

**WORTH PARISH COUNCIL
PLANNING AND HIGHWAYS COMMITTEE**

30th NOVEMBER 2015

PRESENT:	Cllr I Gibson (Chairman)	Cllr T Dorey	Cllr C Phillips
	Cllr E Ancomb	Cllr C Larkin (7.35pm)	Cllr M Stein
	Cllr P Blakemore	Cllr E Lord	Cllr R Webb
	Cllr P Coote	Cllr K Scott	Cllr G Williams
	Cllr A Cruickshank		Clerk- Jenny Saunders
			RFO- Ellen Smith
			9 Members of the Public

PUBLIC QUESTION TIME

A resident from Crawley Down asked if Worth Parish Council would support the planning application DM/15/4460 Land Parcel West of Tiltwood West – They wish to build a residential development, 4 bedroom family home.

Two residents from Crawley Down who live in Hazel Close are objecting to planning application DM/15/4094 outline application for 60 dwellings. At present the Close is small and friendly, and people can park outside on the road, because all the housing in the close only have single drive ways. This development would get rid of the close and there would be a loss of on street parking. Also this area has a lot of wildlife as it is near Ancient Woods, people drive into the close to see the Deer, Badgers and this development would put a stop to this. Please can the Parish Council strongly object to this application. A representative from the Crawley Down Neighbourhood Plan commented about DM/15/4094 The developer relied primarily on paras 14 and 49 of the NPPF (presumption in favour of sustainable development and lack of 5 year land supply respectively). The speaker maintained that the proposal is unsustainable under any criteria. Sustainability and viability are defined in the NP, the NP also requires evidence that infrastructure issues would be addressed within the timescale of the development and rejects the use of Grampian conditions as satisfactory evidence. Southern Water have commented on the application confirming that the foul water network cannot cope and suggesting a Grampian condition to fudge the issue. The evidence is clear, the infrastructure cannot cope, there is no plan to address the issue so the proposal is unsustainable and para 14 does not apply. Para 49 does not apply because of the overriding exemption under para 118 due to Ashdown Forest and the 7km zone of influence (CDNP11), ancient woodland and the associated EU Habitat directives. Over and above all of this is the implicit contradiction of using an outline planning application for matters of access only for new homes in the countryside (NPPF para 55) without any enforceable guarantee that a further application covering reserved matters would address NPPF para 55 requirements. The application should be rejected on that alone and the applicant forced to submit a full application.

109 APOLOGIES: Cllrs: D Curzon & L Field

ABSENT: Cllrs: J Allen & A Lacey

110. DECLARATION OF PECUNIARY AND OTHER INTEREST: -

Cllr Gibson declared an interest DM/15/4094 Land South of Hazel Close & DM/15/4419 Fir Cottage Turners Hill and took no part in the discussion. Cllr Coote declared an interest DM/15/4327 Safari Furnace Wood and took no part in the discussion.

111. TO CONFIRM THE MINUTES OF MEETING HELD ON THE 2ND NOVEMBER & 16TH NOVEMBER 2015.

The minutes of the 2nd & 16th November 2015 were signed as a correct record.

112. UPDATE ON MSDC PLANNING COMMITTEE MEETING.

Planning Committee A – no reference to Worth Parish Council

113. LICENSING – DUKES HEAD-MINOR VARIATION TO HOURS

It was agreed that the Clerk ask MSDC for more information and email details to the Council so they can give their response.

114. PLANNING DECISIONS FROM MSDC

Reference	Address	WPC	MDSC
DM/15/2734	DEVELOPMENT SITE TO REAR OF TILTWOOD HOUSE, GAGE CLOSE, CRAWLEY DOWN	Object	Refusal
DM/15/3593	1 HAVEN GARDENS, CRAWLEY DOWN	Object	Refusal
DM/15/3748	YEW TREE BARN, TURNERS HILL ROAD, TURNERS HILL	Support	Support
DM/15/3949	7 BUCKLEY PLACE, CRAWLEY DOWN	Support	Support
DM/15/4048	5 CALLUNA DRIVE, COPTHORNE	Tree Officer	Support
	AMBERWOOD, CUTTINGLYE ROAD, CRAWLEY DOWN, RH10 4LR	Appeal Dismissed	
AP/15/0019	69 HAZEL WAY, CRAWLEY DOWN, RH10 4EU	Appeal Dismissed	
AP/15/0024	LAND ADJ. TO NUSA DUA, LAKE VIEW ROAD, FURNACE WOOD, RH19 2QE	Allowed	

The decisions are all in agreement.

