

**Worth Parish Council**  
**Minutes of the Planning and Highways Committee Meeting**  
**December 12th 2016 at 19:30 hrs**

**Present:**

Cllr Curzon (Chairman)	
Cllr Anscomb	Cllr Blakemore
Cllr Coote	Cllr Dorey
Cllr Field	Cllr Hitchcock
Cllr Phillips	Cllr Phillips
Cllr Webb	
Mrs J Nagy (Clerk)	1 Member of the Public

**137. Public Question Time**

Mr Bernhard Eppert, the applicant for DM/16/5028 (Land adjacent to Sandhill House) addressed the Council in relation to his proposal to build a three bedroom dwelling on land which formed part of his property, Sandhill House. The proposed dwelling is to be sited to the south of the site. Permission was granted in 2014 for a similar dwelling on land near the proposed site. The design of proposed new dwelling will be of a Sussex barn style, so will be in keeping with the locality. It will be well-screened by existing vegetation, but Mr Eppert is willing to provide new additional planting if required.

A new access is proposed from Sandhill Lane, which WSCC Highways has deemed to be acceptable. It will be a spacious plot of around 0.26 hectare.

Mr Eppert hoped the Council would support this application, as it provides an additional dwelling in a suitable location, bounded by existing development, in keeping with the area.

The Chairman thanked Mr Eppert, and invited him to remain at the meeting to hear the views of the Council when his application was discussed later in the meeting.

**138. Apologies:**

Apologies were NOTED from Cllrs Albury, Allen, Cruickshank, Gibson, Lord and Scott

Absent: Cllr Larkin was absent without apologies.

**139. Declaration of Pecuniary and Other Interests:**

There were none at this point of the meeting.

**140. Minutes of Planning Committee Meetings**

It was RESOLVED that the Minutes of the Planning Committee meetings held on October 31<sup>st</sup> and November 14<sup>th</sup> 2016 be APPROVED as a true and correct record of the meetings.

It was further RESOLVED that the Minutes of the Planning Committee meeting held on November 28<sup>th</sup> 2016 be accepted as a true and correct record of the meeting, after the amendment of noting that Cllr Field was in attendance.

**141. Update on MSDC Planning Committee meetings:**

- a. District Planning Committee – next meeting: January 19<sup>th</sup> 2017 at 14:00 hrs.  
No details on the Mid Sussex District Council website.
- b. Planning Committee A – next meeting: December 15th 2016 at 19:00 hrs.  
No matters relating to Worth.
- c. Planning Committee B – next meeting: January 12th 2017 at 19:00 hrs.  
No details on the Mid Sussex District Council website.

## 142. Planning Decisions from Mid Sussex District Council:

Reference	Address	WPC	MDSC
DM/16/3832	43 Bridgelands, Copthorne	Refer to Tree Officer	Approved
DM/16/4193	Land To The North Of Westcote, Sandy Lane, Crawley Down	Support	Approved
DM/16/1966	Land Opposite Ascotts West Of Crawley Down Road	Support	Approved
DM/16/3855	Keeper Knights, Copthorne Road, Copthorne	Support	Approved
DM/16/4005	7 Pasture Wood Close, Crawley Down	Refer to Tree Officer	Approved
DM/16/4146	10 Gage Close, Crawley Down	Object	Approved

With regard to DM/16/4146, the Planning Officer noted the Parish Council's comments in that a parking space would be lost without alternative provision being made. However, she also notes that the conversion of the garage was permitted development, and is of the opinion that the loss of the parking space would not cause significant harm; hence the application being permitted.

Cllr Coote said that the Planning Officer's view was incorrect, in his opinion, as the off-road parking in that area was appalling.

It was RESOLVED the Clerk to write to the Planning Officer asking why she did not discuss her contrary view with the Parish Council prior to issuing the decision notice copying in the District Councillors.

The Chairman said that the Council may wish to consider a requirement in the Copthorne Neighbourhood Plan, and the revision of the Crawley Down Neighbourhood Plan that there should be one off road parking space per bedroom in new dwellings, and each additional bedroom in extensions should allow for an additional off road parking space.

