

WORTH PARISH COUNCIL
MINUTES OF THE PLANNING & HIGHWAYS MEETING HELD 14th March 2016

PRESENT:

Cllr I Gibson (Chairman)		
Cllr J Allen	Cllr L Field	Cllr K Scott
Cllr P Blakemore	Cllr J Hitchcock	Cllr R Webb
Cllr A Cruickshank	Cllr C Larkin	
Cllr D Curzon	Cllr C Phillips	Clerk – Jenny Saunders
		Members of public 1

PUBLIC QUESTIONS

A Crawley Down Neighbourhood Plan member informed the Council that once again MSDC are ignoring the Crawley Down Neighbourhood Plan request to stop work at the Wychwood Site which leads to the field behind the Pheasantry. They have leveled off & tarmacked the area which has led to some flooding of the ground around the existing houses in this area. MSDC have agreed that this is a breach of planning albeit it is only temporary and they have regularised the situation. It will be interesting to see how they restore the drainage of this field. Can you also as the Parish Council object to the following planning applications:-

- DM/16/0485 – Ethlinden Hophurst Hill Crawley Down
- DM/16/0600 – Tiltwood House Hophurst Lane Crawley Down
- DM/16/0779 – Heatherwood West Sandy Lane Crawley Down

157. APOLOGIES:

Cllr P Coote Cllr E Lord Cllr M Stein Cllr T Dorey
 Cllr E Anscamb Cllr G Williams

158 DECLARATION OF DISCLOSABLE PENCUNIARY AND OTHER INTERESTS

NONE

159 MINUTES OF MEETING HELD ON 15TH & 29TH FEBRUARY 2016

The minutes of the meeting held on the 15TH & 29TH February 2016 were signed as a correct record.

160 UPDATE ON MSDC PLANNING COMMITTEE MEETINGS

The Clerk reported that the appeal for Firs Farm will be held on 19th April at Haywards Heath.

161 PLANNING DECISIONS FROM MID SUSSEX.

Reference	Address	WPC	MDSC
DM/15/5072	5 Beechey Way, Copthorne	Support	Approved
DM/15/5101	Sleepy Hollow, Turners Hill Road	Support	Approved
DM/16/0127	63 Westway, Copthorne	Refer to Tree Officer	Approved
DM/16/0223	18 Kitsmead, Copthorne	Refer to Tree Officer	Approved
DM/16/0322	50 Forest Close, Crawley Down	N/A	Approved
DM/16/0374	Holly Farm and Hollywood Holidays	N/A	Approved

162 TO DISCUSS THE FINANCIAL CONTRIBUTIONS TOWARDS LOCAL INFRASTRUCTURE FROM DEVELOPERS – WPC INFRASTRUCTURE DELIVERY PLAN.

It was **RESOLVED** that a small working group for each ward will be set up to Review WPC infrastructure delivery plan and suggest more projects to be included in the plan. Cllrs: Gibson & Hitchcock will discuss Crawley Down & Cllrs: Phillips & Blakemore Copthorne

163 TO DISCUSS THE RESPONSE FROM HASTOE HOUSING ASSOCIATION - EXERCISING THEIR ABILITY TO EXCEPT ALL THEIR RURAL HOMES FROM THE RIGHT TO BUY.

The Chairman was very disappointed in the response received from Hastoe and asked the clerk write to Hastoe asking them to explain the decision to the Housing Association residents in Crawley Down –“Hastoe will be exercising their ability to exempt all their rural homes from the Right to Buy”.

164 TO DISCUSS THE IMPEMENTATION OF THE NEIGHBOURHOOD PLANS

Copthorne has received feedback from MSDC and are adjusting the Scoping report, Draft Neighbourhood plan and will soon be ready to send out documents for regulation 14 this was noted.

The Crawley Down Neighbourhood Plan Committee are still waiting for the confirmation that the planning app. DM/15/3979 (land west of Turners Hill Rd) has been called in and will be looked at by the Secretary of State. This process can take time as to call in an application a Minister will need to be contacted. With this still outstanding MSDC should be very careful in how they respond to future planning application from contractors.

Worth Parish Council will need to very alert as outstanding large developments such as:-

- Hazel Close = 60 house development
- Gibshaven Farm = between 30 – 90 development.

This was noted.

165 TO CONSIDER THE PLANNING APPICATIONS LISTED ON THE SCHEDULE BELOW.

RESOLVED: that the observations contained in the attached schedule dated 14th March 2016, to be conveyed to District Council.

