

WORTH PARISH COUNCIL

MINUTES OF THE PLANNING & HIGHWAYS MEETING HELD 9th MAY 2016 at 8.45pm

PRESENT:

Cllr I Gibson (Chairman)		
Cllr E Anscomb	Cllr L Field	
Cllr P Blakemore	Cllr E Lord	
Cllr A Cruickshank	Cllr C Phillips	
Cllr D Curzon	Cllr K Scott	Clerk – Jenny Saunders
	Cllr R Webb	
		Members of public 3

PUBLIC QUESTIONS

NONE

1 APOLOGIES:

Cllr P Coote

T Dorey

Absent:

Cllr J Allen

Cllr C Larkin

2 TO APPOINT VICE CHAIRMAN

It was **RESOLVED**: That Cllr D Curzon be appointed Vice-Chairman of the Planning Committee for the year 2016/17. Cllr Curzon thereupon signed her declaration of Acceptance of Office.

3 DECLARATION OF DISCLOSABLE PENCUNIARY AND OTHER INTERESTS

NONE

4 MINUTES OF MEETING HELD ON 14th MARCH & 28th MARCH 2016

The minutes of the meeting held on the 14th March 2016 with the amendment DM/15/5125 to read: **SUPPORT** – with the condition that the development should **not** be permitted to be used for living accommodation in perpetuity and Sub Committee meeting 25th April 2016 were signed as a correct record.

5 TO DISCUSS THE RESPONSES FROM THE MSDC HEAD OF ECONOMIC PROMOTION & PLANNING & THE SOLICITOR TO MSDC, ON THE ISSUES OF MSDC PLANNING DECISIONS.

The Chairman confirmed that Claire Tester is leaving MSDC as Head of Economic promotion and will take another position with the South Down National Park however, she will be working as a consultant to MSDC to help Parish Councils with their Neighbourhood Plan. This was noted. The Chairman has also been in contact with Tom Clark (MSDC legal department) regarding the planning decisions under the delegation scheme that conflicts with the views of Worth Parish Council, so far he has received a negative response from MSDC. The Chairman would like to continue to pursue this so that when the Planning Officer decision conflicts with the views from Worth Parish Council the Planning Officer would come back to the Parish Council and discuss the reasons why they have made this decision. This was **AGREED**.

6 PLANNING DECISIONS FROM MID SUSSEX.

Reference	Address	WPC	MDSC
DM/16/0838	Cherrilea, Copthorne Bank, Copthorne	Support	Approved
DM/16/0866	6 The Meadow, Copthorne	Object	Approved
DM/16/0902	Westover, Sandy Lane, Crawley Down	Support	Approved
DM/16/0914	61 Lashmere, Copthorne	Object	Refused

The Council are continuing to monitor the planning decisions.

7 PLANNING APPEALS/INQUIRIES

AP/16/0003	1 Haven Gardens, Crawley Down, RH10 4UD	Dismissed
AP/16/0006	Land Adj. To Shepherds Oak, Turners Hill Rd	Dismissed
AP/15/0069	Mount House Farm, Snow Hill, RH10 3EF	Dismissed
AP/15/0061	Land At South Place, Beauport House, Carrsfarm Cottage, Hurst House, Copthorne	Dismissed
AP/16/0006	Land Adj To Shepherds Oak, Crawley Down	Dismissed

This was Noted.

8 HIGHWAYS ISSUES

A Cllr commented on the poor state of the recent repairs made to the Highways in Station Road & Burley Way Crawley Down. He will provide photographic evidence so the Clerk can refer this to Richard Speller of West Sussex Highways.

9 PROGRESS ON NEIGHBOURHOOD PLANS

Copthorne Neighbourhood Plan has now receive both parts of information from the independent consultant and the Committee are working on the queries he has raised. It is hoped that the Plan will soon be ready for consultation once the adjustments to the scoping report and the SEA have been made. This was noted.

10 TO DISCUSS PENTAR DESIGN'S PROPOSAL FOR THREE LIVE/WORK UNITS ON LAND AT HOPURST HILL CRAWLEY DOWN.

This was discussed at the Planning Sub Committee where the developer came to the meeting and asked for the Parish Council support prior to submitting a planning application. To build this development the removal of an Ancient Woodland would be necessary. The Parish Council would not support this as it does not comply with the Crawley Down Neighbourhood Plan. The development may also impact on a listed building.

