

Worth Parish Council
Minutes of the Planning and Highways Committee Meeting
January 4th 2017 at 19:30 hrs

Present: Cllr Gibson (Chairman)
Cllr Allen
Cllr Blakemore
Cllr Field
Cllr Lord
Cllr Phillips
Mrs J Nagy (Clerk)

Cllr Anscomb
Cllr Cruickshank
Cllr Hitchcock
Cllr Lord

2 Members of the Public

147. Public Question Time

Mr Roland Edwards introduced himself as being a member of Residents Against Invasive Development or RAID. The group would like to give a presentation to the Planning Committee in relation to it concerns about development in Crawley Down, in particular the land behind Martins.

The Chairman advised the group to familiarize itself with the Crawley Down Neighbourhood Plan, with the National Planning Policy Framework, the District Council's Strategic Housing Land Availability Assessment (SHLAA) and the document produced by the Saville's-led consortium relating to parcels of land on which developers have an option. He reminded Mr Edwards that the parish council is a statutory consultee on planning applications; the decision making body is Mid Sussex District Council as the Local Planning Authority.

Mr Edwards asked about the difference between the District Council Planning Committees A and B. The Chairman replied that these committees used to be named "north" and "south" so the titles were for administrative purposes only. They dealt with developments of up to 30 homes; over this figure was considered by the District Planning Committee.

148. Apologies:

Apologies were NOTED from Cllrs Coote, Curzon, Dorey, Scott and Webb

Absent: Cllr Larkin

149. Declaration of Pecuniary and Other Interests:

There were none at this point of the meeting.

151. Election of Vice Chairman

Following the resignation from this position of Cllr Curzon, the Chairman invited nominations for her replacement.

He advised that he intended to step down from chairing this committee in May, so the Vice Chair would need to consider whether to take over this role.

It was RESOLVED and agreed by all present that Cllr John Hitchcock be appointed Vice Chairman of the Planning & Highways Committee until May, when all committees would be electing chairs and vice chairs.

152. Minutes of Planning Committee Meeting

It was RESOLVED that the Minutes of the Planning Committee meetings held on December 12th 2016 be APPROVED as a true and correct record of the meeting.

153. Chairman's Announcements

Cllr Gibson had no announcements

154. Correspondence

The Chairman asked Councillors if there was any item of correspondence on which they required further clarification.

Meeting with Chief Constable, Sussex Police

The Clerk drew Councillors' attention to the notes of the meeting held with SSALC and the Chief Constable on 25th November. Worth Parish Council has submitted questions to the Chief Constable in relation to cycle events and parking. Other parish councils in the area had also raised issues about cycling.

The Chief Constable responded that official cycle road races are managed by the British Cycling Organisation. In 2016, there were 27 official road races in Sussex notified and authorised by the Chief Constable. In addition, there were 209 official time trial events that do not need such authorisation. Cycle sportives do not have to seek permission or to notify police or Highways of their intended activities. Surrey County Council actively seeks out such events and encourage organisers to engage with them. Cyclists in general do not have to comply with speed limits, legislation is restricted to motor vehicles. Other offences however, could be Dangerous Cycling.

The Clerk suggested that an agenda item could be tabled at the next Cluster Group meeting, to encourage West Sussex County Council to engage with cycling organisers as Surrey do, and to approach local organisers to ask that they do notify local councils of up and coming events.

The Chairman advised that the next meeting of the Cluster Group was 8th February at Ashurstwood Village Council. He could not attend, but it was suggested that the Clerk would go, with Cllrs Anscomb and Lord.

It was AGREED that the Clerk would ask that cycling issues be an agenda item on the next meeting of the Cluster Group on 8th February and will report back to Council in due course.

With regard to parking issues in Crawley Down outside the pub, the Chief Constable replied that parking issue are dealt with by the District Council. If obstruction is being caused, this is a police matter, and should be reported to the local police team.

It was noted that parking around the Royal Oak pub is an issue, and the road markings in the area are worn away. Parking around the Copthorne schools is also a problem; there had been discussions at some point about putting in a barrier to close the road at peak times, or putting in some traffic calming using s106 monies. The Clerk will try to ascertain the latest situation with regards to this project.

