

bedroom houses – like the ones approved elsewhere on Tiltwood. The designation of the ‘Storage accommodation’ rather than a 6th house avoids the criteria 06q which would give us 2 affordable homes. At the very least there needs to be a planning condition that the ‘storage accommodation cannot be used as a dwelling (or for living accommodation at all). It was **RESOLVED** that the Clerk write a response to the planning officer and Cllr Gibson will attend this meeting.

We have received a response from Nick Rogers Planning Officer regarding role of conditions and reserved matters that when an access application is sent to Worth Parish Council the planning team are only looking at the access issues and will not take into account any other part of the planning application, we need to make sure that on larger applications we ask for a full planning application instead of the usual outline planning application. Claire Tester MSDC response to our letter regarding the Crawley Down Neighbourhood was circulated to Cllrs before this meeting. The Neighbourhood Plan may not be made until several months after the Referendum, however, a positive outcome in the Referendum means that it will be made at some point. So it should be treated as if it were made after a Yes vote. After a discussion it was AGREED that the Clerk write back to Claire Tester and ask that, after the Referendum, the determination of applications within the CD NHP area should give the NHP the same weight as if it had been made. – this is really only important for application being decided by Committee where the recommendation is contrary to the CD NHP (or WPC’s interpretation thereof).

99. PLANNING DECISIONS FROM MSDC

Reference	Address	WPC	MSDC
DM/15/3424	Cuttinglye Farm, Cuttinglye Lane, Crawley Down	Object	Refusal
DM/15/3493	Oakwood, Hophurst Hill, Crawley Down	Support	Support
DM/15/3564	4 Meadow Close, Copthorne	Support	Support

MSDC agreed with all the Planning decisions – This was Noted.

100. UP-DATE CRAWLEY DOWN NEIGHBOURHOOD PLAN

The Crawley Down Neighbourhood Plan will be going out to referendum on the 10th of December but before this the WPC will need to do a publicity drop for all the residents of Crawley Down – Provide CD and banners publicizing the referendum date & CDNP. There is money already designated in this year’s budget for these costs.

Copthorne Neighbourhood Plan will be on target to get a draft plan ready for inspection by an independent examiner who will give the plan a health check before it proceeds to the next stage.

101. HIGHWAYS ISSUES

The Clerk has request a grant from MSDC s106 funds for the pinch points in Grange Road & Vicarage Road. This was NOTED.

102. TO CONSIDER THE PLANNING APPLICATIONS LISTED ON THE SCHEDULE BELOW

RESOLVED: that the observations contained in the attached schedule dated 2nd November 2015, to be conveyed to the District Council.

Meeting closed 8.45 pm

Chairman.....

date.....

