

Worth Parish Council
Minutes of the Planning and Highways Committee Meeting
September 4th 2017 at 1930hrs

Present: Cllr Blakemore (Chairman) Cllr Allen
 Cllr Anscomb Cllr Casella
 Cllr Coote Cllr Dorey
 Cllr Lord Cllr Gibson
 Cllr Phillips
 Miss S Vaughan (Assistant Clerk) 5 members of the public

64. Public Question Time

Five members of the public were present.

Mr Budgen spoke as a representative of the Copthorne Village Association about Mid Sussex District Council planning application DM/17/3519, Land at Lower Hollow Copse, Copthorne Road, Copthorne. He noted that the Copthorne Village Association are preparing a response to Mid Sussex District Council as the Association objects to the application. The Assistant Clerk advised the Committee that they could not respond to this statement as the application had not yet been brought before the Planning and Highways Committee.

65. Apologies

Apologies: Cllr Hitchcock
 Absent: Cllr Larkin

66. Declaration of Pecuniary and Other Interests

None.

67. Minutes of Planning Committee Meeting

It was RESOLVED by all present that the Minutes of the Planning and Highways Committee meeting held on August 14th 2017 were signed as a true and accurate record.

68. Chairman's Announcements

None.

69. Correspondence

None.

70. Update on MSDC Planning Committee meetings:

- a. District Planning Committee – next meeting: September 7th 2017 at 14:00 hrs.
- b. Planning Committee A – next meeting: September 14th 2017 at 19:00 hrs.
- c. Planning Committee B – next meeting: October 5th 2017 at 19:00 hrs.

71. Planning Decisions from Mid Sussex District Council:

Reference	Address	WPC	MDSC
DM/17/2602	Raema Brookhill Road Copthorne RH10 3QJ	Support	Approved
DM/17/2651	Beechcroft Sandy Lane Crawley Down RH10 4HU	Support	Approved
DM/17/2082	2 Hophurst Close Crawley Down RH10 4XE	Support	Approved
DM/17/2738	Kilnwood Cottage Turners Hill Road Crawley Down RH10 4HB	Support	Approved
DM/17/2587	44 Kitsmead Copthorne RH10 3PW	Conditional Support	Approved
DM/17/2172	54 Forest Close Crawley Down RH10 4LU	Object	Approved
DM/17/2506	4 Grange Farm Cottages Turners Hill Road Crawley Down RH10 4EY	Support	Refused
DM/17/2625	1 Verwood Cottages Shipley Bridge Lane Copthorne RH10 3JL	Noted	Refused
DM/17/0952	Ascotts Crawley Down Road Felbridge RH19 2PS	Object	Withdrawn

72. Planning Compliance Action

- Lower Hollow Copse, Pot Common, Copthorne RH10 3PF.
 Cllr Gibson asked what the enforcement outcome was and what monies were paid as the ground was not restored. The Committee would like to insist that the field be returned to its prior condition before the Committee makes a decision on the application.

- Wychwood Place. The Committee noted that the access road at the Cala Homes site was still in place, despite Cala Homes having been instructed to remove it by the Enforcement team at MSDC.

73.Appeals

None.

74.Progress on Neighbourhood Plans

- a. The emerging Copthorne Neighbourhood Plan.** The next meeting of the Copthorne Neighbourhood Plan Committee is Tuesday, September 5th at 4pm. The Committee is to decide how to progress the Neighbourhood Plan. Cllr Blakemore attended a meeting at Mid Sussex District Council and reported that the numbers are flexible as Worth Parish might be given housing allocation from other Parishes that are unable to accommodate any further housing.
- b. The adopted Crawley Down Neighbourhood Plan.** Cllrs Coote and Gibson met with Jeremy Quin MP on Saturday September 2nd to brief him on the Call-In Inquiry. The Secretary of State's decision is expected on September 14th. The Committee NOTED that Eastergate Parish Council had called-in an application on the Fontwell Estate. The application was granted as the application did not conflict with the wording in their Neighbourhood Plan policies and the site in question had not been assessed in their site selection, for sustainability.

It was NOTED that the only way for the Crawley Down Neighbourhood Plan to be amended was to create a new plan. Cllr Gibson PROPOSED that the Clerk write to Mr Putnam to draw the Secretary of State's attention to the progress made on the Mid Sussex District Plan, in particular the conclusion by the Plan Inspector that the Council could now demonstrate a 5.2 year supply of housing land. This was SECONDED by Cllr Lord and AGREED by all. The motion was CARRIED.

Cllr Gibson PROPOSED that the Clerk write to the DCLG to ask that the Article 31 on Application 17/1148 (Wates 9) remains in place until after the Secretary of State's decision, so that Worth Parish Council may discuss the outcome. This was SECONDED by Cllr Anscomb and AGREED by all. The motion was CARRIED.

75.Progress on the Mid Sussex Local Development Framework

In his concluding remarks to the Public Hearings of the Examination of the draft Mid Sussex District Plan, on 25th/26th July, the Inspector stated that he considered that the amended was sound and that Mid Sussex could now demonstrate a 5.2 year supply of housing land. He instructed the Council to undertake further work to identify sites, including additional strategic sites, for delivery from 23/24 onwards when the OAN (Objectively Assessed (Housing) Need) increases from 878 per year to 1,090. The remaining timetable for the Plan is a further round (6 weeks) of (written) public consultation in October/November with adoption in January 2018.