Cllr Hitchcock advised that the Parking Warden had visited Crawley Down before Christmas, and had issued a number of penalty tickets. The car park is now open, and residents should be encouraged to use it. He also advised that a representative from the DVLA had been checking road tax details on parked cars.

It was AGREED that the Clerk would write to Mid Sussex District Council asking that the Parking Warden make a similar visit to Copthorne, and requesting that visits to both villages be more regular. In addition, she will enquire if there are any plans to devolve parking monitoring to local parishes in order for the Parish Council to consider this.

The issue of speeding in some areas was raised, and Acting Sergeant Badman from the Sussex Safer Roads Partnership asked to be provided with details. Mr Rodger Filson, Speedwatch Coordinator for Crawley Down has written to Sergeant Badman, supplying him with information relating to reports to Operation Crackdown in the last 12 months. The Parish Council has been copied into this information; Sergeant Badman's response is awaited.

The Clerk was asked to send data collected as result of the Speed Indicator Device (SID) operating in the villages, this to be obtained from Richard Speller of WSCC.

155. Update on MSDC Planning Committee meetings:

- a. District Planning Committee – next meeting: January 19th 2016 at 14:00 hrs. No documents on the website

- b. Planning Committee A – next meeting: January 26th 2016 at 19:00 hrs. No documents on the website
- c. Planning Committee B – next meeting: January 11th 2017 at 19:00 hrs – rescheduled from January 12th 2017. Nothing relating to Worth parish.

156. Planning Decisions from Mid Sussex District Council:

Reference	Address	WPC	MDSC
DM/16/4467	18 Brookhill Close, Copthorne, RH10 3PP	Support	Approved
DM/16/4602	Rustling 3 Rufwood, Crawley Down, RH10 4HD	Support	Approved
DM/16/0461	Holly Farm Copthorne Way Copthorne	Strongly Object	Approved
DM/16/4580	13 Beechey Close Copthorne RH10 3LS	Object	Approved
DM/16/3308	Barn Adj. To Burleigh Larches Burleigh Lane Crawley Down	Support with reservations	Approved
DM/16/4727	88 The Meadow Copthorne	Support	Approved
DM/16/4446	6 Burleigh Way Crawley Down	Object	Approved
DM/16/4467	18 Brookhill Close Copthorne	Support	Approved
DM/16/4478	16 Hazel Way Crawley Down	Object	Approved
DM/16/4659	61 Burleigh Way Crawley Down	Support	Approved

DM16/0461 – erection of of 45 dwellings at Holly Farm. This related to the removal of a condition of junction improvements which has been permitted by Mid Sussex District Council as the provision of the improvements is a requirement under the Section 106 agreement so they will take place.

There was still concern as to whether the proposed improvements were sufficient, even taking into account additional proposed improvements to the Copthorne West roundabout. The area was known to flood, which caused vehicles to use the middle of the road to avoid flood water.

DM/16/4580 - 13, Beechey Close. Part of this application involved the conversion of a garage, and the Parish Council objected due to loss of parking. Mid Sussex District Council permitted, as the Copthorne Neighbourhood Plan is at draft stage only, so such policies do not apply

DM/16/4446 – 6, Burleigh Way. Part of this application involved the conversion of a garage, and the Parish Council objected due to loss of parking. Mid Sussex District Council permitted, as the garage was only part converted and the remaining length of 5.6m is considered adequate to park a car, so there was no loss of parking

DM/16/4478 – 16, Hazel Close. Part of this application involved the conversion of a garage, and the Parish Council objected due to loss of parking. Mid Sussex District Council permitted, as there were still two off road parking spaces, and Hazel Close has no parking restrictions.

At the last meeting, the Clerk was asked to write to the Planning Officer for DM/16/4146, 10, Gage Close relating to a garage conversion asking why she did not consider the fact that the loss of a parking space would cause harm, when it is known that off-road parking in the area is an issue. The Planning Officer has acknowledged the email, and has passed it to the Development Manager Nick Rogers for comment; his reply is awaited.

157. Planning Compliance Action

Ongoing issues with lighting at Wychwood Place were discussed at the last meeting. However, it is apparent that the temporary car park created without permission is still there, when the Parish Council was advised at the beginning of December that it would be removed within seven days.

