

WORTH PARISH COUNCIL
PLANNING AND HIGHWAYS COMMITTEE
27th April 2015

PRESENT: Cllr L Field (Chairman) Cllr Gibson Cllr R Webb
 Cllr E Ancomb Cllr C Larkin Cllr G Williams
 Cllr R Blackmore Cllr E Lord
 Cllr A Brooks Cllr C Phillips Clerk – Jennifer Saunders
 Cllr P Coote Cllr M Stein 5 members of the Public

PUBLIC QUESTIONS – A local resident gave an up-date on the progress of the ‘Save the Royal Oak Action Group’ confirming they have already received close to £150k in pledges from local residents. With the support of Worth Parish Council, they have submitted an intention to bid to buy the Royal Oak. The group are very concerned about the planning application (DM/15/1275 Royal Oak) which proposes change of use from a Public house to a convenience store. The group urged Worth Parish Council to fight this application and convince Mid Sussex District Council Planning Department to reject it. At present on MSDC website there has been 154 representations against this application. If this were to be approved, it would be likely that the Community bid to buy the Royal Oak would be outbid by a convenience store operator.

180 APOLOGIES: Cllrs: E Ancomb, A Lacey, J Suckling, T W Thomas

181 DECLARATION OF PECUNIARY AND OTHER INTEREST: -

Cllr Brooks declared an interest on planning application DM/15/1275 the Royal Oak as he is a member of ‘Save the Royal Oak Action Group’, this is a not for profit body, also an interest on planning application DM/15/1298 Land off Woodlands Close. Cllr Williams declared an interest in planning application DM/15/1298 and took no part in the discussion. Cllr Livesey declared an interest in planning application DM/15/1423 St John the Evangelist Church as he is a member of Parochial Church Council.

A completed dispensation request form had been received by the Clerk and the Chairman agreed that this request will be discussed. Cllr Gibson request was circulated at the meeting and after a brief discussion the following **RESOLUTION** was **AGREED** :-"that Cllr Gibson's application for dispensation in accordance with Section 31 (4) of the Localism Act, for a period not exceeding four years, in relation to all business relating to the Royal Oak Public House Crawley Down is granted except for meetings of the Council where the discussion could result in the Council incurring a financial liability with regard to the Royal Oak Public House."

182 MINUTES HELD ON 13th APRIL 2015

The Minutes held on the 13th April with the alteration to minute 176 to read stage 14 were signed as a correct record.

183 UPDATE ON MSDC PLANNING COMMITTEE MEETINGS.

MSDC Planning Committee B has been rearranged and all planning at this meeting will now be discussed at Committee A on Thursday 30th April 2015. This was **NOTED**.

184 PLANNING DECISIONS FROM MID SUSSEX:-

DM/15/06815 Newlands Park, detached hobby room building. WPC – Objected. MSDC- Approved
This was NOTED.

185 NEIGHBOURHOOD PLAN UPDATE.

Crawley Down Neighbourhood Plan Committee are still waiting for confirmation from MSDC that the new examiner has been appointed. This was noted.

186 HIGHWAYS ISSUES

The Clerk gave a report on the two meetings that took place with West Sussex County Council Highways Officers on Wednesday 22nd April 2015. Mr A Bazley explained that the Highways Department in WSCC is going through a complete restructure :-

- Richard Spelling Head of department for Mid Sussex Area
- An Area Senior Highways manager (vacant at present)
- Four Highways Stewart's (in the process of being appointed)

Mr A Bazley was seconded to the Highways dept. and therefore will return to another WSCC dept.

Turners Hill Rd

Cllr I Gibson has researched the cost of installing average speed cameras along the 30 mph speed limit. The cost is in the region of £60,000 to 70,000, however, before the Council can proceed further we will need the agreement of Sussex Police to see if they will support this project. The Police tried to setup a Police Camera Unit in Turners Hill but were unable to find a safe area to park. Whilst this will be funded by s106 monies, the Police have no funding available and they have said the road does not justify the cost as there has been no fatalities reported along this busy stretch of road. In addition when Cllr Gibson said the Parish Council will support the funding for the administration, the Police still would not agree to let the WPC link up with their Data box - so we cannot proceed.

Other areas in Crawley Down that needs to be considered for traffic calming

- How much would it cost to have traffic lights at the end of Sandy Rd junction on to the Turners Hill Rd – This was originally requested but we never received a response from WSCC highways dept.
- What would the cost of 2 gate ways at the start of the 30 mph signs on Turner Hill Rd.?
- Can the 30 mph flashing speed signs be converted to include the car registration number and what would be the cost?
- Can all the signs be cleared of vegetation?
- What would the price be to install pinch points to slow the traffic down. One points in Grange Road, two points in Vicarage Rd and one point in Sandy Rd.
- School Crossing at Crawley Down C of E (lollypop person)

The Clerk explained that there is a project run by WSCC called Walk to School Safely and it will need the School to complete a survey on how the children get to and from school each day. Mr Bazley will contact one of his work colleagues so they can get in touch with the Head Master of the School.

