place. MSDC should insist on all such applications being Full Applications, such that full details are available for all.</p> <p>This application is principally within the Copthorne boundary but accesses to the highway lie within the Crawley Down boundary. As for the previous application DM/15/3975, both the Copthorne Neighbourhood Plan, which has just completed Regulation 14 Consultation and the made Crawley Down Neighbourhood Plan apply.</p> <p>The proposal does not comply with the following policies within the Crawley Down Neighbourhood Plan;</p> <p>CDNP01 - Securing Sustainable Infrastructure. CDNP05 - a) scale is not unobtrusive and is out of character with the area b) density is too high and exceeds 25 dph. e) green spaces appear to be inadequate for this number</p> <p>CDNP06 - Suitable Sustainable Drainage.</p> <p>Large area of hard standing that drains to a stream via</p>

	<p>the lagoon to Copthorne which has a flood risk. Development on this catchment should be resisted until the Copthorne problem is resolved. CDNP08 Prevention of Coalescence.</p> <p>The development constitutes ribbon development on both the B2028 and A264 leading to potential coalescence by reducing the gap between Crawley Down and Copthorne.</p> <p>CDNP09 Protect and Enhance Biodiversity.</p> <p>It would appear that most if not all trees within the site are to be cleared with new plantings' as part of the development. This unacceptable practice and we request that MSDC place TPO's on all trees that can sensibly be kept as part of any development.</p> <p>CDNP10 Promoting Sustainable Transport</p> <p>a) It has already been established by dismissal of a previous appeal that the B2028 does not provide safe facilities for either walking or cycling to Crawley Down. The suggestion within the application that cutting back vegetation to the footpath with improve this is not adequate mitigation. The accident record for this section of road is poor, with incidents involving cyclists</p> <p>The proposal does not comply with the following policies of Copthorne Neighbourhood Plan. The Copthorne Plan has now completed Regulation 14 consultation and should be afforded some weight;</p> <p>COPO1, COPO5 a) f), COPO6 , COPO8 b) , COPO9 d) COPO11 a) f).</p> <p>It should be noted that although both Copthorne and Crawley Down undertook searches for suitable land to develop, neither Plan has allocated sites for development but both have included permissive policies for development.</p> <p>In the opinion of the Parish Council, little has changed since the previous application DM/15/3975 was dismissed on appeal.</p>
<p><u>DM/17/1494</u></p> <p><u>9 Pasture Wood Close Crawley Down Crawley West Sussex RH10 4AP</u></p> <p>(T1) Holly Tree - fell</p>	<p>Refer to the Tree Officer, but ask her to consider CDNP Policy 9e) and paragraph 54, and in particular paragraph 65 q) in conjunction with paragraph 89.</p>
<p><u>DM/17/1508</u></p> <p><u>Oakleigh Wallage Lane Crawley Down Crawley West Sussex RH10 4NN</u></p> <p>Amendments to Planning application DM/17/0237 to increase the size of the single storey rear extension. Alterations to the windows on the rear of the two storey side/ rear extension.</p>	<p>Support</p>
<p><u>DM/17/1517</u></p> <p><u>Francis Court Borers Arms Road Copthorne Crawley West Sussex RH10 3LQ</u></p> <p>New external lift shaft.</p>	<p>Support</p>

<p><u>DM/17/1577</u></p> <p><u>Dormer Cottage Sandy Lane Crawley Down Crawley West Sussex RH10 4HS</u></p> <p>Existing secondary glazing has been installed since 2004.</p>	<p>As this relates to a LDF, the Council will support the decision of MDSC, this being a legal consideration</p>
<p><u>DM/17/1583</u></p> <p><u>50 Bridgelands Copthorne Crawley West Sussex RH10 3XD</u></p> <p>T1: Oak - reduce crown by 2-3m back to previous point. T2: Oak - reduce in height by 3m</p>	<p>Refer to the Tree Officer.</p>

265 Date of the next meeting

The date of the next meeting will be Monday, 8th May 2017

Meeting closed at 21.22 hrs

Chairman: _____

Date: _____