The Clerk will ascertain the latest situation in relation to the removal of the car park and will report back to this Committee.

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

158. Appeals

AP/16/0073 (DM/15/5048) - Land parcel at Gibbshaven Farm, outline application for up to 30 dwellings

At the last meeting, the Clerk was asked to make a submission to the Appeal Inspector that advises of the imminent Inquiry. This she has done, with the assistance of Cllr Gibson.

Cllr Hitchcock advised that he had also written to the Inspector, as a private individual.

159. Progress on Neighbourhood Plans:

a. The emerging Copthorne Neighbourhood Plan

There appears to be some confusion as to the current status of Copthorne Sub-Committee, in that its remit is to remain in place until the Plan is adopted, and this needs to be made clear to members of that Sub-Committee.

Whilst the Council has agreed for the draft Plan to go out for consultation, there is still work to be done so that it is in a format for this to take place. There is as yet no date scheduled for the Committee to meet.

Cllr Lord said that it is thought that both Plans could be merged into one at a future date, which would require further consultation.

It is apparent that evidence collated as part of the Inquiry into the Crawley Down Neighbourhood Plan could be incorporated into the Copthorne Neighbourhood Plan. Some matters have moved on since the Crawley Down Neighbourhood Plan was adopted, such as the number of social housing. Whilst previously this was similar in both villages, there is now twice as much in Crawley Down as Copthorne.

There continues to be confusion as to the boundary of Worth Parish, in that residents of Worth village are being given weight in considering allocation of affordable housing, when Worth village is not in Worth Parish.

b. The adopted Crawley Down Neighbourhood Plan

Cllr Hitchcock reported that the proofs of evidence for the Inquiry have now been finalised; the Clerk will receive a printed copy on behalf of the Council.

The Working Party has spent hundreds of hours over the past weeks collating the evidence. Documents have been produced on affordable housing, education, healthcare, drainage amongst others. It is satisfied that many good points have been made.

The next meeting with the legal team will be during week commencing 16th January, with the Inquiry commencing on 29th January in Mid Sussex Council Offices, anticipated to last 8 days.

The Working Party needs to decide who will stand up as witnesses at the Inquiry, as these will be cross-examined by two QCs.

With regard to Turners Hill Rd, the report on potential crossing sites is to be adopted at this meeting. One important issue that needs to be addressed, is that there is no pavement on one side of the road. Another is that the impact on traffic flow has to be assessed.

Once the Inquiry is complete, the Council may wish to consider sharing some of its evidence base with other parishes in the area.

c. Housing Completions and Approvals, and Turners Hill Survey Report

It was agreed at the last meeting that these documents be adopted by the Council, as these formed part of the evidence base for the legal case defending the Crawley Down Neighbourhood Plan.

With regard to the Housing Completions and Approvals Report, the Chairman asked Councillors to note the revisions made to para 17 relating to housing mix.

It was RESOLVED that the revised Housing Completions and Approvals Report be formally adopted by the Council.

With regard to the Turners Hill Survey Report, the Chairman asked Councillors to note the additional comments in Annex B.

It was RESOLVED that the revised Turners Hill Survey Report be formally adopted by the Council.

160. Highways Issues:

The Clerk had nothing to report.

Cllr Blakemore reported that there was a mass of twisted metal on the verge at the junction of the A264 and Newtown.

It was thought that there had been a car accident in the vicinity over Christmas, and this was possibly a car part.

The Clerk will report this on Love West Sussex, for it to be removed.

