

Worth Parish Council
Minutes of the Planning and Highways Committee Meeting
November 28th 2016 at 19:30 hrs

Present:

Cllr Gibson (Chairman)	Cllr Curzon (Vice Chairman)
Cllr Albury	Cllr Anscomb
Cllr Blakemore	Cllr Coote
Cllr Cruickshank	Cllr Hitchcock
Cllr Larkin	Cllr Phillips
Cllr Scott	
Mrs J Nagy (Locum Clerk)	1 Member of the Public

Also Present: Mr Adam Bunce, 2020 Consultancy

128. Public Question Time

The one member of the public did not wish to address the Council.

129. Apologies: Apologies were NOTED from Cllr Webb

Absent: Cllrs Allen and Dorey were absent without apologies.

130. Declaration of Pecuniary and Other Interests:

There were none at this point of the meeting.

131. Minutes of Planning Committee Meeting held on 14th November 2016.

Amendments were suggested to Item 126b of these Minutes; approval was DEFERRED to the next meeting.

Approval of the previous Minutes, those of October 31st should have been on the agenda for this meeting. However, the omissions in these Minutes had not been rectified, so these were further DEFERRED until the next meeting.

At this point, the Chairman proposed that Item 8 Highways Issues be brought forward in the agenda, as the Council's guest speaker had another commitment. This was AGREED by all.

For the sake of continuity of the Minutes, the order will remain unchanged.

132. Update on MSDC Planning Committee meetings:

- a. District Planning Committee – next meeting: December 7th 2016 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 details on the Mid Sussex District Council website.
- c. Planning Committee B – next meeting: January 12th 2017 at 19:00 hrs.
No details on the Mid Sussex District Council website.

133. Planning Decisions from Mid Sussex District Council:

Reference	Address	WPC	MSDC
DM/16/4084	Treyarnon, Brookhill Road	Support	Approved
DM/16/4178	Bankside Lodge, Borers Arms Road	Refer to Tree Officer	Approved
DM/16/3980	Baskerville	Support	Approved
DM/16/4117	41 Hophurst Drive, Crawley Down	Refer to Tree Officer	Approved

Planning Decisions from Mid Sussex District Council: (Cont)

Reference	Address	WPC	MDSC
DM/16/3991	18 Abergavenny Gardens, Copthorne	Refer to Tree Officer	Approved
DM/16/4131	Alford, Copthorne Bank	Refer to Tree Officer	Approved
DM/16/3465	Hophurst Barn, Hophurst Lane	Support	Withdrawn
DM/16/3310	72 Church Lane, Copthorne	Object	Approved

DM/16/3310 - with reference to this application for a dormer window at 72, Church Lane, the Locum Clerk reminded Councillors that the Parish Council had objected on the grounds of the proposed window being unneighbourly and out of character with the area. The District Council has decided that the original proposals for the window would have been out of scale, the amended proposals were of a smaller scale which would fall within the permitted development allowance for the property.

Councillors NOTED this information.

Cllr Field noted that the number of applications being withdrawn seemed to be increasing. It was believed to be usual practice for the Planning Officer to advise if an application was unlikely to be permitted, so it was felt that this was not a cause for concern.

Enforcement Issues

The Chairman noted that this matter was not on the agenda; the Locum Clerk explained that she was not yet in post as Clerk, and would ensure that this item was on future agendas.

DM/15/4419: Requirement for details of planting to be submitted to soften fence at Fir Cottage Turners Hill Road Crawley Down - The Chairman reported that the planting is sparse and not reasonable in his opinion; District Council Enforcement Team is monitoring the situation

14/02000/OUT: Development of 23 dwellings on site with associated landscaping and parking at Wychwood Turners Hill Road Crawley Down - The Chairman advised that he had previously reported issues with the bat lighting but has now reported evidence of out of hours working on site and that the temporary car park seems to be encroaching into the buffer zone to the Enforcement Team.

134. Progress on Neighbourhood Plans:

a. Copthorne

Appeal Ref: AP/16/0073 has been lodged against DM/15/5048 - refusal of 30 dwellings on land at Gibbshaven Farm, Furnace Farm Road, Crawley Down. Worth Parish Council's legal team has advised that the Council must be consistent in its approach, and suggested that it should ascertain what Mid-Sussex District Council's views are likely to be.

