

**WORTH PARISH COUNCIL  
PLANNING AND HIGHWAYS COMMITTEE**

**5<sup>th</sup> OCTOBER 2015**

<b>PRESENT:</b>	Cllr I Gibson (Chairman)		Cllr K Scott
	Cllr J Allen	Cllr L Field	Cllr R Webb
	Cllr P Blakemore	Cllr C Larkin (arrived 7.40pm)	Cllr G Williams
	Cllr D Curzon	Cllr E Lord	Clerk- Jenny Saunders
	Cllr T Dorey	Cllr C T Phillips	RFO – Ellen Smith
			5 Members of the Public

**Public Question Time**

Two residents from Crawley Down expressed their concern regarding Wates development (DM/15/3614), Land west of Turners Hill Rd Crawley Down. Asked if the Parish Council would **strongly object** to this planning application and the following points they made:-

- This development should be considered with DM/15/1872 (Wychwood) as the access and services and consequently the applications cannot be separated. They must consider the cumulative effects and impact of both developments.
- This means a full traffic assessment on the basis of 67 houses within a few metres of an acknowledged dangerous junction with known high traffic levels.
- An Environment impact assessment based on 67 house development. Note that 44 houses alone should require an EIA, yet Mid Sussex District Council appear to have waived this requirement without associated justification.
- Drainage as the field is being used as a surface water “Management” for the Hastoe site.
- Wates have been selective about the Crawley Down Neighbourhood Plan on the topic of affordable housing- “the affordable mix reflects that promoted in policy CDNP06(s)”. However it states in their letter “having regard to recent publication of the inspectors report on the CDNP, and the inspectors associated recommendations, we believe this development to be in accord with the aims and objectives, it is now odd that they are asking for more than 30 dwellings on this site?

A resident from Copthorne was very concerned about the lack of support given from Mid Sussex District Council when they have been considering outline planning application such as Holly Bush Farm and St Modwen where WPC have objected. Why do MSDC approve planning applications that Worth Parish Council strongly objects?

**82. APOLOGIES:** Cllr: E Anscomb, P Coote & M Stein  
**ABSENT:** A Lacey

**83. DECLARATION OF PECUNIARY AND OTHER INTEREST: -**  
Cllr Gibson & Cllr Larkin declared a pecuniary interest DM/15 3614 Wates –and withdrew from the meeting when this application was going to be discussed.  
Cllr E Lord on DM/153624 & Cllr K Scott DM/15/3458 an interest will take no part in the discussion.

**84. TO CONFIRM THE MINUTES OF MEETING HELD ON THE 3<sup>rd</sup> & 24<sup>th</sup> AUGUST 2015.**  
The minutes of the 3<sup>rd</sup> & 24<sup>th</sup> August 2015 were signed as a correct record.

**85. UPDATE ON MSDC PLANNING COMMITTEE MEETING.**

**Up Date on the Royal Oak Change of use** – This was recommended for refusal and unanimously agreed by the Planning Committee B on the 24<sup>th</sup> September 2015. Save the Pub group and the ward Cllr spoke against the Change of use request.

The proposal results in the loss of a valued community facility and would cause significant harm to the local amenity and social wellbeing of the area. The Planning Officers gave Crawley Down Neighbourhood Plan Significant weight. This was **NOTED**.

MSDC planning committee A- 8<sup>th</sup> October 2015 have recommended for refusal DM/15/2179 Land North of Courtland's Snow Hill Crawley Down. It was **AGREED** that the Clerk send the paper work to the Cllrs after the meeting.

**86. PLANNING DECISIONS FROM MSDC**

DM/15/3011 46 Hazel Way Crawley Down	WPC Objected - MSDC Approved
DM/15/1872 Wychwood Turners Hill Rd Crawley Down	WPC Strongly Objected - MSDC Approved
DM/15/2464 6 Fernhill Crawley Down	WPC Approved - MSDC Approved

It was **AGREED** that the Clerk write to MSDC regarding DM/15/3011 and highlight the fact the correct Car parking spaces in the CDNP is now 3 spaces for 3 bedroom property.

**87. UP-DATE CRAWLEY DOWN NEIGHBOURHOOD PLAN**

Disagreements have arisen with MSDC on the intent of several of the Examiners Recommendations:

The Examiner 'suggested' that Figure 8 (the Policies Map) could be redrawn to show the whole Plan Area (as an alternative to deletion). Disagreement centers on how the buffer zones around ancient woods should be represented.

The Examiner recommended that the reference to Code 4 be deleted or revised to reflect National Policy. We have offered suitable text, MSDC say that the reference to Building Regulations is sufficient.