11 TO CONSIDER THE PLANNING APPLICATIONS LISTED ON THE SCHEDULE BELOW.

It was **RESOLVED**: that the observations contained in the attached schedule dated 9th May 2016, to be conveyed to District Council.

Meeting started 8.20 pm and closed 9.25 pm

Chairman: _____

Dated: _____

<p><u>DM/16/0721</u> <u>Land at Sylvester's Cattery, Furnace Farm Road, Furnace Wood, RH19 2PU</u> Outline planning application with all matters reserved for a replacement pet crematorium and the erection of 2 no. dwellings (including one replacement dwelling) (Updated plans received 21 March 2016)</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>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).</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/16/1192</u> <u>17 Bricklands, Crawley Down, RH10 4LA</u> Proposed single storey rear extension, 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>NOTED</p>
<p><u>DM/16/1395</u> <u>Little Orchard, Chapel Lane, Copthorne, RH10 3ET</u> Demolish existing double garage and existing stables and replace with a four bay timber framed garage with room above for an office.</p>	<p>SUPPORT: With the condition that the development should not be permitted to be used for living accommodation in perpetuity. The proposed site is in the Copthorne Neighbourhood Plan area. The draft plan will shortly begin its Regulation 14 consultation and cannot be given much weight.</p>
<p><u>DM/16/1553</u> <u>Barns Court, Turners Hill Road, Crawley Down RH10 4HQ</u> Temporary porta cabin office to be used as a training room to be installed on the existing industrial estate. Application to continue permission DM/15/0716</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. Paragraph 198 of the NPPF requires that applications that conflict with policies in a made Neighbourhood Plan should be refused. However, the continuing failure of Mid Sussex to deliver a District Plan means that the policies in the neighbourhood plan cannot be considered to be up-to-date. Decision makers must still consider all of its policies and</p>

	<p>give them significant weight when conducting the balancing exercise demanded by para 14 of the NPPF and only approve applications when the benefits significantly demonstrably outweigh the adverse impacts. 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/16/1597</u> <u>Land Parcel at 534942 139212, Furnace Farm Road, Furnace Wood</u> Demolition of outbuildings and existing 'Furnace Bungalow' and their replacement with a single4 dwelling (use class C3) together with associated infrastructure</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 weight in line with the Planning Inspectors decision in AAP/D3830/W/15/3132761. If a balancing exercise is undertaken it needs to be recorded and set out in full in order that members of the public can understand the reasons for the decision, in line with recent DCLG guidance.</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/16/1627</u> <u>2 Hophurst Close, Crawley Down RH10 4XE</u> Two storey rear extension & first floor side extension. New roof & detached garage.</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 weight in line with the Planning Inspectors decision in AAP/D3830/W/15/3132761. If a balancing exercise is undertaken it needs to be recorded and set out in full in order that members of the public can understand the reasons for the decision, in line with recent DCLG guidance.</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/16/1639</u> <u>Copthorne Service Station, Copthorne Common Rd RH10 3LF</u> The retention of an ATM installed in a new purpose built steel secure room with steel floor plate. ATM fascia with black bezel surround & white illuminated</p>	<p>SUPPORT: The proposed site is in the Copthorne Neighbourhood Plan area. The draft plan will shortly begin its Regulation 14 consultation and cannot be given much weight.</p>

<p>lettering 'Free Cash withdraws' out of black background. Blue LED halo illumination to ATM surround.</p>	
<p><u>DM/16/16644</u> <u>Copthorne Service Station, Copthorne Common Rd</u> <u>Copthorne RH10 3LF</u> Retrospective application for the retention of an ATM installed in a new purpose built steel secure room with steel floor plate. ATM fascia with black bezel surround & white illuminated lettering 'Free Cash withdraws' out of black background. Blue LED halo illumination to ATM surround.</p>	<p>SUPPORT: The proposed site is in the Copthorne Neighbourhood Plan area. The draft plan will shortly begin its Regulation 14 consultation and cannot be given much weight.</p>
<p><u>DM/16/1776</u> <u>16 Kitsmead, Copthorne, Crawley, West Sussex, RH10</u> <u>3PW</u> Oak (T1) reduce branches overhanging the boundary with rear gardens of nos. 16 & 18 by 2.5m</p>	<p>Refer to Tree Officer for comments</p>