Cllr Hitchcock advised that a similar policy had been included in the Crawley Down Neighbourhood Plan, but the Examiner had taken it out, as there was no parking standard in the National Planning Policy Framework. The Steering Group maintained that the WSCC parking standard was out of date, which is why it sought to include a policy in the Neighbourhood Plan.

It was generally agreed that street parking is an issue in the area, as sometimes emergency vehicles could not get through; however, one space per bedroom was considered excessive. Cllr Hitchcock advised that the calculation should be that the number of off road spaces should be the number of bedrooms minus one.

Cllr Coote would like to see a policy in that garages are not converted without planning permission, and should not be permitted development.

It was RESOLVED to continue to consider parking issues and policies in both the emerging Copthorne Neighbourhood Plan and the made Crawley Down Neighbourhood Plan when this was revised.

The following appeal has been lodged:

AP/16/0073 (DM/15/5048) Land Parcel At Gibbshaven Farm Furnace Farm Road Furnace Wood West Sussex - Outline application for residential development of up to 30 dwellings, public open space and ancillary works with all matters reserved.

Councillors will recall at the last meeting that Mid Sussex District Council was asked to recover this appeal, but it has refused. The closing date for submissions is 15<sup>th</sup> December.

The Council could ask for the appeal to be recovered itself, but this will incur additional legal costs. Alternatively, the Council could write to the Appeal Inspector to draw attention to the forthcoming Inquiry.

It was RESOLVED that the Clerk would make a submission to the Appeal Inspector that advises of the imminent Inquiry.

#### **143. Enforcement Issues**

14/02000/OUT: Development of 23 dwellings on site with associated landscaping and parking at Wychwood Turners Hill Road Crawley Down – At the past meeting, the Chairman advised that he had reported issues with the bat lighting and evidence of out of hours working on site. In addition, the temporary car park seems to be encroaching into the buffer zone to the Enforcement Team.

Enforcement has responded that the bat lighting does comply with the required planning condition. The developer has been told to remove the temporary car park which is indeed encroaching into the buffer zone. The out of hours working is being monitored.

Cllr Coote reported that he had contacted the Enforcement Officer, and urged him to resolve the issue promptly,

Councillors were asked if there were any other possible breaches to report, but there were none.

#### **144. Progress on Neighbourhood Plans:**

a. Copthorne

The Steering Group is working through the Regulation 14 paperwork to ensure that that this is in order. There is as yet no date set for the next meeting.

b. Crawley Down

c.

Cllr Hitchcock advised that councillors had met with the legal team today, to finalise the submission documents for the Inquiry.

The Chairman drew councillors' attention to Cllr Gibson's paper on housing completions and approvals in Crawley Down. Cllr Hitchcock reported that this document had been discussed at the meeting with the legal team, and it was considered to be a good document; he would like the Council to adopt it.

The Clerk advised that the adoption of the Paper was not on the agenda for the meeting, but that she would ensure that it was for the next meeting in January.

The Paper was NOTED.

#### **145. Highways Issues:**

The Chairman drew councillors' attention to Cllr Gibson's report on the Turners Hill Rd Survey, and invited any comments.

Cllr Hitchcock reported that this document had also been discussed at the meeting with the legal team, and will be used as evidence in the Inquiry.

Cllr Field said that The Pheasantry did suffer from lack of access, and that crossing did seem to be necessary.

Cllr Phillips said that the developer did offer to put a crossing in, but the details were vague. Cllr Coote said that it was supposed to go at the end of The Pheasantry near the area of open land, but WSCC had not been in support of this location.

One issue is that there is no pavement on that stretch of road to enable pedestrians to access any crossing.

The report was NOTED.