<p>DM/15/3666 Owlswood, Felcot Road, Furnace Wood, RH19 2PX</p> <p>Retrospective application to replace the rotting post and bar fence at the front of the house with a wall.</p>	<p>Support – Site is in Crawley Down Neighbourhood Plan</p>
<p>DM/15/3979 Land West Of Turners Hill Road, Crawley Down</p> <p>Outline application for the approval of access details for the residential development of 30 dwellings together with associated access road, car parking, landscaping and open space.</p>	<p>STRONGLY OBJECT</p> <ul style="list-style-type: none"> • It is unsustainable. • This development is implicitly dependent on M/15/1872 (Wychwood) for access and services and consequently the applications cannot be separated. • An Environment impact assessment based on a 67 house development is needed. • Outside of the Village Boundary. • Single access to site will cause a problem • There should be a 25m buffer zone. • There is a drainage issue as the Hastoe site use this field and location for surface water “management” • Contrary to NPPF “new homes in the countryside” • A full transport assessment should be provided using current data for the cumulative impact of 67 houses <p>Site is in Crawley Down Neighbourhood Plan area and conflicts with:- 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 & Enhance Biodiversity CDNP13 – Promoting Sustain Transport Proposal 02: Traffic Management & Sustainable Transport Proposal 05: Affordable Housing for Local Needs.</p>
<p>DM/15/4045 The Prince Albert, Copthorne Bank, RH10 3QX</p> <p>Extension to existing public house to provide 8 no. letting rooms, extended kitchen and staff accommodation.</p>	<p>SUPPORT. Site is in Copthorne Neighbourhood Plan Area. Request that, if the application is approved, a condition is attached preventing the use of the site for airport parking.</p>
<p>DM/15/4048 5 Calluna Drive, Copthorne, RH10 3XE</p> <p>Oak (T6) - Removal of epicormic growth from main trunk. Overall crown reduction of 2-5 metres</p>	<p>Refer to the Tree Officer</p>
<p>DM/15/3975 Land At Firs Farm, Turners Hill Road, Crawley Down</p> <p>Outline application for the approval of access details for the demolition of existing buildings to allow a residential development of up to 167 units, a community hub including spaces for a local shop and community space together with improvement and alterations to existing commercial business park to achieve a redevelopment of up to 6000m2 of commercial space with green infrastructure and two access points off Turners Hill Road (one an upgrade to existing) and one access off Copthorne Common Road, and works associated with development including 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>STRONGLY OBJECT : Not a sustainable development. Fails all three dimensions of the sustainability test (Economic; Social; Environmental). This is an outline application and therefore cannot demonstrate compliance with NPPF para 55. The LPA should insist on a full application. Site is in Copthorne Neighbourhood Plan Area but two of the three accesses are in Crawley Down Neighbourhood Plan Area. In this respect the situation is equivalent to that of the recent Floran Farm appeal APP/D3830/W/14/3000104 which established that the Crawley Down Neighbourhood Plan was a material Planning consideration. This development is contrary to the following Policies of the CDNHP :</p> <p>CDNHP01 Securing Sustainable Infrastructure; In particular, the use a Grampian condition is in direct conflict with the Plan CDNHP05 Control of New Developments CDNHP06 Sustainable Drainage Systems CDNHP08 Prevention of Coalescence CDNHP09 Protect and Enhance Biodiversity CDNHP10 Promoting Sustainable Transport.</p> <p>The recent appeal APP/D3830/A/14/2223951 against MSDC refusal of permission for two new homes on land south of Winswood, which is about 200m south of this site, is clearly very relevant. The Planning Inspector dismissed that</p>

	appeal, stating that the site was not sustainable.
<p><u>DM/15/3978</u> The Regency Hotel, Old Hollow, RH10 4SZ</p> <p>Demolition of existing building, out houses and associated hardstanding for the construction of six new detached dwellings.</p>	<p>OBJECT. Site is in Copthorne Neighbourhood Plan</p> <p>The proposed design of the dwellings is contrary to the character of the neighbourhood and the development therefore conflicts with NPPF para 55.</p>
<p><u>DM/15/4080</u> Little Acorns, Brookhill Road, Copthorne, RH10 3PJ</p> <p>Proposed detached garage.</p>	<p>Support – Site is in Copthorne Neighbourhood Plan</p>
<p><u>DM/15/4110</u> Dal Nonno, Sandy Lane, Crawley Down, RH10 4HS</p> <p>Proposed change of use from B1 to A3 to form a restaurant.</p>	<p>Support – Site is in Crawley Down Neighbourhood Plan</p>
<p><u>DM/15/4146</u> 38 Bridgelands, Copthorne, RH10 3XD</p> <p>Part two storey, part single storey front extension.</p>	<p>Support – Site is in Copthorne Neighbourhood Plan</p>
<p><u>DM/15/4164</u> Sarane Lodge, Burleigh Lane, Crawley Down, RH10 4LF</p> <p>Installation of a free standing greenhouse to the south west of the garden.</p>	<p>Support – Site is in Crawley Down Neighbourhood Plan</p>