

**WORTH PARISH COUNCIL
PLANNING AND HIGHWAYS COMMITTEE**

7th SEPTEMBER 2015

PRESENT:	Cllr I Gibson (Chairman)	Cllr T Dorey	Cllr K Scott
	Cllr E Ancomb	Cllr L Field	Cllr R Webb
	Cllr P Blakemore	Cllr C Larkin	Cllr G Williams
	Cllr P A Coote	Cllr E Lord	Clerk- Jenny Saunders
	Cllr D Curzon	Cllr C T Phillips	13 Members of the Public

Public Question Time

A group of residents who live in the vicinity of Hazel Close & Hazel Way asked the Parish Council to take into account the following points when they are discussing the proposed new development site on land South of Hazel Close:-

- The traffic survey has been completed in the morning at 10.00am when there is limited access and does not reflect the actual usage and flow of traffic.
- The access to the site will be a problem for the local residents.
- Local residents are still having flooding issues in their gardens from phase one of this development site.
- This Hazel Close will no longer be a Close if this proposed site is agreed by the District Council.
- The School is filled to its capacity and it takes seven weeks to book a Doctor's appointment.

Another local resident also was concerned about this development and asked if the Clerk would contact Southern Water and the Environment Agency to look at pollution levels in the Pond and the surrounding area and whether the pumping station has the capacity to facilitate a further two phases on this development site. It is now in the process of phase two and this will mean a further strain on the sewage pumping system. Also the MSDC has had a prior meeting with the developers and to his knowledge the Master Plan has been changed from the original information circulated at this meeting.

66. APOLOGIES: Cllr: J Allen, A Lacey & M Stein

67. DECLARATION OF PECUNIARY AND OTHER INTEREST: -
None

68. TO CONFIRM THE MINUTES OF MEETING HELD ON THE 3rd & 24th AUGUST 2015.
The minutes of the 3rd & 24th August 2015 were signed as a correct record.

69. UPDATE ON MSDC PLANNING COMMITTEE MEETING.
MSDC Planning Committee A is meeting 10th September to discuss Wychwood Development in Crawley Down. It was **RESOLVED** that John Hitchcock, the Chairman of Crawley Down Neighbourhood Plan Sub Committee to speak on behalf of Worth Parish Council.
Planning Committee B 24th September or the 8th October will be discussing the possible change of use for the Royal Oak Public House. It was **RESOLVED** that Cllr I Gibson will speak on behalf of Worth Parish Council.

70. PLANNING DECISIONS FROM MSDC

DM/15/2599 6 Woodlands Close, Crawley Down.	WPC Supported & MSDC Approved.
DM/15/2687 Yew Bank, Copthorne Bank, Copthorne.	WPC Supported & MSDC Approved.
DM/15/2690 Yew Trees, Copthorne Bank, Copthorne.	WPC Supported & MSDC Approved.
DM/15/2899 Erica Way, Copthorne.	WPC Supported & MSDC Approved

The Chairman mention that it is nice to see that MSDC and Worth Parish Council are more in line with their planning decision hope this will continue. This was **NOTED**

71. TO DISCUSS PROPOSALS - NEW HOUSING ON LAND SOUTH OF HAZEL CLOSE CRAWLEY DOWN
There has been very little detail provided at this stage as this is a pre application proposal. The Neighbourhood Plan Sub Committee has written a response to the Nexus Planning letter which had asked for comments on the illustrative master plan. An in-depth discussion took place where Councils voiced their concerns and **AGREED** to support the Neighborhood Plan Sub Committee letter which described the type of development that the Neighbourhood Plan seeks to support. The Council asked if the members of Public would write individually to MSDC with their objections and concerns. It was **RESOLVED** that the Parish Council would invite Nexus Planning consultants to a Full Council meeting to present their Pre Planning application.

72. TO DISCUSS NEW STREET NAMES FOR WOODLANDS CLOSE DEVELOPMENT
It was **RESOLVED** that the following street names are put forward:-
Hornbeam Hill, Ash Grove & Chestnut Close

73. TO DISCUSS COMMUNITY INFRASTRUCTURE LEVY
MSDC is developing a Community Infrastructure Levy (CIL) charging schedule that will set out the charges that will be applied to new development in the district over the plan period to 2031 to help contribute towards the provision of infrastructure to support new developments. This levy on new building projects to increase the amount available for community facilities such as schools, community services and sport & leisure facilities.
This document has been circulated to all Parish & Town Council and the closing date for comments is 18th September 2015.
It was **RESOLVED** that the Clerk write to MSDC with the following comments.

- WPC would like a guarantee that the CIL monies (Parish Share) will be passed to The Town & Parish Councils as this does not appear in this consultation document.
- Would they explain how they arrive at the £2 million infrastructure deficit for WPC as we believe the actual figure is greater due to the expanded population within the Parish.

74. HIGHWAYS ISSUES
Clerk to contact Mr R Speller from West Sussex County Council and get costing to put traffic calming measures (pinch points) in Grange Road & Vicarage Rd. This was **NOTED**.

75. TO CONSIDER THE PLANNING APPLICATIONS LISTED ON THE SCHEDULE BELOW
RESOLVED: that the observations contained in the attached schedule dated 7th September 2015, to be conveyed to the District Council.

Meeting closed 8.45pm

Chairman.....

date.....

<p>DM/15/3313 High Stile, Shipley Bridge Lane, Copthorne, West Sussex, RH10 3JL – Conversion of garage to residential accommodation.</p>	<p>SUPPORT – “Site is in Copthorne Neighbourhood Plan Area”.</p>
<p>DM/15/3332 Wishing Well, Shipley Bridge Lane, Copthorne, West Sussex, RH10 3JL – Single Storey rear extension.</p>	<p>SUPPORT – “Site is in Copthorne Neighbourhood Plan Area”.</p>
<p>DM/15/3335 25 Cranston Way, Crawley Down, West Sussex, RH10 4XX – Removal of and replacement of existing garage.</p>	<p>SUPPORT – “Site is in Crawley Down Neighbourhood Plan Area”.</p>
<p>DM/15/3235 3 Burton Cottages, Sandy Lane, Crawley Down, West Sussex, RH10 4HX – T1 Sycamore To crown reduce Sycamore by 2m all-round using drop crotching pruning technique.</p>	<p>Refer to Tree Warden for Comments</p>
<p>DM/15/3424 Cuttinglye Farm, Cuttinglye Road, Crawley Down, West Sussex, RH10 4LR – Demolition of 5 redundant buildings and their replacement with a two storey residential dwelling and garage.</p>	<p>OBJECT – Site in Crawley Down Neighbourhood Plan area and is contrary to Polices: 6, 8 & 11. The site is not sustainable.</p>
<p>DM/15/3439 Bankside Lodge, Borers Arms Road, Copthorne, West Sussex, RH10 3LJ – T1 Conifer to the Northwest of Bankside Lodge – remove. T2 Conifer to the Southwest of Bankside Lodge - remove.</p>	<p>Refer to Tree Warden for Comments – But can the trees that are being cut down be replaced.</p>