

**Planning and Highways Committee meeting of Worth Parish Council
October 17th 2016 at 19:30 hours**

Present: Cllr. I. Gibson (Chairman) Cllr. L. Field
 Cllr. E. Anscombe Cllr. J. Hitchcock
 Cllr. P. Blakemore Cllr. C. Phillips
 Cllr. P. Coote Cllr. K. Scott
 Cllr. A. Cruickshank Cllr. R. Webb
 Mr P Carr (Acting Clerk)

Suspension of Standing Orders:

Two members of the public were present at the meeting.

1. Apologies: Cllr. J. Albury, Cllr. E. Lord
Absence: Cllr. J. Allen, Cllr. C. Larkin

2. Declarations of Disclosable Pecuniary and Other Interests:
 Cllr. P. Blakemore declared he had a personal interest in application DM16/3310. Will withdraw from meeting.

3. Minutes of Planning Committee Meeting held on October 3rd 2016:
 The signing of the minutes of the 3rd October were held over until the reason for the objection relating to DM16/2893 was noted on the Minutes, and the Assistant Clerk to be advised of this.

4. Update on MSDC Planning Committee meetings.
a - District Planning Committee: Planning advisory minutes noted concerns /issues over a tree in Winbury Close, and objections to developments at Tiltwood House.
b - Planning Committee A: Nil
c - Planning Committee B: No details

5. Planning Decisions from Mid Sussex

Reference	Address	WPC	MDSC
DM/16/3174	7 Wynlea Close, Crawley Down	Support	Refused
DM/16/3164	33 & 35 Hophurst Drive, Crawley Down	Refer to TO	Approved
DM/16/3302	Glen Cottage, 2 Rufwood, Crawley Down	Refer to TO	Approved
DM 16/3289	2 Royal Oak Cottages, Station Road	Support	Approved
DM/16/2552	Land to North West of Tiltwood House, Crawley Down	Strongly Object	Approved

Reference	Address	Appeal Decision
AP/16/0052	Dunswood, Copthorne Road, Copthorne, RH10 3PD	Allowed

6. Highways issues.
 i) Discussion regarding the movement of a lamppost, and any damage incurred to be either at developers expense, or they would need to replace it, if it was a lamppost owned by the Parish Council.
 ii) Cllr. Field raised a question regarding a parked motor car on grass near Kilnbridge House that appeared to be obscuring vision, and whether or not that it was on private property. Cllr. Field believed that SORN had been declared on the vehicle. The outcome of the discussion was the view the Motor car was parked on private property.
 iii) Members' in general discussed the difficulties of crossing the Turners Hill Road that is subject to heavy motor traffic, and increasing use by cyclists. Cycle events such as the London to Brighton Bike Ride are using the Turners Hill Road as part of their route, and the numbers attending these events are increasing year on year. It was agreed to conduct a survey of residents living near the route, this would involve a hand delivery of the survey form to 50 properties.

7. Progress on Neighbourhood Plans
a - Copthorne: Progress is being made, and the process is moving along, and there are meetings on 1st November 2016 and 14th November 2016.

b - Crawley Down: The process is ongoing; there is a meeting with the Inspector on 19th October, and the hearing to be held on 29th November 2016. Objective assessment need for housing - the Independent Examiner is a Mr. Bore. The Chairman noted that it was better to have fewer but larger developments rather than build in the villages.

8. To consider the following planning applications:

DM/16/3980
 Baskerville, Snow Hill, Crawley Down. RH10 3EF

Side and rear extension of existing garage into a garage, workshop, studio and store room. Proposed new area of hardstanding to rear of garage –studio.

Support. **Note carefully:** 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.

DM/16/3991

18 Abergavenny Gardens, Copthorne, RH10 3RU

Trees T1 and T2 - cut back 1metre of excessive overhang over garden of Lashmere Farm, on the western side of the trees. Trees T3 and T4 - cut back 2 metres, currently overhanging Lashmere Farm, on the western side of the trees.

Refer to Tree Officer - Note this application has been brought before the committee earlier for consideration.

DM/16/4005

7 Pasture Wood Close, Crawley Down. RH10 4AP

Oak (T1) remove lowest over-hanging branch. Holly (T2) reduce overall by 2m. Horse Chestnut (T3) remove lowest branch and reduce overhanging crown by 2m. Beech (T4) remove two lowest limbs. Oak (T5) remove three lowest limbs. Horse Chestnut (T6) reduce minor growth back to boundary by 2m.

Refer to Tree Officer.

DM/16/4036

3 Spring Gardens, Copthorne, RH10 3RS

Thin the crown of 3 x Oak trees by 50%.

Refer to Tree Officer

DM/16/3310

72 Church Lane , Copthorne, RH10 3QG. Loft conversion, AMENDED (30/09/16): "amended plans received 26.09.2016 showing a 3.4m wide rear dormer".

Previous objection to this application.

Members questioned the shape of the dormer, and whether or not the roof was either flat or shaped. Cllr Coote stated that MSDC preferred that roofs of Dormer windows be shaped, and not flat.

DM/16/3817

12 Grange Crescent Crawley Down. RH10 4JU

Single Storey extensions to side and rear incorporating new garage

Support

Note carefully: 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.

DM/16/4117

41 Hophurst Drive, Crawley Down. RH10 4XA

T1 Field Maple – Fell. T2 Field maple - Reduce crown by 1.5 metres.

Refer to Tree Officer

DM/16/4131

Alford Copthorne Bank, Copthorne, RH10 3JQ

Oak - crown lift by the removal of four lowest branches on garden side.

Refer to Tree Officer

DM/16/4178

Bankside Lodge, Borers Arms Road, Copthorne. RH10 3LJ

T2 - Lawson Cypress - Fell and leave 2 metres high stump for ecological benefits.

Refer to Tree Officer

Meeting closed at 8.00 pm

Chairman: _____

Dated: _____