

WORTH PARISH COUNCIL

MINUTES OF THE PLANNING & HIGHWAYS MEETING HELD 4th JULY 2016 at 7.30pm

PRESENT:

Cllr I Gibson (Chairman)	Cllr L Field	
Cllr J Allen	Cllr J Hitchcock	
Cllr E Anscomb	Cllr E Lord	
Cllr P Blake more	Cllr C Larkin arrived 7.50 pm	
Cllr P Coote	Cllr C Phillips	Clerk – Jenny Saunders
Cllr A Cruickshank	Cllr K Scott arrived 8.05 pm	
Cllr D Curzon	Cllr R Webb	

38 APOLOGIES:

Cllr J Albury Cllr T Dorey

39 DECLARATION OF DISCLOSABLE PENCUNIARY AND OTHER INTERESTS

None

40 MINUTES OF MEETING HELD ON 20th JUNE 2016

The minutes of the meeting held on the 20th June 2016 were signed as a correct record.

41 UPDATE ON MSDC PLANNING COMMITTEE MEETINGS

- a. District Planning Committee – next meeting, July 14th – no documentation available.
- b. Planning Committee A – next meeting, July 21st – no documentation available.
- c. Planning Committee B – next meeting July 7th – no reference to Worth Parish Council.
- c. 21st June- Planning Committee A; no details

42 PLANNING DECISIONS FROM MID SUSSEX.

Reference	Address	WPC	MSDC
DM/16/1921	Heath Cottage, Gardner Lane, Crawl4ey Down, RH10 4HT	Support	Approved
DM/16/1809	Down Park House, Turners Hill Rd, RH10 4HQ	Object	Refused
DM/16/1597	Land Parcel at 534942 139212, Furnace Farm Rd	Support	Approved
DM/16/1836	61 Burleigh Way, Crawley Down, RH10 4UG	Object	Approved
DM/16/1889	Scholars Court, Turners Hill Rd, Crawley Down	Support	Approved
DM/16/1884	4 Wyngates, Copthorne	Support	Approved
DM/16/1553	Barns Court, Turners Hill Road	Support	Approved
Reference	Address	Appeal Decision	
AP/16/0019	Land adjacent to Cinderwood, Copthorne Rd	Dismissed	

16/1836 – 61 Burleigh Way – WPC objected as insufficient parking for a 5 bedroomed house. MSDC delegated report approved noting that the garage has already been converted so no loss of parking and the CDNP has no standards for 5 bed house so the standard for 4 bed is applied (2 places).

It was AGREED that Cllr J Hitchcock will look in to the above problem.

43 HIGHWAYS ISSUES

Brookhill Road Copthorne

A local resident was concerned following a road accident on the 20th June 2016 at Brookhill Rd. The vehicle was travelling towards the roundabout by Hotel & lost control on the bending veering into the side of another vehicle. This was attended by the Police & since then Cty Cllr Ackerman & Richard Speller has examined the site.

After a discussion the following actions were AGREED:-

- We will ask the Speed Watch team to provide maps of where they are authorised to carry out their monitoring in Copthorne.
- What happens with the information regarding persistent speed offenders and what action do the Police take after the 3rd letter?
- An invitation to the Speed Watch team to come to a Parish Council Meeting.

44 PROGRESS ON NEIGHBOURHOOD PLANS

a. Copthorne

The Copthorne Plan Sub Committee are having a final meeting with Claire Tester on the 14th July 2016 at the Parish Hub to discuss the sustainability report and what the next stage they need to consider to progress the Plan. The Copthorne Neighbourhood Plan draft document is on the website. Once this meeting has taken place it was AGREED that a Joint Neighbourhood Plan meeting will be arranged.

b. Crawley Down.

The Crawley Down Sub Committee held a public meeting on Thursday 16th June at the Haven Centre to inform the residents about the call in process. They also had a meeting following this where they discussed the comments from the Solicitor & Barrister. One of the recommendations put forward was for Worth Parish Council to consider appointing a Planning Consultant to represent the Council at the inquiry.

The statement of case is now available and it was agreed that all Councillors receive a copy.

Land South Of Hazel Close, Hazel Close, Crawley Down DM/16/2330 after a discussion it was RESOLVED that we write to the National Planning case work unit and Call in this application.

Mid Sussex Parishes District Plan workshops on the 8th July 2016 at the Committee room at Oaklands. We have two places reserved for Cllrs: C Phillips & J Hitchcock. It was AGREED that the Clerk ask if there are any more spaces available.

