

**WORTH PARISH COUNCIL
PLANNING AND HIGHWAYS COMMITTEE**

8th June 2015

PRESENT:	Cllr I Gibson (Chairman)	Cllr L Field	Cllr K Scott
	Cllr E Anscomb	Cllr A Lacey	Cllr M Stein
	Cllr P Blakemore	Cllr C T Larkin arrived 7.50pm	Cllr R Webb
	Cllr P A Coote	Cllr C T Phillips	Cllr G Williams
	Cllr T Dorey		

Clerk – Jennifer Saunders

RFO- Ellen Smith

11 members of the Public

The Chairman congratulated Cllrs; Coote & Webb for the ceremony on Saturday 6th June to unveil the roll of honour for the fallen of Crawley Down & Turners Hill in the 2 wars this was attended by a lot of villagers of both of the wards as well as the new Local MP.

Before the meeting started a presentation was given by Copthorne C of E Junior School to discuss their school travel plan 2015. They also presented a short road safety film that has been put together by the pupils, staff & parents of the school. They have been working with WSCC and have managed to secure a lolly-pop person that will be funded by WSCC. The group asked if Worth Parish Council would support the travel plan and the Traffic regulation order to close Church Rd outside the school main entrance in term time only to motors vehicle whilst the children were being dropped off and picked up from School.

They have a meeting with WSCC on the 24th June 2015 and asked if WPC would send a representative. This is an agenda item and the Parish Council will discuss this when the meeting starts. The Cllr's thanked Copthorne CE Junior School for a very professional presentation.

Public Question Time

2 residents from Copthorne wished to raise their concern at the Planning application DM/15/1275 The Prince Albert Public House Copthorne as it is overlooking residential area and would result in loss of privacy and it is out of keeping with the design of the current pub.

A representative from the Contractors of DM/15/1872 Wychwood discussed the points raised in the objection letter from a local resident, he discussed condition 17 and explained that this is still to be discharged, the housing mix was agreed when the original planning application was agreed.

A local resident from Crawley Down discussed planning application DM/15/1275 The Royal Oak change of use. There are a lot of flaws in the information and reports sent by the owner:-

- Lack of information regarding the opening hours of the change of use?
- Noise statement does not make sense and is completely misleading & inadequate.
- Whether the use as a pub is no longer viable.

The change of use would have an unacceptable impact on the shops and residents in the area. DM/15/1872 Wychwood – He thought that the WPC needed to object to the reserved matters application on the grounds that we need to protect Ancient Woodland and a buffer zone of up to 80m should apply whereas the application proposes 15m. This will not give adequate protection and will disrupt the rooting system during construction.

19. APOLOGIES: Cllrs: J Allen & D Curzon

ABSENT: Cllr J Suckling

20. DECLARATION OF PECUNIARY AND OTHER INTEREST: -

Cllr Coote declared an interest in the following planning applications as he is a member of the MSDC planning committee – DM15/1339 Friday Farm/Firs Farm/Barns Court, DM/1275 Royal Oak & DM/15/1872 He will remain in the room but take no part in the discussion.

Cllr L Field declared an interest on planning application DM/15/1820 & Cllrs Anscomb & Scott on DM/15/1275 Royal Oak declared an interest as they are members of Save the Pub. Cllr I Gibson has a dispensation order granted on this application.

21. TO CONFIRM THE MINUTES OF MEETING HELD ON THE 11th May & 26th May 2015 PLANNING SUB COMMITTEE 2015.

The minutes of the 11th & 26th May 2015 were signed as a correct record.

22. TO DISCUSS THE COPTHORNE JUNIOR SCHOOL ROAD SAFETY GROUPS PROPOSAL.

It was **AGREED** that a working group is formed to discuss the road closure of Church Rd and other alternative suggestions. This meeting will be arranged by Cllr C Phillips and at this meeting the representative from WPC will be selected so they can attend the meeting on 24th June 2015 at the School. Working Group :- Cllrs: Phillips, Coote, Larkin, Blakemore & Anscomb.

23. PLANNING DECISIONS FROM MID SUSSEX:-

DM/15/1434 First floor extension 9 Newlands Copthorne WPC Supported – MSDC – Approved
DM/15/1391 single storey side extension 9 Elger Way Copthorne – WPC Supported – MSDC Approved

DM/15/1068 Worth Hall Turners Hill Rd – WPC Supported – MSDC Approved.