Can Mr A Bazley also look at the Foot path a Grange Rd as we still have not received a reply on the action WSCC were going to take? All these requests will be logged and looked at and priced by the new Highways team who will report back to the Clerk.

Richard Speller introduced himself to the Cllr's and explained the new Highways structure.

Cllr I Gibson explained that the Council would like to invest in an average speed camera along the busy Turners Hill Rd but the Sussex Police will not support this project. Mr Speller agreed to support WPC request and will contact Sussex Police to find out what is their objection to this very worthwhile project. He will also attend a Parish Council meeting once the restructure of the Highways department has been completed. Topics that were also discussed at this meeting were the state of the Utilities road works after repairs to services on the highways are carried out. This definitely needs to be monitored as the state of the repairs are inadequate causing a problem on the carriage way. Clerk to arrange a date for Mr Speller to attending a Parish Meeting.

187 PLANNING APPLICATIONS LISTED

RESOLVED: that the observations contained in the attached schedule dated 27th April 2015, to be conveyed to the District Council.

Meeting closed 8.30 pm

Chairman

date

<p>DM15/0403 Brook ,Cophthorne Road, Cophthorne, West Sussex, RH10 3PD – Demolition of existing dwelling and garage and the erection of two detached dwellings, with parking and landscaping. Updated and accurate arboricultural information submitted 1.4.2015</p>	<p>Object due to loss of Ancient Woodlands. This contravenes the New Homes in the Countryside. It would lose the rural feel of that part of the road – cutting back the hedge row for access to site. Potential Drainage concerns.</p>
<p>DM/15/0961 43 Tiltwood Drive, Crawley Down, West Sussex, RH10 4XW – Conversion of existing garage into a games room and erection of a front extension to the main bedroom directly above the garage.</p>	<p>Object due to the loss of off side parking space and this contravenes the Crawley Down NP which is at regulation 16 stage.</p> <ul style="list-style-type: none"> • Policy 5.3 loss of parking
<p>DM/15/1068 Worth Hall, Turners Hill Road, Turners Hill, Crawley west Sussex, RH10 4PE – Reconstruction of upper and western pitched roof structures. Partial rebuilding of chimney stacks. Rebuilding of the tops of the western and northern elevation, single storey bay windows. Removal of parapet and cornice to north, south and west sides of the western two storey part and rebuilding of same to match existing.</p>	<p>Support – with guidance from the grade 2 Listed Building Officers advice.</p>
<p>DM/15/1298 Land off Woodlands Close, Crawley Down, West Sussex, RH10 – Reserved matters application for the approval of access, appearance, landscaping, layout and scale following approval of appeal reference AP14/0027 (planning reference 13/03312/OUT) for up to 51 dwellings of which up to 30% will be affordable with associated landscaping, open spaces. And 136 car parking spaces.</p>	<p>Worth PC strongly object on the following grounds:-</p> <ol style="list-style-type: none"> 1. Access <ol style="list-style-type: none"> a. Despite the name Woodlands Phase 1 planning permission did not formally consider the traffic impact of a "Phase 2". The junction with Kiln Road is not adequate. b. Given the recent problems experienced by the Fire Brigade in accessing a Chimney fire in the village, we would query the turning circles and road widths proposed. Particular regard should be given to access by refuse and emergency service vehicles. It is suggested that minimum road width should be sufficient to allow an emergency vehicle to pass a car parked on the carriageway 2. Layout & Scale <ol style="list-style-type: none"> a. Off -road parking does not meet the requirements of the Neighbourhood Plan (NP) Policy CDNP06 r), which should be accorded material weight b. Insufficient 2-3 bedroom homes in the market housing (Policy CDNP06 s)) c. In contravention of NP policy CDNP06 a) the application lists Level 3 of the Code for Sustainable Homes. The policy requires Level 4 as a minimum. d. No drainage/sewage details or supporting calculation of network capacity 3. Landscaping, Ancient Woodland, Hedges and associated Layout <ol style="list-style-type: none"> a. Arboricultural survey ignores the effect of proposed SuDs and disturbance to aquifers from SuDs. NP policy CDNP07 requires SuDs to "<i>minimise any impact on local ancient woodland</i>". The Swales would appear to be uphill of ancient woodland and therefore directly affect the