The Chairman advised that this appeal is likely to run in parallel with the Enquiry, which may not be helpful to the process. He suggested that the Council writes to Mid-Sussex County Council and ask that it considers Recovering the appeal (where instead of an inspector making the decision, he or she will write a report that will make a recommendation on how the appeal should be determined. This will then be passed to the secretary of state to make the decision, taking into account the inspector's recommendation.) Should the District Council be unwilling to Recover the appeal, then the Parish Council should consider doing so itself.

Another possibility is to include this site into the Enquiry considerations; this option however, would delay the Enquiry process, by adding another party into the proceedings, and would add to the cost.

Councillors expressed concern in that they did not want the Enquiry costs to increase.

The Chairman therefore proposed that Worth Parish Council writes to Mid-Sussex District Council asking it to Recover appeal ref AP/16/0073, copying in the Appeal Inspector and the Enquiry Inspector. This was AGREED by all present. The Chairman will report back at the next meeting.

The Chairman advised that the Secretary of State's decision on the Enquiry is not likely to be received until the middle of 2017.

Cllr Hitchcock reported that he had attended a briefing session on the Local Plan at Mid Sussex District Council on 22nd November. The District Council is under severe pressure from developers and the Inspector in relation to land supply. Some parcels of land have been removed from the SHLAA just prior to the Examination. The District Council is proposing 800 homes per year during the Plan period, and developers are arguing for 1000 per year. If the Examination does not go well in the first few days, then there will be no Local Plan for the foreseeable future. Cllr Hitchcock said that he proposed going to the Examination hearing on Wednesday.

b. Crawley Down

A Developers' Forum has been set up, with the intention to make the Local Plan fail. All Neighbourhood Plans in the District will be subject to analysis, after the Henfield Neighbourhood Plan was overturned by the High Court recently. The Inspector that passed Henfield has withdrawn from the panel. Councillors should be aware that the "light touch" Neighbourhood Plan examination is in the past; Plans now need to be as robust as Local Plans to succeed.

Some early Plans made commitments as to housing figures, which can then be challenged as too low. The Crawley Down Neighbourhood Plan sets no such targets, so the Chairman said that he felt confident that it was robust.

The Crawley Down Plan promotes local housing, with a bias towards 2 bed homes. Cllr Coote advised that an application has been lodged at Pease Pottage which will be an extension to the St Catherine's Hospice site; proposals are for 2 bed homes and bungalows.

Cllr Hitchcock reported that Mid Sussex District Council currently has 1000 homes awaiting decisions from the Secretary of State.

Cllr Hitchcock said that he had met with Jeremy Quin MP who had told him that several MPs were looking at the issue of Neighbourhood Plans and housing targets. Horsham and Mid Sussex District Councils have the heaviest demand of land in the home counties. The Secretary of State is aware of local concerns. Mr Quin asked that once the Enquiry is over, that the Parish Council meet with him again to brief him on the outcome; he cannot comment beforehand.

135. Highways Issues:

The Chairman welcomed Mr Adam Bunce from 2020 Consultancy to the meeting in order for him to give a presentation on the services that the company offers.

Mr Bunce said that it was of growing concern amongst parish councils that they were not getting the support they required from the County Council as the Highways authority. County Councils now have limited financial resources and officers do not have the time to assist parish councils.

2020 Consultancy can put together evidence to aid the promotion of highways projects, such as providing feasibility studies. This will assist councils putting their case for funding from the County Council or other bodies. 2020 Consultancy provide this service at a low rate, effectively charging just enough to cover its costs; it then uses this experience to put towards larger, more profitable projects. It has recently assisted parish councils with schemes to promote road safety, address local plans, and contest development issues.

The Chairman advised that Worth Parish Council had recently been seeking funding to provide average speed cameras, but this had failed as it was not supported by the police. Was this something with which 2020 Consultancy could have assisted? Mr Bunce replied that he had

been involved with such a project in a previous role with Portsmouth City Council, whereby a 20mph speed limit was introduced, which won a Road Safety award. There were avenues that could be explored to assist Worth with its project.

The Chairman asked if Mr Bunce could assist with development issues whereby several sites were permitted all on the same section of road, with no cumulative analysis of traffic movements having been considered. Mr Bunce replied that it is not unusual for authorities not to consider the wider strategic highways network. 2020 Consultancy was currently working with Pagham Parish Council, which is a community of around 2500 households. The Local Plan identified the village as being a site for 2000 homes, which would effectively double its size. 2020 Consultancy is assisting in making a case to prove that the local highway network will not be able to cope.

Mr Bunce was asked how the company was funded; he replied that it is a small private company, which made a small profit. It charged parish councils reduced rates.

