

Worth Parish Council
Minutes of the Planning and Highways Committee Meeting
October 31st 2016 at 19:30 hrs

Present:

Cllr Gibson (Chairman)	Cllr Curzon (Vice Chairman)
Cllr Albury	Cllr Allen
Cllr Anscumb	Cllr Blakemore
Cllr Coote	Cllr Cruickshank
Cllr Field	Cllr Hitchcock
Cllr Larkin	Cllr Phillips
Cllr Scott	Cllr Webb
Miss S Vaughan (Assistant Clerk)	0 Members of the Public

108. Public Question Time: None.

109. Apologies: Cllrs Dorey and Lord.

110. Absent: None.

111. Declaration of Pecuniary and Other Interests: None.

112. Minutes of Planning Committee Meeting held October 17th 2016.

The minutes of the October 17th meeting were signed as a true and correct record subject to the following amendments: minute 106b. The wording '*The Chairman noted that it was better to have fewer but larger developments rather than build in the villages*' is Cllr Gibson's personal opinion.

113. Update on MSDC Planning Committee Meetings:

Nothing to report.

114. Planning Decisions from Mid Sussex:

Reference	Address	WPC	MDSC
DM/16/3307	5 Newlands Park, Cophorne	No Comment	Approved
DM/16/3600	Verona, Vicarage Road, Crawley Down	Refer to Planning Officer	Approved
DM/16/3592	Down Park House, Down Park, Turners Hill Road	Object	Refused
DM/16/3751	Glenwood Cuttinglye Road, Crawley Down	Support	Approved
DM/16/3768	5 Pinetrees Close, Cophorne	Refer to Tree Officer	Approved
DM/16/3609	30 Hallsland, Crawley Down	Legal Matter	Approved
DM/16/3644	Land To The East Of Sandhill Lane Crawley Down	N/A	Approved
DM/16/3360	Glen Cottage, 2 Rufwood, Crawley Down	Support	Approved
DM/16/4036	3 Spring Gardens, Cophorne	Withdrawn	
DM/16/3683	16 Hazel Way, Crawley Down	Withdrawn	
DM/16/3860	The Oaks, Sandhill Lane, Crawley Down	Withdrawn	

115. Highways issues:

- a. It was NOTED that the Police had closed the incorrect road, during a recent traffic incident.
- b. The Council has received a proposal from a Traffic Consultant. Cllr Coote PROPOSED to invite the consultant to address the Council. This was AGREED.
- c. It was NOTED that the number of cyclists had increased, on the Turners Hill Road. The Assistant Clerk had referred this to the Sussex Police Chief Constable.
- d. The illegal Airport Parking along roads in Cophorne, on October 22nd, had been reported to the Police and Trading Standards. The organisations took immediate action and the cars were removed within 24 hours.

116. Progress on Neighbourhood Plans

- a. Copthorne
 - i. It was NOTED that the Neighbourhood Plan Committee would be meeting on Monday, November 7th 2016.
 - ii. It was NOTED that the Copthorne Neighbourhood Plan will go before the Full Council, at the meeting on November 14th. If the Neighbourhood Plan is ratified, it will then begin its Regulation 14 Consultation.
- b. Crawley Down
- c. It was NOTED that the Council are still dealing with the planning applications that have been called-in by the Secretary of State.
- d. It was NOTED that the Pre-inquiry meeting has been held and that the application for 30 houses has been added to the call-in inquiry. Four planning applications have now been called-in by the Secretary of State.
- e. The date of the Inquiry is January 31st 2017.

117. Planning Applications

It was **resolved** that the observations contained in the attached to be conveyed to the District Council.

<p><u>DM/16/4084</u> <u>Treyarnon, Brookhill Road, Copthorne, RH10 3PS</u> Variation of condition 3 relating to planning application DM/16/1231 to change the window on the northern elevation from a fan light opening to a side opening window.</p>	<p>Support.</p>
<p><u>DM/16/4146</u> <u>10 Gage Close, Crawley Down, RH10 4XT</u> Single storey front extension and side extension to the garage.</p>	<p>Object - This application conflicts with policy 04.3 of the CDNP. 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. 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>
<p><u>DM/16/4163</u> <u>2 Hophurst Close, Crawley Down, RH10 4XE</u></p>	<p>Support.</p>

<p>Two storey side and front extension, single storey rear extension, new pitched roof and detached garage.</p>	
<p><u>DM/16/4193</u> <u>Land To The North Of Westcote Sandy Lane, Crawley Down, RH10 4HS</u> Proposed 2 no. two bedroom semi-detached dwellings with 2 no. parking bays per dwelling.</p>	<p>Support – The Council notes and appreciates the change to 2 x 2 bed properties, which better meets the requirements of the CDNP.</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. 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>
<p><u>DM/16/4246</u> <u>High Stile Shipley Bridge Lane, Copthorne, RH10 3JL</u> Proposed hip to gable roof extension and dormer. This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the proposed use cannot be taken into account.</p>	<p>Refer to Planning Officer.</p>
<p><u>DM/16/4317</u> <u>3 Pasture Wood Close, Crawley Down, RH10 4AP</u> T1 Oak - Reduce crown height and lateral spreads by up 2 metres.</p>	<p>Refer to Tree Officer. The Council is concerned at the number of applications and asks the Officer to take previous work into consideration.</p>
<p><u>DM/16/4431</u> <u>Woodstock Snow Hill, Crawley Down, RH10 3EG</u> Oak T1 - South side (close to house) Thin by up 20%. North side (over neighbour) reduce by 2.5 metres maximum.</p>	<p>Refer to Tree Officer.</p>
<p><u>DM/16/4260</u></p>	<p>Refer to Tree Officer. The Council is concerned at the extent of the proposed tree work and also</p>

Land Adjacent To Mardi Lake View Road, Furnace Wood, RH19 2QE

T1 Laurel - fell, T2 Rowan - fell, T3 Rowan, reduce canopy by approximately 6 metres, T4 Laurel - reduce canopy by approximately 6 metres. T5 Oak - To remove bottom five branches overhanging boundary, T6 Horse Chestnut - fell, T7 Oak remove bottom two branches overhanging boundary. T8 Beech - fell. T9 Laurel - remove top 7.6 metres (approximately) overhanging boundary. T10 Silver Birch - fell. T11 Silver Birch - fell.

asks that the need in terms of how Mardi is being prejudiced is taken into account.

Meeting closed 20:03

Chairman: _____

Date: _____