161. Planning Applications:

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

<p><u>DM/16/4962</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, landscaping, layout and scale for the proposed demolition of the bungalow and a replacement new, three bedroom, detached dwelling at 2 The Bungalows following outline application DM/16/0644.</p>	<p>Object as previous, in that 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 and it is considered that this application is contrary to the following policies, all of which relate to landscaping, layout or scale: CDNP04.2 In fill housing a) and g) Adverse impact on the character of the street scene CDNP04.2 b) overdevelopment of the plot CDNP05 a) Adverse impact on the character of the street scene CDNP05 c) unneighbourly CDNP05 d)overdevelopment of the plot CDNP10 a) unsafe access layout</p>
<p><u>DM/16/4969</u></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. Additional information received 21.12.2016.</p>	<p>Whilst the Parish Council generally supports the provision of one bed dwellings, not in this location. Object on the grounds of being contrary to the Crawley Down Neighbourhood Plan Policy 4.2 Infill Housing, a), g) and e)</p>
<p><u>DM/16/5153</u></p> <p><u>1 Mount Cottages Crawley Down Road Felbridge RH19 2PS</u></p> <p>First floor rear extension.</p>	<p>Support the officer's decision</p>
<p><u>DM/16/5295</u></p> <p><u>24 Aviary Way Crawley Down West Sussex RH10 4XR</u></p> <p>New front porch and amendments to drive.</p>	<p>Support</p>
<p><u>DM/16/4962</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, landscaping, layout and scale for the proposed demolition of the bungalow and a replacement new, three bedroom, detached dwelling at 2 The Bungalows following outline application DM/16/0644.</p>	<p>This is a duplicate agenda item – see above.</p>

Planning Applications: (Cont.)

<p><u>DM/16/5323</u></p> <p><u>27 Newlands Park Copthorne RH10 3EW</u></p> <p>(T1) Oak - reduce crown by 2m</p>	<p>Refer to Tree Officer</p>
<p><u>DM/16/5378</u></p> <p><u>34 Westway Copthorne RH10 3QR</u></p> <p>Second storey over existing garage, part two storey and part single storey to rear of existing garage.</p>	<p>Support</p>
<p><u>DM/16/5405</u></p> <p><u>St Botolphs Copthorne Bank Copthorne RH10 3JQ</u></p> <p>Demolish rear single storey porch and construct single storey rear extension. Construct first floor extension over existing with a balustrade to rear. Install first floor window to east side elevation.</p>	<p>Support</p>
<p><u>DM/16/5438</u></p> <p><u>Land Adjacent To Thicket Rise Felbridge West Sussex</u></p> <p>Erection of post and rail fencing (1.2m high) and an automated in/out gate</p>	<p>Support</p>
<p><u>DM/16/5489</u></p> <p><u>Land At South Place And Hurst House Copthorne Common Road Copthorne Crawley West Sussex RH10 3LG</u></p> <p>Outline application for the demolition of existing buildings (Hurst House and South Place) and the construction of up to 33no. dwellings with associated access. All matters to be reserved except from access.</p>	<p>Object. The Parish Council agrees with the reasons for the refusal of DM/15/5105 on the site, in that the development is in an unsustainable location, the pedestrian and cycling links are poor, the proposed junction improvements are inadequate and there is no overriding justification for the destruction of bat roosts, and is of the opinion that these objections have not been addressed in this application.</p>
<p><u>DM/16/5499</u></p> <p><u>Chestnut Lodge Furnace Farm Road Furnace Wood East Grinstead West Sussex RH19 2PU</u></p> <p>Erection of a building used as an independent residential dwelling since 2003.</p>	<p>No comment, this being a consideration of legal compliance.</p>
<p><u>DM/16/5509</u></p> <p><u>50 Squires Close Crawley Down Crawley West Sussex RH10 4JQ</u></p> <p>Extend porch, convert garage and construct pitched roof over porch and front area of garage.</p>	<p>Object as the contrary to the Crawley Down Neighbourhood Plan Policy 4.3 loss of parking</p>
<p><u>DM/16/5524</u></p> <p><u>Mill House Old Hollow Copthorne Crawley West Sussex RH10 4TB</u></p> <p>First floor extension over existing single storey dwelling. Removal of two existing outbuildings and replace with 1 No. single storey outbuilding with ancillary accommodation to the main dwelling. Alteration to the line of the existing drive.</p>	<p>Support, provided that the new dwelling is for ancillary use for the quiet enjoyment of the occupiers of the main dwelling.</p>
<p><u>DM/16/5538</u></p> <p><u>9 Fermandy Lane Crawley Down Crawley West Sussex RH10 4UB</u></p> <p>Single storey rear/side extension conversion of garage to room.</p>	<p>Support</p>

160 Date of the next meeting

The date of the next meeting will be Monday, 16th January 2017

Meeting closed at 20.55 hrs

Chairman: _____

Date: _____