

WORTH PARISH COUNCIL

MINUTES OF THE PLANNING & HIGHWAYS MEETING HELD 6th JUNE 2016 at 7.30pm

PRESENT:

Cllr I Gibson (Chairman)	Cllr L Field	
Cllr E Anscomb	Cllr J Hitchcock	
Cllr P Blakemore	Cllr E Lord	
Cllr P Coote	Cllr C Larkin arrived at 7.45pm	
Cllr A Cruickshank	Cllr C Phillips	Clerk – Jenny Saunders
Cllr T Dorey	Cllr K Scott	RFO-
	Cllr R Webb	Members of public 3

PUBLIC QUESTION

A member of the Public wished to explain to the Council their families plan to build 2 extra houses in the grounds of their parents' house in Crawley Down so that the daughters could both live in the area -Planning application: DM/16/1966 Ascotts, Crawley Down Rd, Felbridge.

20 APOLOGIES:

Cllr D Curzon Cllr J Allen

21 DECLARATION OF DISCLOSABLE PENCUNIARY AND OTHER INTERESTS

NONE

22 MINUTES OF MEETING HELD ON MAY 9TH & MAY 23RD 2016

The minutes of the meeting held on the 9TH & 23RD of May 2016 were signed as a correct record.

23 UPDATE ON MSDC PLANNING COMMITTEE MEETINGS

- a. 9th June – Planning Committee B; no reference to Worth Parish Council
- b. 16th June- District Committee; no details
- c. 21st June- Planning Committee A; no details

24 PLANNING DECISIONS FROM MID SUSSEX.

Reference	Address	WPC	MDSC
DM/16/1275	Beechcroft, Sandy Lane, Crawley Down, RH10 4HU	Support	Approved
DM/15/5125	Merrywood Lane, Crawley Down, RH10 4HR	Support	Approved
DM/16/1182	Owlswood, Felcot Road, Furnace Wood, RH19 2PX	Tree Officer	Approved
DM/16/1227	Kenwards Farm, Snow Hill, Crawley Down, RH10 3EG	No Comment	Refused
DM/16/1264	3 Kiln Road, Crawley Down, RH10 4JY	Support	Approved
DM/16/1436	28 Calluna Drive, Copthorne, RH10 3XF	Support	Approved
DM/16/1776	16 Kitsmead, Copthorne, RH10 3PW	-	Approved
DM/16/1447	1 Haven Gardens, Crawley Down, RH10 4UD	Object	Approved
DM/16/1474	6 Hophurst Drive, Crawley Down, RH10 4UZ	No Comment	Approved
13/04127/OUTES	Land West of Copthorne, Copthorne Way	Strongly Object	Approved

16/1447 Haven Gardens – This was a delegated decision by a planning officer his report notes that WPC objected on the basis of the impact on the character of the street scene and that the house occupies a prominent position, but our objection was dismissed on the basis that too little commentary has been provided”

13/04127/OUTRES- The Chairman explained that this is the St Modwen scheme for which the Decision Notice has finally been issued. The scheme no longer includes a school or Doctors surgery but does include 50 Crawley Council houses. It was AGREED that the Chairman draft a letter and complain about why WSCC has removed the School & Doctors surgery from this application.

25 TO DISCUSS THE LETTER ABOUT PUBLIC RIGHTS OF WAY: ANNUAL WORKS SUMMARY 2015.

After a discussion it was agreed that the clerk send the link to the map for all Councillors to study. This letter was then **NOTED**

26 HIGHWAYS ISSUES

The Clerk has the SID software downloaded on her computer if any Cllr wishes to examine the data please contact her at the Parish Hub. This was noted.

27 PROGRESS ON NEIGHBOURHOOD PLANS

Copthorne NP Committee are meeting this Thursday to consider the independent examiner & MSDC comments to then agree the next stage forward. This was noted

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

It was **RESOLVED:** that the observations contained in the attached schedule dated 6th June 2016, to be conveyed to District Council.

The Mid Sussex District Plan is still outstanding and no up- date is available from MSDC on when this will be finalised. It was AGREED that the Chairman will attend the Cluster meeting on Wednesday 2016 at the Ark in Turners Hill. He will report back on any action required. This was noted.