The Examiner supported the policy of a limit of 30 dwellings on an individual development, but noted that "some sort of phasing policy" was necessary to prevent multiple applications of 30 dwellings. We believe that this is an invitation to include a suitable form of words, but MSDC are refusing to agree.

MSDC have responsibility for the revision and working towards a submission to Cabinet on 19<sup>th</sup> October which if approved, would mean a referendum on 10<sup>th</sup> December.

WPC has the right to reject changes. CDNHP sub-committee meet on Thursday (7.30 at the Haven Centre) to discuss the revised Plan (assuming MSDC have made it available by then). This was NOTED.

**88. HIGHWAYS ISSUES**

Clerk had contacted 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**.

Cllr Chris Phillips has agreed to meet with a local resident and Cllr Acraman to discuss a traffic calming issue in Cophorne he will report back the findings at the next meeting.

**89. TO CONSIDER THE PLANNING APPLICATIONS LISTED ON THE SCHEDULE BELOW**

**RESOLVED:** that the observations contained in the attached schedule dated 5<sup>th</sup> October 2015, to be conveyed to the District Council.

Meeting closed 8.32pm

Chairman.....

date.....

<p><b>DM/15/3320</b> - Minstrals, Crawley Down Rd, Felbridge - Outline application with all matters being reserved except for access, appearance, layout and scale for one pair of two storey semi-detached cottages with garage and off Road Parking</p>	<p><b>SUPPORT</b>- Site is in the Crawley Down Neighbourhood Plan Area.</p>
<p><b>DM/15/3458</b> - Chandlers Turners Hill Rd Crawley Down - Change of use of existing two storey three bay garage into one no. detached two bedroom residential dwelling with external alterations and porch extension to front elevation.</p>	<p><b>OBJECT</b> – Site is in the Crawley Down Neighbourhood Plan Area. Contrary to Policies 6 &amp; 11 (ribbon development – next to the Worth Way)</p>
<p><b>DM/15/3591</b> - Duns Yard Copthorne Road, Copthorne - Variation of planning condition number 5 relating to planning permission 13/01889/FUL –to change the opening hours from 8.00 – 20.00 to 6.00 – 21.00</p>	<p><b>OBJECT</b>- Unneighbourly Site is in Copthorne Neighbour hood Plan area</p>
<p><b>DM/15/3614 (Wates Development Ltd)</b> -Land west of Turners Hill Rd Crawley Down Outline application for the approval of access for 44 no. dwellings together with associated access road, car parking landscaping and open space.</p>	<p><b>STRONGLY OBJECT</b></p> <ul style="list-style-type: none"> <li>• It is unsustainable.</li> <li>• This development is implicitly dependent on DM/15/1872 (Wychwood) for access and services and consequently the applications cannot be separated.</li> <li>• An Environment impact assessment based on a 67 house development is needed.</li> <li>• Outside of the Village Boundary.</li> <li>• Single access to site will cause a problem</li> <li>• There should be a 25m buffer zone.</li> <li>• There is a drainage issue as the Hastoe site use this field and location for surface water “management”</li> <li>• Contrary to NPPF “new homes in the countryside”</li> <li>• A full transport assessment should be provided using current data for the cumulative impact of 67 houses</li> </ul> <p>Site is in Crawley Down Neighbourhood Plan area and conflicts with:-</p> <p>CDNPO2 – Securing sustainable infrastructure a),d),e),g) and J)  CDNPO6 – Control of new developments.  CDNPO7 – Sustainable Drainage systems  CDNP11 – Prevention of Coalescence  CDNP12 – Protect &amp; Enhance Biodiversity  CDNP13 – Promoting Sustain Transport  Proposal 02: Traffic Management &amp; Sustainable Transport &amp;  Proposal 05: Affordable Housing for Local Needs.</p>
<p><b>DM/15/3624</b> - Trushel Borers Arms Road Copthorne First Floor side extension over existing single storey side element to provide large bathroom to first Floor</p>	<p><b>SUPPORT</b> – Site in Copthorne Neighbourhood Plan area</p>
<p><b>DM/15/3699</b> -Land adjacent to 1st Francis Gardens Copthorne T1 Copper Beech – Crown lift by 5 metres from ground.</p>	<p><b>SUPPORT</b></p>
<p><b>DM/15/3593</b> -1 Haven Gardens, Crawley Down RH10 3RT Retrospective application for erection of a new fence to stand adjacent to Fern Close and in line with the front of existing garage</p>	<p><b>OBJECT</b> – unneighbourly – negative impact on street scene Site in Crawley Down Neighbourhood Plan Area</p>
<p><b>DM/15/3800</b> -84 Lashmere Copthorne Oak (T1) Reduce crown over garden of number 86 by up to 1.4 metres in spread and remove major dead wood</p>	<p><b>SUPPORT</b></p>