Meeting started 8.55 pm and closed 9.45 pm

Chairman: _____

Dated: _____

<p><u>DM/16/0485</u> <u>Ethlinden, Hophurst Hill,</u> <u>Crawley Down, RH10 4LP</u> Proposed 6 bedroom, 3 storey detached dwelling.</p>	<p>OBJECT - 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 of its policies when conducting the balancing exercise demanded by para 14 of the NPPF and give them full or very significant weight.</p> <p>WPC concurs with the view of WSCC Highways that this is not a sustainable location. As such, it is not necessary to undertake the balancing exercise set out in para 14 of the NPPF.</p> <p>The proposed development conflicts with following policies of the CDNP:</p> <p>04.2 e) – adverse impact of proposed access on neighbouring properties 05 h) -adverse impact of proposed access on neighbouring properties 05 k) – adverse impact on local highway network 08 b. – ribbon development 09 – adverse impact on biodiversity and wildlife 10 a) – unsafe vehicle and pedestrian access 10 b) – lack of sustainable transport links to village facilities. 10 d) – adds to congestion on rural lanes.</p> <p>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. LPA Planning Officers should not contradict the assessment set out above without discussion with WPC.</p>
<p><u>DM/16/0600</u> <u>Tiltwood House, Hophurst</u> <u>Lane, Crawley Down, RH10</u> <u>4LL</u> Proposed erection of 3no. Three bedroom detached houses and 2no. Three bedroom semi-detached houses. To include 2no. Detached double garages and 1no. Single garage. Also to include ground floor storage room and first floor room for the host dwelling</p>	<p>OBJECT –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 of its policies when conducting the balancing exercise demanded by para 14 of the NPPF and give them full or very significant weight.</p> <p>The proposed development conflicts with following policies of the CDNP:</p> <p>01 – adverse impact on the already over-stretched local infrastructure 04.2 a) - the proposed storage unit adversely affects the street scene 04.2 e) – adverse impact of proposed access on neighbouring properties 0.4.2 f) – adverse impact on the amenity of adjoining residents 05 a) - the proposed storage unit adversely affects the street scene 05 c) - adverse impact on the amenity of adjoining residents 05 h) -adverse impact of proposed access on neighbouring properties</p>

<p>(Tiltwood House) located connecting the two semi-detached properties.</p>	<p>05 j) – local housing needs have not been addressed 05 k) – adverse impact on local highway network 05 l) – not a registered site in the SHLAA 05 m) – does not provide a range of dwelling sizes 05 p) – despite the assurances given, the central unit could become a separate dwelling in the future and the opportunity for affordable housing will be lost. 08 a) – Site is outside the BUAB and will impact on the character of the landscape 08 b. – ribbon development 09 – adverse impact on biodiversity and wildlife 10 d) – adds to congestion on rural lanes. 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. LPA Planning Officers should not contradict the assessment set out above without discussion with WPC.</p>
<p><u>DM/16/0352</u> <u>Oaksdown, Hophurst Lane, Crawley Down, RH10 4LJ</u> Proposed two storey rear extension with Juliette balcony to first floor and flat roof to be replaced with a new pitched roof.</p>	<p>SUPPORT – 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 of its policies when conducting the balancing exercise demanded by para 14 of the NPPF and give them full or very significant weight. 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. LPA Planning Officers should not contradict the assessment set out above without discussion with WPC</p>
<p><u>DM/16/0650</u> <u>Holly Farm and Hollywood Holiday Group, Copthorne, RH10</u> Reserved Matters application for the approval of the appearance, layout, scale and landscaping of the proposed development of the land at Holly Farm and Hollywood Holiday Camps site.</p>	<p>STRONGLY OBJECT The proposed site is in the Copthorne Neighbourhood Plan (CNP) Area. The draft Plan will shortly begin its Regulation 14 consultation so it cannot be given much weight. WPC have previously strongly objected to the proposed removal of Condition 3. of the Permission which sets out the requirement for a central island on the A264 (Dm/15/0461). WPC notes the comments from WSCC Highways that right turns into and out of the development from the A264 should be allowed until the St Modwyn’s roundabout is built. WPC believes that allowing right turns into and out of the development from the A264 is an unsafe road configuration and that left turns into and out of the development from the A264 should be implanted from the outset using the M23 junction roundabout until the new roundabout for the St Modwyn development is completed. WPC considers that the proposed road layout within the development is overly complex and will need to unnecessarily long journey lengths within the development which will adversely impact on the residents.</p>