Meeting closed 8.25 pm

Chairman: _____

Dated: _____

<p><u>DM/16/0779</u></p> <p><u>Heatherwood West, Sandy Lane, Crawley Down, RH10 4HR</u></p> <p>Removal of Condition 3 of planning permission 14/03180/FUL and allow the dwelling to have independent status.</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. 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/16/1157</u></p> <p><u>Snow House, Snow Hill, Crawley Down, RH10 3EG</u></p> <p>Two storey side extension.</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. 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/16/1756</u></p> <p><u>1 Meadow Approach, Copthorne, RH10 3RF</u></p> <p>Proposed construction of a pair of new semi-detached 2 storey, 3 bedroom houses.</p>	<p>OBJECT – Loss of off road parking & 8 and 10 are over looked.</p> <p>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>DM/16/1770</u></p> <p><u>Land Parcel South Of East Grinstead Angling Society, Hophurst Hill, Crawley Down</u></p> <p>Proposal for three no, four bedroom live-work units.</p>	<p>OBJECT – Not a sustainable location by virtue of its remoteness from community facilities and services necessitating the use of cars for all journeys. The access will be dangerous as it will be blind to vehicles travelling down Hophurst Hill towards Felbridge. The application conflicts with Policies 05i);05j);05k0;05l)05m);08a;08b;10a);and 10b) of the Crawley Down Neighbourhood Plan</p> <p>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 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/16/1809</u></p> <p><u>Down Park House, Down Park, Turners Hill Road, Crawley Down, RH10 4HQ</u></p>	<p>OBJECT- Not a sustainable location by virtue of its remoteness from community facilities and services necessitating the use of cars for all journeys. The application conflicts with Policies 05a);05i);05kj;05l);08a;08b;and 10b) of the Crawley Down Neighbourhood Plan</p> <p>The proposed site is in the Crawley Down Neighbourhood Plan (CDHP) area. The CDNP is now part of the local</p>

<p>Construction of a new 3 bedroom one and a half storey dwelling with detached garage on adjoining land to Down Park House.</p>	<p>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><u>DM/16/1884</u> <u>4 Wyngates, Copthorne Bank, Copthorne, RH10 3RE</u> Single storey rear utility room extension, garage conversion and internal alterations.</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>DM/16/1922</u> <u>1 Verwood Cottages, Shipley Bridge Lane, Copthorne, RH10 3JL</u> Proposed rear dormer and front Velux style windows to the roof space. 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>No comment this is a legal decision.</p>
<p><u>DM/16/1926</u> <u>Units 17 And 18, Borers Yard, Borers Arms Road, Copthorne, RH10 3LH</u> Variation of conditions 2 and 3 relating to planning application DM/15/0586 to extend Monday to Saturday opening hours from 07:00 until 00:00; to allow Sunday and Bank Holiday opening hours from 9:00 until 22:30; and allow the A3 use class to be implemented throughout the entirety of Units 17 and 18. (Description amended 18.05.2016)</p>	<p>OBJECT-Anti Social hours. 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>DM/16/1930</u> <u>2 Verwood Cottages, Shipley Bridge Lane, Copthorne,</u></p>	<p>No comment this is a legal decision.</p>

<p><u>RH10 3JL</u></p> <p>Existing rear dormer and two front Velux style windows to the roof space. This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the existing use cannot be taken into account, etc.</p>	
<p><u>DM/16/1966</u></p> <p><u>Ascotts, Crawley Down Road, Felbridge, RH19 2PS</u></p> <p>Construction of two new dwellings; one 3-bedroom one and a half storey and one 4-bedroom one and a half storey, each with separate 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 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><u>DM/16/2007</u></p> <p><u>Bankside Lodge, Borers Arms Road, Copthorne, RH10 3LJ</u></p> <p>(T12) Cypressus – Fell</p>	<p>REFER to the TREE OFFICER and ask for replacement Tree</p>
<p><u>DM/16/2059</u></p> <p><u>22 Newlands Park, Copthorne, RH10 3EW</u></p> <p>Single storey front extension and new roof over existing outbuilding at rear of 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>DM/16/2070</u></p> <p><u>Springcroft, Cuttinglye Road, Crawley Down, RH10 4LR</u></p> <p>Two storey rear extension to form kitchen and living area at ground floor and two new bedrooms and en-suite at first floor, porch extension, roof works, internal alterations, new detached timber garage, and new access to form in/out drive.</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. 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/16/2184</u></p> <p><u>29 Hophurst Drive, Crawley Down, RH10 4XA</u></p> <p>(T1) Alder - Reduce lower crown by 2.5m, upper crown by 3m and balance crown.</p>	<p>Refer to Tree Officer for comments</p>
<p><u>DM/16/2202</u></p> <p><u>12 Westway, Copthorne, Crawley, West Sussex, RH10 3QR</u></p> <p>First floor extension over existing garage with ground floor covered area to front and raised garage roof at the rear to maintain level internal ceiling height.</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>