## 146. Planning Applications:

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

<p><b><u>DM/16/4659</u></b></p> <p><u>61 Burleigh Way Crawley Down Crawley West Sussex RH10 4UG</u></p> <p>Two storey side extension, single storey rear extension and new pitched roof to front porch and bay window.</p> <p>Previous Application: DM/16/1836 WPC Comments: Object: Insufficient off-road parking for a five-bedroom house. The application conflicts with Policy 4.3 of the CDNP (as set out below). The application fails to meet the standards, moving from a 3-bedroom house to a 5-bedroom house.</p>	<p>Support</p>
<p><b><u>DM/16/4690</u></b></p> <p><u>25 Bowers Place Crawley Down Crawley West Sussex RH10 4HY</u></p> <p>Proposed detached garage.</p>	<p>Support, but ask for non-severance clause and condition that should not be for business use.</p>
<p><b><u>DM/16/4827</u></b></p> <p><u>1 Hawmead Crawley Down Crawley West Sussex RH10 4XY</u></p> <p>Rear extension including the erection of two first floor dormer windows.</p>	<p>Object, as contrary to Crawley Down Neighbourhood Plan Policy 04 d) in that the proposals will have an unneighbourly impact on the amenity of the adjacent property.</p> <p>The proposed site is in the Crawley Down Neighbourhood Plan (CDHP) Area. The CDNP is now part of the local development plan and its policies carry full weight. If its policies cannot be considered to be up-to-date then Planning Officers and Councillors should still consider all its policies when conducting the balancing exercise demanded by para14 of the NPPF and give them full or very significant weight. The NPPG mandates that the balancing exercise must be fully documented and available for public inspection. Worth Parish Council is the author of the CDNP and as such are best placed to judge whether a planning application is in accordance with its vision, policies and definitions. Planning Officers should not contradict the assessment set out above without discussion with Worth Parish Council.</p>
<p><b><u>DM/16/4856</u></b></p> <p><u>Holly Cottage Sandhill Lane Crawley Down Crawley West Sussex RH10 4LD</u></p> <p>Two storey rear extension.</p>	<p>Support</p>
<p><b><u>DM/16/4865</u></b></p> <p><u>Frensham Brookhill Road Copthorne Crawley West Sussex RH10 3QL</u></p> <p>Proposed single storey rear extension.</p>	<p>Support</p>
<p><b><u>DM/16/4969</u></b></p> <p><u>30 Hallsland Crawley Down Crawley West Sussex RH10 4XZ</u></p> <p>Proposed new residential one bedroom dwelling attached to the host dwelling at 30 Hallsland amended to increase floor area.</p> <p>Previous Application: DM/16/3609 - WPC Comments: The Council considers this to be a legal matter and will refer to the planning officer.</p>	<p>The Clerk advised that this application has been removed from the MSDC website as requiring further validation, so would come before a future Planning Committee.</p>
<p><b><u>DM/16/4971</u></b></p> <p><u>Oakwood Hophurst Hill Crawley Down Crawley West Sussex RH10 4LW</u></p> <p>Erection of double garage.</p>	<p>Support</p>

## Planning Applications: (Cont.)

<p><b><u>DM/16/5028</u></b></p> <p><u>Land Adjacent To Sandhill House Sandhill Lane Crawley Down Crawley West Sussex RH10 4LD</u></p> <p>Erection of a three bedroom single dwelling with new access.</p>	<p>Object, as would be new dwelling in the countryside, outside built up area, causing harm to the rural character of the area.</p> <p>Proposals are contrary to Crawley Down Neighbourhood Plan Policy CDNP08 Prevention of Coalescence a) b) and c)</p> <p>Proposals are not compliant with Policy CDNP05 Control of New Developments, particularly h) and i) as will generate additional movements on a rural lane which is also a public footpath, in an area outside the BUAB.</p> <p>The proposed site is in the Crawley Down Neighbourhood Plan (CDHP) Area. The CDNP is now part of the local development plan and its policies carry full weight. If its policies cannot be considered to be up-to-date then Planning Officers and Councillors should still consider all its policies when conducting the balancing exercise demanded by para14 of the NPPF and give them full or very significant weight. The NPPG mandates that the balancing exercise must be fully documented and available for public inspection. Worth Parish Council is the author of the CDNP and as such are best placed to judge whether a planning application is in accordance with its vision, policies and definitions. Planning Officers should not contradict the assessment set out above without discussion with Worth Parish Council.</p> <p>The Chairman advised the applicant to ensure that he attended the MSDC Committee meeting at which this application was to be discussed.</p>
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*Meeting closed at 20.20 hrs*

Chairman: \_\_\_\_\_

Date: \_\_\_\_\_