

## WORTH PARISH COUNCIL

### MINUTES OF THE PLANNING & HIGHWAYS MEETING HELD 18<sup>th</sup> July 2016 at 7.30pm

**PRESENT:**

Cllr I Gibson (Chairman)	Cllr T Dorey	
Cllr J Allen	Cllr L Field	
Cllr J Albury	Cllr J Hitchcock	
Cllr E Ancomb	Cllr E Lord	RFO – Ellen Smith
Cllr P Blakemore	Cllr C Phillips	Clerk – Jenny Saunders
Cllr A Cruickshank	Cllr K Scott	1 member of the Public
Cllr D Curzon		

**MEMBERS OF THE PUBLIC**

A resident expressed his concern at West Sussex County Council request to supply & install a single storey modular Building (WSSCC/033/16/WP) to provide 2 new temporary classrooms for Crawley Down Village C of E Primary School. West Sussex County Council should be providing a permanent extension on this site and not temporary accommodation. For years this school has been oversubscribed and this will only get worst with all the new houses being built in both of the wards. Please can the Worth Parish Council put a time limit on the temporary classrooms and ask for a more permanent solution to this.

**46 APOLOGIES:**

Cllrs: Coote & Webb                      **Absent:** Cllr Larkin

**47 DECLARATION OF DISCLOSABLE PENCUNIARY AND OTHER INTERESTS**

Cllr Field declared an interest with licensing application LI/16/1395 The Prince Albert Pub.

**48 MINUTES OF MEETING HELD ON 4<sup>th</sup> July 2016**

The minutes of the meeting held on the 4<sup>th</sup> July 2016 were signed as a correct record.

**49 UPDATE ON MSDC PLANNING COMMITTEE MEETINGS**

- a. District Planning Committee – next meeting, August 11<sup>th</sup> – no documentation available.
- b. Planning Committee A – next meeting, July 21<sup>st</sup> – No mention of WPC
- c. Planning Committee B – next meeting 4<sup>th</sup> August – No details

**50 PLANNING DECISIONS FROM MID SUSSEX.**

Reference	Address	WPC	MDSC
DM/16/2007	Bankside Lodge, Borers Arms Road, Copthorne	Object	Approved
DM/16/1756	1 Meadow Approach, Copthorne	Object	Approved
DM/16/2184	29 Hophurst Drive, Crawley Down	Tree Officer	Approved
DM/15/4146	38 Bridgelands, Copthorne	Support	Approved
DM/16/1980	Cala Homes Development Site, Hophurst Lane	Conditional Support	Approved
DM/16/0779	Heatherwood West, Sandy Lane, Crawley Down	Object	Approved
DM/16/1157	Snow House, Snow Hill, Crawley Down	Support	Approved

DM/15/5048	Land Parcel At Gibbshaven Farm, Furnace Farm Road	Strongly Object	Refused
DM/16/1930	2 Verwood Cottages, Shipley Bridge Lane, Copthorne	Legal Decision	Approved
DM/16/1804	3 Knowle Drive, Copthorne	Conditional Support	Approved
DM/16/1922	1 Verwood Cottages, Shipley Bridge Lane, Copthorne	Legal Decision	Approved

Reference	Address	Appeal
AP/16/0052	Dunswood, Copthorne Road, Copthorne	Appeal Lodged
AP/16/0022	Brook, Copthorne Road, Copthorne	Appeal Dismissed
AP/16/0017	Land At Junction Of Old Hollow	Dismissed

The Chairman explained that there were 2 decisions that were in conflict with Worth Parish Council :-

16/2007- Bankside Lodge – fell tee – WPC objected and asked for a replacement tree.

16/1756 – 1 Meadow Approach – pair of 3 bed semi-detached house: WPC objected (Loss of parking /unneighbourly).

This was noted.

## 51 HIGHWAYS ISSUES

A Cllr had reported that the Keeper Knights fields in Copthorne are again being used for illegal parking for Gatwick. The Clerk has confirmed that this has been reported to the Enforcement Officer at Mid Sussex District Council.

The Clerk reported that she has been in conversation with West Sussex Highways team and if the Parish Council wish to clean the road signs a license can be granted but no financial agreement will be forth coming. It was agreed that this is WSCC statutory duty and they are responsible for road signs on the highways.

## 52 PROGRESS ON NEIGHBOURHOOD PLANS

### a. Copthorne

Copthorne have had a meeting with Claire Tester and they now have a clear direction. They are still reviewing the SA objective. They will not be going to re-consultation as they have a clear vision and objective. This was noted.

### b. Crawley Down.

Crawley Down are still investigating the prices of a Planning Consultant for the call in inquiry.

### c. District Planning Workshops.

Several Cllrs went to the training session at Haywards Health. The District Plan will be ready for consultation at the end of the Summer. Any changes to this date will be notified to all Parish Councils. One of the delays MSDC are facing is from the Highways England as they do not want any further impact on the Highways.

## 53 TO CONSIDER THE PLANNING APPLICATIONS LISTED ON THE SCHEDULE BELOW.

It was **RESOLVED**: that the observations contained in the attached schedule dated 18<sup>th</sup> July 2016, to be conveyed to District Council.