Cllr Field suggested that the list of current issues with West Sussex County Council could be passed to 2020 Consultancy and it could advise if it could assist, and at what cost. This was AGREED.

The Chairman asked Mr Bunce if he could send more examples of his company's projects in the meantime; he thanked Mr Bunce for attending.

Mr Bunce left the meeting.

136. Planning Applications:

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

<p>DM/16/4715 <u>2 Spring Gardens Copthorne Crawley West Sussex RH10 3RS</u> (T1) Beech Tree - reduce overall crown by 2.5 metres</p>	<p>Refer to Tree Officer The proposed site is in the Copthorne Neighbourhood Plan Area. The draft Copthorne Neighbourhood Plan will shortly commence its Schedule 14 Consultation and can therefore be given some weight.</p>
<p>DM/16/4714 <u>Treyarnon Brookhill Road Copthorne Crawley West Sussex RH10 3PS</u> Proposed first floor added to bungalow</p>	<p>Support as on previous applications for similar proposals The proposed site is in the Copthorne Neighbourhood Plan Area. The draft Copthorne Neighbourhood Plan will shortly commence its Schedule 14 Consultation and can therefore be given some weight.</p>
<p>DM/16/4727 <u>88 The Meadow Copthorne Crawley West Sussex RH10 3RH</u> Demolition of existing garage, cover and rear conservatory. Erection of new two storey extension to side and alteration Enlargement of drive forming parking area in front garden.</p>	<p>Support The proposed site is in the Copthorne Neighbourhood Plan Area. The draft Copthorne Neighbourhood Plan will shortly commence its Schedule 14 Consultation and can therefore be given some weight.</p>
<p>DM/16/4864 <u>14 Fermandy Lane Crawley Down Crawley West Sussex RH10 4UB</u> Variation of condition no. 3 of application F/70/296A to allow tree works: Birch (T1) crown lift by removing two lowest and branches back to trunk and 4th branch from ground, and thin 3rd branch from ground by 1/3rd. Hazel (T2) coppice in perpetuity in 3 year cycle. Oak (T3) remove 4 lowest branches overhanging the road. Yew (T4) crown lift to fork and reduce overhanging branches by 2m. Oak (T5) remove lowest branch back to trunk.</p>	<p>Refer to Tree Officer Please note that Cllr Hitchcock declared a personal interest in this application as he lives in an adjoining property. He took no part in discussions. The proposed site is in the Crawley Down Neighbourhood Plan (CDNP) 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. WPC are the authors 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 WPC.</p>

Planning Applications: (Cont)

<p>DM/16/4792</p> <p><u>Glencree Copthorne Bank Copthorne Crawley West Sussex RH10 3JQ</u></p> <p>Reserved Matters application in relation to 13/03222/OUT to consider the scale, landscaping and appearance, for the demolition of existing bungalow and erection of two dwellings and shared access drive.</p>	<p>The Locum Clerk advised that Layout and Access were considered as part of the outline application with Scale, Appearance and Landscaping forming the reserved matters.</p> <p>Although the reserved matters were correctly indicated on the application form and in the Case Officers report to Committee they were misstated on the decision notice as being Scale, Appearance and layout rather than Scale, Appearance and Landscaping.</p> <p>Mid-Sussex has advised the applicant that this application should be made for Scale, Appearance and Landscaping as it was clear Layout had been the subject of consultation and consideration both by the Case Officer and Committee.</p> <p>On considering Landscaping, the Committee objects to the proposals, on the grounds that suitable fencing should be installed to protect the proposed dwellings from the adjacent Sports Club</p>
<p>DM/16/4745</p> <p><u>Hillside Brookhill Road Copthorne Crawley West Sussex RH10 3AB</u></p> <p>Construction of double garage.</p>	<p>Object, as proposed detached garage would be forward of building line, and out of keeping with the street scene. Request that advice is sought from WSCC as to possible reduced visibility with regard to the adjacent junction</p> <p>The proposed site is in the Copthorne Neighbourhood Plan Area. The draft Copthorne Neighbourhood Plan will shortly commence its Schedule 14 Consultation and can therefore be given some weight.</p>
<p>DM/16/2867</p> <p><u>26 Hophurst Drive Crawley Down Crawley West Sussex RH10 4UZ</u></p> <p>Replace existing hedge with closed board fence 1.8m (6ft) height</p>	<p>Support</p> <p>The proposed site is in the Crawley Down Neighbourhood Plan (CDNP) 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. WPC are the authors 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 WPC.</p>

Meeting closed at 20.31 hrs

Chairman: _____

Date: _____