It was AGREED that Cllr Phillips attends the SALC AGM held in July.

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

It was **RESOLVED**: that the observations contained in the attached schedule dated 4th July 2016, to be conveyed to District Council.

<p><u>Orchards, Wallage Lane, Rowfant, RH10 4NJ</u> <u>DM/16/2445</u> Proposed replacement dwelling 4 bedroom 2 storey. Revisions to permission DM/16/0672 to include the relocation of the dwelling 2m eastwards and the addition of 3 dormers to the front elevation.</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 & its policies carry full weight. If its policies cannot be considered to be up-to-date then Planning Officers & Councillors should still consider all of its policies when conducting the balancing exercise demanded by para 14 of the NPPF & give them full or very significant weight. The NPPG mandates that the balancing exercise must be fully documented & available for public inspection.</p> <p>WPC are the authors of the CDNP & as such are best placed to judge whether a planning application is in accordance with its vision, policies & definitions. Planning Officers should not contradict the assessment set out above without discussion with WPC.</p>
<p><u>2 Grange Road, Crawley Down, RH10 4JT</u> <u>DM/16/2517</u> Proposed extension to the rear of the house providing new integral utility room.</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 & its policies carry full weight. If its policies cannot be considered to be up-to-date then Planning Officers & Councillors should still consider all of its policies when conducting the balancing exercise demanded by para 14 of the NPPF & give them full or very significant weight. The NPPG mandates that the balancing exercise must be fully documented & available for public inspection.</p> <p>WPC are the authors of the CDNP & as such are best placed to judge whether a planning application is in accordance with its vision, policies & definitions. Planning Officers should not contradict the assessment set out above without discussion with WPC.</p>
<p><u>Land To The South West Of Tiltwood West, Hophurst Lane, Crawley Down, RH10 4LL</u> <u>DM/16/2544</u> Proposed erection of one 4 bedroom detached house.</p>	<p>THE COUNCIL EXPRESSED CONCERN - that the increase in the number of vehicles using the Tiltwood House access could create 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 which will share the access is taken into account. The Council agreed that this issue merits an AMBER condition on the application. On all other aspects of the application the Council was content.</p> <p>The proposed site is in the Crawley Down Neighbourhood Plan (CDHP) Area. The CDNP is now part of the local development plan & its policies carry full weight. If its policies cannot be considered to be up-to-date then Planning Officers & Councillors should still consider all of its policies when conducting the balancing exercise demanded by para 14 of the NPPF & give them full or very significant weight. The NPPG mandates that the balancing exercise must be fully documented & available for public inspection.</p> <p>WPC are the authors of the CDNP & as such are best placed to judge whether a planning application is in accordance with its vision, policies & definitions. Planning Officers should not contradict the assessment set out above without discussion with WPC.</p>
<p><u>Little Briars, Copthorne Common Road, Copthorne, RH10 3JX</u> <u>DM/16/2575</u> Detached Single Garage.</p>	<p>Support – 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><u>Land South Of Hazel Close, Hazel Close, Crawley Down</u> <u>DM/16/2330</u> Outline application for the approval of Access details for the development of up to 30 dwellings, or which 30 percent will be affordable with associated landscaping and car parking.</p>	<p>Strongly Object – The proposed site is in the Crawley Down Neighbourhood Plan (CDHP) Area. The CDNP is now part of the local development plan & its policies carry full weight. If its policies cannot be considered to be up-to-date then Planning Officers & Councillors should still consider all of its policies when conducting the balancing exercise demanded by para 14 of the NPPF & give them full or very significant weight. The NPPG mandates that the balancing exercise must be fully documented & available for public inspection.</p> <p>The application is contrary to CDNP policies 05 Control of new developments (parts c,i,j,k,l & m) 08 Prevention of Coalescence (a & b) 09 Protect & enhance Biodiversity (parts a,b & c)</p> <p>10 Promoting Sustainable Transport (part a – access onto a cycle route) WPC are the authors of the CDNP & as such are best placed to judge whether a planning application is in accordance with its vision, policies & definitions. Planning Officers should not contradict the assessment set out above without discussion with WPC.</p>
<p><u>3 Brookside, Copthorne, RH10 3QP</u> <u>DM/16/2463</u> Part two storey / part single storey extension to side.</p>	<p>Support – Subject to West Sussex County Council Highways approval. 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><u>60 Church Lane, Copthorne, RH10 3QF</u> <u>DM/16/2519</u> Two storey side/rear extension.</p>	<p>Support – 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>

Meeting closed 8.25 pm

Chairman: _____

Dated: _____