<p><b><u>Land To The North West Of Tiltwood House, Hophurst Lane, Crawley Down, RH10 4LL</u></b></p> <p><u>DM/16/2552</u></p> <p>Proposed erection of one 4 bedroom detached house and detached garage.</p>	<p><b>STRONGLY OBJECT</b> – The Council noted that this application meant that the total number of new homes approved or seeking approval on the Tiltwood House land parcel was 11. The applications concerned are  14/04424 – 2 cottages  15/4482 – 1 x 4 bed house  15/4478 – 1 x 4 bed house  16/0600 – 5 x 2/3 bed houses  16/2544 – 1 x 4 bed house</p> <p>The Council considers that the piecemeal approach to the development of the grounds of Tiltwood House is being pursued in order to avoid having to provide 30% affordable housing according to Crawley Down Neighbourhood Plan Policy 05p.</p> <p>Further, the increase in the number of vehicles using the Tiltwood House access creates a hazard for traffic travelling on Hophurst Hill contrary to CDNP Policy 10(a). The Council requests that advice is sought from WSCC Highways on this specific issue and that the impact of the existing approved development, and other applications, which will share the access is taken into account.</p> <p><b>The Council agreed that these issues together merit a RED condition on the application.</b></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 of its policies when conducting the balancing exercise demanded by para 14 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.</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. Planning Officers should not contradict the assessment set out above without discussion with WPC.</p>
<p><b><u>Hilbre, Copthorne Common Road, Copthorne, RH10 3LA</u></b></p> <p><u>DM/16/2664</u></p> <p>Conversion of existing integrated garage into a study and erection of front porch.</p>	<p><b>OBJECT-</b> Loss of off road parking.</p> <p>The site is in the the Copthorne Neighbourhood Plan (CNP) Area. The draft Plan will shortly begin its Regulation 14 consultation. so it cannot be given much weight.</p>
<p><b><u>Plot 1, Cala Homes Development Site, Hophurst Lane, Crawley Down</u></b></p> <p><u>DM/16/2696</u></p> <p>Oak (T23) lift crown by up to 7m.</p>	<p>Refer to TREE Officer</p>

<p><b><u>Crawley Down Village C of E Primary School, Hophurst Drive, Crawley Down, RH10 4XA</u></b></p> <p><u>WSCC/033/16/WP</u></p> <p>Supply and Installation of a single storey modular buildi</p>	<p><b>Steve Warr supports – capacity increased 315 – 420; 60 /yr gives 435 by 2022.</b></p> <p><b>CONDITIONAL SUPPORT:</b> Permission should be granted for a period of three years to enable WSCC to undertake the necessary building works to extend the existing school buildings to provide a capacity of 420 pupils. The temporary building should be positioned such that it does not interfere with this building work. The teaching facilities that are displaced by the temporary building should be re-implemented elsewhere on the site. The extent of the ongoing development in Crawley Down leads the Parish Council to believe that the growth in demand for school places is in excessive of WSCC estimates .</p>
<p><b><u>The Prince Albert, Copthorne Bank, Copthorne, RH10 3QX</u></b></p> <p><u>LI/16/1395</u></p> <p>New Premises License</p>	<p><b>OBJECT</b> – The proposed hours are inappropriate for a public house in a residential village. The existing hours should be retained.</p>
<p><b><u>24 Bridgelands Copthorne Crawley West Sussex RH10 3XD</u></b></p> <p><u>DM/16/2733</u></p> <p>Proposed new clay tile-hanging to replace existing timber cladding to all elevations.</p>	<p><b>SUPPORT</b> - The site is in the the Copthorne Neighbourhood Plan (CNP) Area. The draft Plan will shortly begin its Regulation 14 consultation. so it cannot be given much weight.</p>
<p><b><u>Kenwards Farm Snow Hill Crawley Down Crawley West Sussex RH10 3EG</u></b></p> <p><u>DM/16/2767</u></p> <p>Erection of a garden building incidental to the enjoyment of a Class C3 dwelling.</p>	<p><b>CONDITIONAL SUPPORT:</b> The building should have no residential use. 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. 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><b><u>61 Lashmere, Copthorne, RH10 3RR</u></b></p> <p><u>DM/16/2737</u></p> <p>Single storey rear extension. Amendments to fenestration at front elevation including addition of 2no. rooflights. Reduction to window size at first floor on rear elevation.</p>	<p><b>SUPPORT</b> - The 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.</p>
<p><b><u>22 The Meadow Copthorne Crawley West Sussex RH10 3RG</u></b></p> <p><u>DM/16/2806</u></p> <p>Demolition of rear garage and conservatory and new rear extension with conversion of front garage</p>	<p><b>SUPPORT</b> - The site is in the the Copthorne Neighbourhood Plan (CNP) Area. The draft Plan will shortly begin its Regulation 14 consultation. so it cannot be given much weight.</p>
<p><b><u>5 Newlands Park Copthorne Crawley West Sussex RH10 3EW</u></b></p> <p><u>DM/16/2777</u></p> <p>2 storey infill addition.</p>	<p><b>SUPPORT</b> - The site is in the the Copthorne Neighbourhood Plan (CNP) Area. The draft Plan will shortly begin its Regulation 14 consultation. so it cannot be given much weight.</p>

Meeting closed 8.35 pm

Chairman: \_\_\_\_\_

Dated: \_\_\_\_\_