DM/15/0961, 43 Tiltwood Drive, WPC Objected. MSDC Approved.

Appeal to the Secretary of State: - Mid Sussex ref: AP/15/0017, Planning Inspectorate APP/D3830/W/15/3006732. - Land Rear of 14 and 15 Buckley Place Crawley Down

The Chairman has received a reply from Clare Tester MSDC regarding our concerns that at the number of occasions on which MSDC Planning Officers recommend a different outcome to WPC on the planning decisions. Whilst our suggestion was rejected by MSDC as it would conflict with the Council constitution for delegation of decision making to Officers that WPC could as the District Council Ward members are able to ‘call in’ any planning applications. The Chairman then explain to the Council how this will work.

It was **RESOLVED** that WPC will decide whether to request that an application should be ‘called in’ as part of its discussion of the application.

24. NEIGHBOURHOOD PLAN UPDATE.

The Crawley Down NP is still with the examiner. The Chairman will contact MSDC for an update of the current situation. Copthorne are still drawing up policies but hope to have the Completed draft plan ready very shortly. This was **NOTED**

25. HIGHWAYS ISSUES

The WPC agreed that double yellow line extension to Calluna Drive in Copthorne is urgent and the Clerk will send a Road Traffic regulation order request to Cty Cllr Ackerman and ask for his support on this action. The Clerk met with Richard Speller from WSCC Highways to look at several outstanding issues that need to be resolved. The new bus shelter in Crawley Down will be fine to go ahead as this is just a replacement and he will make sure the existing license is ok. He is still looking into the variable speed camera in Turners Hill Rd. It was **AGREED** that the Clerk invite Mr Speller to our next monthly Planning meeting in July 2015. He will also look into the disabled parking outside the chemist shop as this should have been actioned in February 2015.

The Station Rd closure is to continue until mid-July 2015 this is to run foul water drainage from the Sunnymead site. It was agreed that the Chairman contact the highways and ask why is this taking such a long time to complete.

26. PLANNING APPLICATIONS LISTED

RESOLVED: that the observations contained in the attached schedule dated 8th June 2015, to be conveyed to the District Council.

Meeting closed 9.06pm

Chairman.....

date.....

<p>DM/15/1339/FUL</p> <p>Outline application for the approval of access details for the demolition of existing buildings, residential development of up to 172 units, community under 5's day-care nursery and improvement and alterations to existing commercial business park to achieve a redevelopment of up to 6000sqm of commercial space with green infrastructure. Two accesses off Turners Hill Road (one an upgrade to existing) and one access off Copthorne Common Road. Associated works to include landscaping, works to ponds, informal and formal open space, selective tree removal, pedestrian, cyclist and public transport infrastructure, utilities and sustainable drainage infrastructure, car and cycle parking.</p> <p>OBJECTION Letter from Local resident attached.</p>	<p>WPC STRONGLY OBJECTS to this application on the grounds that it does not constitute sustainable development in the countryside.</p> <p>See detailed comments attached.</p>
<p>DM/15/1275</p> <p>Change of use of existing public house (A4) to use as a convenience store (A1). Additional information received 12th May comprising Viability study, noise impact assessment and information relating to alterations to windows. The Royal Oak Station Rd Crawley Down.</p>	<p>WPC STRONGLY OBJECTS to this application as it conflicts with Policy CDNP04 of the Crawley Down Neighbourhood Plan; Policy CS07 of the Local Plan; and paragraph 70 of the NPPF.</p> <p>See detailed comments attached.</p>
<p>DM/15 /1820</p> <p>Two storey extension to existing public house to provide 8 no. letting rooms, extended kitchen and staff accommodation. The Prince Albert Copthorne Bank Copthorne.</p>	<p>WPC is supportive of the principle underlying this application, but OBJECTS to the current proposals as they would constitute unneighbourly development. The council would like to encourage the preparation of revised building plans.</p>
<p>DM/15/1995</p> <p>Proposed detached 3 bedroom dwelling, garaging, access Drive and landscaping. Red Court South, Sandy Lane, Crawley Down</p>	<p>WPC SUPPORTS this application</p>
<p>DM/15/1872</p> <p>Wychwood, Turner Hill Road, Crawley Down RH10 4HG</p> <p>-Reserved matters application for approval of appearance, landscaping layout and scale following approval of reference 14/02000/OUT for the development of 23 dwellings with associated landscaping and parking</p> <p>Objection letter from local resident attached</p>	<p>WPC STRONGLY OBJECTS to the application on the grounds that it conflicts with Policies CDNP07 d) and CDNP12 of the Crawley Down Neighbourhood Plan, and paragraph 118 of the NPPF.</p> <p>See detailed comments attached.</p>
<p>DM/15/1992</p> <p>Fairstead, Borers Arms Rd, Copthorne RH10 3LJ</p> <p>Change of use from C3 (residential dwelling house) to D1 (alternative therapy clinic)</p>	<p>WPC STRONGLY OBJECTS to the application as it would constitute unsustainable development and impact adversely on neighbour amenity in a residential area.</p> <p>See detailed comments attached.</p>