76.Tandridge District Plan Consultation

There is a presentation in Lingfield on Friday, September 8th. Current sites being considered for development are: Land West of Edenbridge, Redhill Aerodrome, Blindly Heath, and South Godstone. Cllr Gibson PROPOSED that Worth Parish Council enters the consultation with Tandridge District Council and ask them to consider traffic impact, specifically on West Park Road and the Dukes Head Roundabout and infrastructure. These proposed developments would greatly impact traffic conditions on the B2028 and A264, which is evidenced by the recent closure of the A22. Reference should be made to the Jupp Report as the infrastructure problems would be further stretched if these developments go ahead. This was SECONDED by Cllr Anscomb and AGREED by all. The motion was CARRIED.

77.Highways Issues

Cllr Phillips noted that the double yellow lines in Calluna Drive were not marked up to the full legal limit and asks for the lines to be extended to the full length. Cllr Casella noted that the road was sinking on a section of Church Lane, Copthorne, which leads into Brookhill Road. Cllr Coote PROPOSED that Worth Parish Council write to Louise Goldsmith noting their serious concern about the state of the roads and pavements in Worth Parish and the surrounding areas. This was SECONDED by Cllr Casella and AGREED by all. The motion was CARRIED.

Cllr Dorey reminded the Committee that Worth Parish Council is able to develop projects for road improvements and submit to Mr Speller's department at West Sussex County Council Highways, under the Integrated Works Programme.

- **To consider a street name for the single new road on land off Cuttinglye Lane, Crawley Down (DM/16/2893):** The Committee unanimously AGREED to submit 'Cuttinglye Copse' for the new single road in Crawley Down.

78.Planning Applications: It was RESOLVED that the recommendations contained in the following to be conveyed to the District Council:

<p><u>DM/17/2359</u> <u>Tudor Cottage Old Hollow Copthorne RH10 4SZ</u> Outline application for the erection of one new detached four bedroom dwelling. All matters to be reserved except for access.</p>	<p>Object as application is contrary to policies C1 and C2 of the Local Plan. The application also does not contribute to the housing need set out in the emerging Copthorne Neighbourhood Plan.</p>
<p><u>DM/17/2943</u> <u>8 Larches Way Crawley Down RH10 4UH</u> Ground floor rear extension with pitched roof</p>	<p>Support.</p>
<p><u>DM/17/2946</u> <u>Courtlands Service Centre, Snow Hill, Crawley Down, RH10 3DZ</u> Two-storey rear extension to the existing building; landscaping and reconfiguration of parking area</p>	<p>Support.</p>
<p><u>DM/17/3091</u> <u>Rowfant House Estate Wallage Lane Rowfant RH10 4NG</u> Proposed demolition of two existing dwellings and replacement with two detached four bedroom dwellings.</p>	<p>We defer to the Planning Officer. We would prefer to see smaller units as the application does not contribute to the need of the Copthorne Neighbourhood Plan.</p>
<p><u>DM/17/3210</u> <u>Keeper Knights Copthorne Road Copthorne RH10 3PB</u> Proposed detached boat house/garage with an arts studio above and balcony to first floor south elevation. (Revised application to DM/16/3855 to change the style and orientation but on the same size footprint)</p>	<p>Support.</p>
<p><u>DM/17/3122</u> <u>12 Wychwood Place Crawley Down RH10 4HN</u> Garage conversion into habitable room with storage room accessible by replacement double doors to front.</p>	<p>Object as this application is contrary to Policy 4.3 of the adopted Crawley Down Neighbourhood Plan.</p>
<p><u>DM/17/3230</u> <u>25 Bowers Place Crawley Down RH10 4HY</u> Construction of a detached garage.</p>	<p>Could be unneighbourly but support the Planning Officer's decision.</p>
<p><u>DM/17/3294</u> <u>Minstrals Crawley Down Road Felbridge RH19 2PS</u> Proposed variation of condition no.3 of application DM/17/0641 to change the agreed schedule of materials to like for like substitutes.</p>	<p>Noted but would like the roof of House 2 to match Houses 1 and 3 as it does not have hanging tiles.</p>
<p><u>DM/17/3304</u> <u>9 Bowers Place Crawley Down RH10 4HY</u> Erection of a single storey rear extension extending beyond the rear wall of the original house by 5.55m, to a maximum height of 3.675m and the height of the eaves to 2.45m.</p>	<p>Support.</p>
<p><u>DM/17/3352</u></p>	<p>We support the Planning Officer's decision.</p>

<p><u>20 Church Lane Copthorne Crawley RH10 3PT</u> Erection of a single storey rear extension extending beyond the rear wall of the original house by 3.56m, to a maximum height of 3.2m and the height of the eaves to 2.5m.</p>	
<p><u>DM/17/3392</u> <u>Brook, Copthorne Rd, Copthorne RH10 3PD</u> Demolition of existing dwelling and garage and erection of replacement dwelling, with associated parking and landscaping</p>	Support.
<p><u>DM/17/3398</u> <u>Pembley Farm Pembley Green Copthorne</u> Proposed barn conversion with associated landscaping, access and parking.</p>	Support.
<p><u>DM/17/3403</u> <u>39, Lashmere, Copthorne, RH10 3RR</u> T1 Oak – remove two lowest limbs to south west and reduce crown by 1.5 metres</p>	We defer to the advice of the Tree Officer.

79.Date of the next meeting – Monday, September 25th, after the Full Council meeting

Meeting closed at 20:53 hrs

Chairman: _____

Date: _____