	<p>underlying aquifers and water table of the woodland. The developers have not addressed this issue and justified the approach taken.</p> <p>b. NP policy CDNP12 b) requires appropriate buffer zones. The 15m "rule of thumb" was devised for root protection during construction. Development must be sustainable during occupation as well as during construction. Landscape Buffer Strips perform different roles to BS5837 Tree Protection Zones. The Doncaster Methodology would suggest of the order of 25m. "Impacts of nearby development on ancient woodland – addendum" (Woodland Trust) would suggest "Lightly wooded buffer around existing woodland to protect the core from impacts of development" and up to 200m "To protect plant species from the effects of vehicle emissions from roads". The proposed layout would appear to require swales in the buffer zone.</p> <p>c. No buffers strips for "species rich" hedgerows.</p>
<p>DM/15/1333 7 Akehurst Close, Copthorne, West Sussex, RH10 3QQ – Single storey rear extension, two storey front extension and new pitched roof over existing front bay window.</p>	<p>Support</p>
<p>DM/15/1391 9 Elger Way, Copthorne, West Sussex, RH10 3JJ – Single storey side extension.</p>	<p>Support</p>
<p>DM/15/1275 The Royal Oak, Station Road, Crawley Down, West Sussex, RH10 4HZ – Change of use of existing public house (A4) to use as a convenience store (A1).</p>	<p>Worth PC strongly object on the following grounds:-</p> <p>1. This should be rejected as incomplete and invalid application:</p> <p>a. No Noise Assessment. This would appear to require details of a new air conditioning implementation given the refusal of the previous application for new air conditioning equipment (DM/15/0576).</p> <p>b. No viability assessment (of A4 use and proposed change to retail convenience). It was noted that commercial interest has been shown in purchasing the premises and running as a public house. Given the successful commercial operation of pubs in Turners Hill (4) and Copthorne (2 + Working Mens Club), the applicant needs to clearly demonstrate that a properly run pub (in terms of consistent opening hours and range of beers/drinks and food) cannot be successful in a larger village without competition (other than the Haven Centre which is a membership club and is outside the built-up area boundary).</p> <p>c. Ignores the possible loss of residential property</p> <p>d. No proposed opening hours are stated</p> <p>e. No Details of waste storage/collection incl. recycling are given</p> <p>2. Granting a change of use at this time would appear to contravene and undermine the intentions of the Localism Act and Community Right to buy. The Royal Oak is listed as an ACV and the owner has signalled</p>

	<p>intention to sell. A qualifying body has indicated an interest in bidding, thus triggering the full 6 month moratorium on sale. A change of use issued during the moratorium period would mean loss of the specific amenity which the community is trying to preserve (ie a public house). As a direct result, the community would no longer be able to purchase the original amenity because that amenity would no longer exist. The ACV would have morphed into a supermarket in waiting. For that reason alone the application should be refused.</p> <p>3. Relies on a planning application for installation of Aircon (DM/15/0576) which has been refused.</p> <p>4. It would be a direct threat to all other retail facilities in the area. The proposed floor area would be more than the combined floor area of the existing convenience stores. There would not appear to be sufficient local business to support more than doubling the floor space and such a store would also need to expand the range covered, thereby threatening pharmacy, delicatessen and butcher as well as existing convenience stores. Consequently the viability assessment should include business plan for any new store.</p> <p>5. The suggested pattern of usage is not credible, neither is the statement that deliveries would be by smaller vehicle to the side of the building. One only has to look at the Co-op store opposite to see that it is characterised by a large number of short visits, of which a significant proportion are by car. Moreover, the store is supported by frequent deliveries using large vehicles which have already caused problems in the village. To suggest that a store twice that size would require less frequent and smaller deliveries does not hold water.</p> <p>6. Contrary to Policy CDP04 part e.f. and g of the Crawley Down Neighbourhood Plan which has completed its Regulation 16 Consultation and should be afforded significant weight.</p> <p>Request that Worth PC be advised and updated of the status of this application and that it be re-submitted to the Parish Council for consideration should the application be validated and/or supported with further documentation.</p>
<p>DM/15/1423 St John The Evangelist Church, Church Road, Copthorne, West Sussex - Proposed self-contained annex to comprise a meeting hall, office and a servery at St John The Evangelist Church.</p>	<p>Support</p>
<p>DM/15/1434 9 Newlands Park, Copthorne, West Sussex, RH10 3EW – First Floor side extension.</p>	<p>Support</p>
<p>DM/15/1476 Land Adj to Shepherds Oak, Turners Hill Road, Crawley Down, West Sussex, RH10 4HG – Outline application for the approval of access and scale for proposed detached house and garage.</p>	<p>Object – New homes in the Countryside Does not Crawley Down NP – Policy CDNP 11 Prevention of Coalescence. Protection of the Countryside.</p>

<p>DM/15/1540 66 Lashmere, Copthorne, West Sussex, RH10 3RT – Oak (T1) North. Crown lift to a height of 6 metres. Oak (T2) Crown lift to a height of 6 metres. Birch (T3) Crown lift to a height of 6 metres. Birch (T4) Remove lowest limb. Oak (T5) Remove lowest limb. Oak (T6) South Remove two lowest limbs.</p>	<p>Refer to Tree Officer for comments</p>
<p>DM/15/1554 12 Bowers Place, Crawley Down, West Sussex. RH10 4HY – Loft Conversion.</p>	<p>Support</p>