DM/15/1339 – Friday Farm/Firs Farm/Barns Court; Outline application for 172 units and access

Worth Parish Council (WPC) **STRONGLY OBJECTS** to this application on the grounds that it does not constitute sustainable development in the countryside.

Detailed Comments:

WPC supports the analysis presented by WSCC Strategic Planning in their Consultation response and their conclusion that the application be REFUSED.

WPC considers that MSDC was incorrect not to insist that the applicant provide an Environment Impact Assessment given that the development involves the loss of countryside features such as trees, hedgerows, pasture and ponds.

The application site lies within the Copthorne Neighbourhood Plan Area but two of the three proposed access points are in the Crawley Down Neighbourhood Plan Area. In this respect the situation is equivalent to that of the recent application for development at Floran Farm, which was refused by MSDC and the subsequent appeal dismissed

(APP/D3830/W/14/3000104). The emerging Crawley Down Neighbourhood Plan (CDNHP) was identified as a material Planning consideration in that appeal and is a material consideration for the present application on the same basis.

The proposed development at Friday Farm/Firs Farm/Barns Court is contrary to the following Policies of the CDNHP

CDNHP02	Securing Sustainable Infrastructure
CDNHP06	Control of New Developments
CDNHP07	Sustainable Drainage Systems
CDNHP11	Prevention of Coalescence
CDNHP12	Protect and Enhance Biodiversity
CDNHP13	Promoting Sustainable Transport.

WPC considers that Local Plan Policies C1 and C2 are material planning considerations despite the lack of a 5 year supply of housing land in Mid Sussex as they seek to protect the countryside. The application is clearly contrary to both policies.

WPC understands that all of the primary schools in Worth Parish are operating at capacity and could not provide the additional places that would be needed if the development were to be approved. WPC does not consider that the use of any S106 funds generated by the development (should it be approved) to enhance primary school facilities outside the Parish, or to transport children of Parish residents to such schools, is sustainable development.

WPC notes that a recent application for two new houses on a nearby site on Turners Hill Road was dismissed on appeal (APP/D3830/A/14/222395) as it did not constitute sustainable development in the countryside. That assessment applies equally to the present application.

DM/15/1275 – COU from Public House (A4) to Convenience Store (A1); The Royal Oak, Crawley Down

Worth Parish Council (WPC) **STRONGLY OBJECTS** to this application as it conflicts with Policy CDNP04 of the Crawley Down Neighbourhood Plan; Policy CS07 of the Local Plan; and paragraph 70 of the NPPF.

Detailed Comments

The application site lies within the Crawley Down Neighbourhood Plan Area and the emerging Crawley Down Neighbourhood Plan (CDNHP) is a material planning consideration which should be given significant weight. The application conflicts with the following Policies of the CDNP:

CDNP04 c. the proposal will cause significant harm to an ACV

CDNP04 d. a new convenience store in the Crawley Down village centre will compete with and prejudice the other retail premises

CDNP04 e. the applicant has not shown that the existing use is no longer viable

CDNP04 f. the proposal will have an unacceptable impact on the amenity of the area.

MSDC has previously stated that Policy CDNP04 is equivalent to Policy CS7 of the Local Plan, which is considered to be in conformity with NPPF para 70.