	<p>The layout and landscaping proposals adversely impact on the biodiversity and wildlife.</p> <p>If the LPA is minded to get permission for the application then WPC requests that there is condition which permits the use of adjoining land for storage of construction materials and plant until revised plans and surveys have been approved.</p>
<p><u>DM/16/0666</u> <u>Amberwood, Cuttinglye Road, Crawley Down, RH10 4LR</u> Two storey side extension. Two storey front extension to provide new entrance porch and extend existing bedroom.</p>	<p>SUPPORT – 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 of its policies when conducting the balancing exercise demanded by para 14 of the NPPF and give them full or very significant weight.</p> <p>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. LPA Planning Officers should not contradict the assessment set out above without discussion with WPC</p>
<p><u>DM/16/0672</u> <u>Orchards, Wallage Lane, Rowfant, RH10 4NJ</u> Proposed replacement dwelling 4 bedroom 2 storey.</p>	<p>SUPPORT – 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 of its policies when conducting the balancing exercise demanded by para 14 of the NPPF and give them full or very significant weight.</p> <p>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. LPA Planning Officers should not contradict the assessment set out above without discussion with WPC.</p>
<p><u>DM16/0695</u> <u>Barnjet, Cuttinglye Road, Crawley Down, RH10 4LR</u> Proposed removal of existing conservatory at the rear of the dwelling and the addition of a single storey extension to the living room with a larger opening to the garden.</p>	<p>SUPPORT – 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 of its policies when conducting the balancing exercise demanded by para 14 of the NPPF and give them full or very significant weight.</p> <p>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. LPA Planning Officers should not contradict the assessment set out above without discussion with WPC</p>
<p><u>DM/16/0709</u> <u>Deep Acre, Lake View Road, Furnace Wood, East Grinstead, West Sussex, RH19 2QE</u></p>	<p>SUPPORT – 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 of its policies when conducting the balancing exercise demanded by para 14 of the NPPF and give them full or very significant weight.</p> <p>WPC are the authors of the CDNP and as such are best placed to judge whether a planning application is in</p>

Side and roof extension to create rooms in roof. Conversion of existing garage into living accommodation. New garage.	accordance with its vision, policies and definitions. LPA Planning Officers should not contradict the assessment set out above without discussion with WPC
<u>DM/16/0767</u> <u>2 Engalee Cottages,</u> <u>Copthorne Bank,</u> <u>Copthorne, RH10 3QZ</u> Single storey rear extension and first floor side extension.	SUPPORT - The proposed site is in the Copthorne Neighbourhood Plan (CNP) Area. The draft Plan will shortly begin its Regulation 14 consultation so it cannot be given much weight.
<u>DM/16/0779</u> <u>Heatherwood West, Sandy Lane, Crawley Down, RH10 4HR</u> Removal of Condition 3 of planning permission 14/03180/FUL and allow the dwelling to have independent status.	OBJECT – there are no changes in circumstances which justify changing the view expressed by the council IN RESPONDING TO dm/14/03180/FUL
<u>DM/16/0721</u> <u>Chestnut Lodge, Furnace Farm Road, Furnace Wood, RH19 2PU</u> Outline planning application with all matters reserved for a replacement pet crematorium and the erection of 2no. Dwellings (including one replacement dwelling).	OBJECT – 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 of its policies when conducting the balancing exercise demanded by para 14 of the NPPF and give them full or very significant weight. The proposed development conflicts with following policies of the CDNP: 07 Part 1 – the application does not demonstrate that the existing business (a cattery) is not viable or that the development (taken as a whole) will provide demonstrable employment benefits to the local community (to the same extent or greater than the current benefits). 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. LPA Planning Officers should not contradict the assessment set out above without discussion with WPC
<u>DM/16/0866</u>	OBJECT - The proposed site is in the Copthorne Neighbourhood Plan (CNP) Area. The draft Plan will shortly

<p><u>6 The Meadow, Copthorne, RH10 3RG</u></p> <p>Proposed single storey front porch and single storey rear extension and second storey side extension.</p>	<p>begin its Regulation 14 consultation so it cannot be given much weight. The development will result in the loss of an off-road parking space</p>
<p><u>DM/16/0878</u> <u>Dal Nonno, Sandy Lane, Crawley Down, RH10 4HS</u> Proposed single storey rear extension to extend the existing kitchen.</p>	<p>No details on website – unable to comment.</p>
<p><u>DM/16/0902</u> <u>Westover, Sandy Lane, Crawley Down, RH10 4HS</u></p> <p>Dormer window over existing Velux window.</p>	<p>SUPPORT – 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 of its policies when conducting the balancing exercise demanded by para 14 of the NPPF and give them full or very significant weight. 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. LPA Planning Officers should not contradict the assessment set out above without discussion with WPC</p>

Chairman

date