The viability assessment provided by the applicant does not satisfy the criteria for such an assessment set out in the CDNP (pages 55 to 57 of the Regulation 16 Consultation draft plan). It is noted in particular that there are a large number of planning appeal precedents in which insufficient marketing to evidence non-viability has been a material planning:

- APP/L3245/A/13/2192177 The Pheasant Inn, Britons Lane, Linley Brook, Bridgnorth, Shropshire,
- APP/K5600/A/12/2180954 Britannia Tap, 150 Warwick Road, London W14 8PS
- APP/K5600/A/12/2172342 The Cross Keys, 1 Lawrence Street, London SW3 5NB
- APP/Y9507/A/12/2186992 Black Horse, High Street, Amberley, Arundel BN18 9N

The noise assessment provided by the applicant is inadequate both in terms of the noise thresholds used and the impact on local residents.

Paragraphs 23, 28 and 69 of the NPPF support the need for a public house as a focus for community cohesion.

DM/15/1280 – Two storey extension to provide 8 letting rooms, extended kitchen and staff accommodation; Prince Albert, Copthorne

Worth Parish Council (WPC) is supportive of the principle underlying this application, but **OBJECTS** to the current proposals as they would constitute unneighbourly development.

Detailed Comments

The application site lies within the Copthorne Neighbourhood Plan Area and is significantly higher than the adjacent residential properties. If the development were permitted to proceed according to the submitted plans there will be significant impact on the adjacent residential properties including loss of privacy and other amenity.

WPC is supportive of the principle of development that would enhance the viability of the Prince Albert and extend its range of services and would welcome revised building plans.

DM/15/1995 – Detached 3 bedroom dwelling, garaging, access and landscaping; Red Court South, Sandy Lane, Crawley Down

Worth Parish Council (WPC) **SUPPORTS** the application

Detailed Comments

The application site lies within the Crawley Down Neighbourhood Plan Area and the emerging Crawley Down Neighbourhood Plan (CDNHP) is a material planning consideration which should be given significant weight.

DM/15/1995 – Reserved matter for approval of appearance, landscaping layout and scale; Wychwood, Turners Hill Road, Crawley Down

Worth Parish Council (WPC) **STRONGLY OBJECTS** to the application on the grounds that it conflicts with Policies CDNP07 d) and CDNP12 of the Crawley Down Neighbourhood Plan, and paragraph 118 of the NPPF.

Detailed Comments

The application site lies within the Crawley Down Neighbourhood Plan Area and the emerging Crawley Down Neighbourhood Plan (CDNHP) is a material planning consideration which should be given significant weight. The application conflicts with Policies CDNP07 d) and CDNP12 which are in conformity with para 118 of the NPPF. Specifically, the application proposes to position Sustainable Drainage systems (SuDS) within the proposed 15m buffer zone to the adjacent ancient woods and specifies no buffer zone to protect the veteran tree in the southeast corner of the site. Installation of the SuDS will conflict with the object of the buffer zone as it will involve disruption of the root and drainage systems of the ancient trees. The SuDS will also be subject to ongoing maintenance which will negate the effect of the buffer zone. WPC considers that the temporary root protection zones required by BS5837 should not be used to over-ride the requirement for a buffer zone of at least 15m to protect ancient woods and isolated veteran trees. The CDNP and NPPF require that no construction activity should be permitted within the buffer zone. WPC notes that Condition 17 has not yet been discharged but considers that it offers inadequate protection. The application should be REFUSED or WITHDRAWN and re-submitted with new plans which leave undisturbed buffer zones of at least 15m around ancient woods and isolated veteran trees.

WPC continues to have serious concerns over the site access arrangements, particularly those for pedestrians and cyclists. WPC recommends that MSDC seeks further advice from WSCC Strategic Planning on this issue.

DM/15/1992 – Change of Use from C3 (residential) to D1 (Alternative Therapy Clinic), Fairstead, Borers Arms Road, Copthorne

Worth Parish Council (WPC) **STRONGLY OBJECTS** to the application as it would constitute unsustainable development and impact adversely on neighbour amenity in a residential area.

Detailed Comments

The application site lies within the Copthorne Neighbourhood Plan Area.

The COU would out of character with the street scene as this is residential area. There is inadequate parking in the area. The application does not deal with issues such as the storage and safe disposal