Mrs Testers’ response to email regarding Crawley Down NP – Neighbourhood Plan may be subject to Judicial review after the Referendum. This seems unlikely as judicial review only challenges the process. It was **RESOLVED** that the Clerk writes to Mid Sussex District Council to request that the outcome of the Referendum is made an agenda item at the Council meeting on the 17th December 2015.

115. IMPACT ON THE RURAL COMMUNITIES

To be referred to the next Meeting

116. HIGHWAYS ISSUES

An email was circulated to all the Cllrs prior to the meeting in response to our request to ask West Sussex Highways to insist the Utility Contractors work extra hours so that traffic lights and works on Majors Roads are reduced. The reply received was that they were not prepared to make any changes. The Clerk was asked to write again expressing the Councils concerns.

117. THE PRE-SUBMISSION TO THE DISTRICT PLAN

This was discussed and the changes noted.

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

RESOLVED: that the observations contained in the attached schedule dated 30th November 2015, to be conveyed to the District Council.

Meeting closed 8.25 pm

Chairman.....

date.....

DM/15/4094

Land South of Hazel Close

Outline application with all matters reserved except for principal means of access for up to 60 dwellings, of which up to 30 per cent will be affordable, with associated landscaping, open space and car parking.

STRONGLY OBJECT : Contrary to CDNHP & NPPF. Site is in Crawley Down Neighbourhood Plan Area. This development is contrary to the following Policies of the CDNHP : CDNHP01 Securing Sustainable Infrastructure CDNHP05 Control of New Developments CDNHP08 Prevention of Coalescence CDNHP09 Protect and Enhance Biodiversity CDNHP10 Promoting Sustainable Transport. The proposed development is contrary to Crawley Down Neighbourhood Plan (CDNHP) which is a material planning consideration that must be given significant weight. The Planning Statement provided with the Application argues that the Plan carries no weight until it is made. In view of this determination of the application is delayed until after the Referendum on the CDNHP (10th December) and approval of the Referendum result by MSDC Council (17th December). The Plan can be treated as made after completing those steps. The lack of a 5 year housing land supply for Mid Sussex means that housing policies that RESTRICT the supply of housing must be considered to be out of date. However, such policies must still be taken into considered in the balancing exercise to assess the sustainability of a development. With regard to the CDNHP, the policies therein do not RESTRICT the supply of housing, but rather they control the rate, density and type of development to ensure that it is sustainable in the local context. The Plan does set an overall limit on new housing. It is a shame that the developer chose to ignore the considered and positive (to development) advice of the CDNHP Sub-Committee of Worth Parish Council. The result is a proposed development that is wholly unsustainable. The application seeks approval for "up to 60" new dwellings and is clearly in conflict with Policy 5 of the CDNHP which sets a limit of 30. This conflict cannot be remedied by a condition to restrict development to a maximum of 30. As the Independent Examiner noted, the limit of 30 is to ameliorate the impact of development on any PART of the village. It is therefore necessary to consider whether there is ongoing existing development in this PART of the village. The Burleigh Woods development is immediately adjacent to the proposed

	<p>development so any development proposal will conflict with Policy 5 until the Burleigh Woods development has been completed. The proposed development will complete the encirclement and isolation of Burleigh Woods and will significantly reduce its value to wildlife. The proposed development will have a significant negative impact on overstretched local services and utilities, and will add to traffic congestion both in the village and the local roads. The proposed affordable housing should be considered to make a negative contribution in the balancing exercise as there is no demand for affordable housing for rent in Crawley Down and uprooting families from other areas of Mid Sussex to accommodation in a rural village makes no economic or social sense. The proposed site is in the countryside and development must comply with NPPF 55 and demonstrate quality and innovation in design. An outline application cannot achieve this as there is not commitment to deliver a specific design. The Council must insist on a full application. The proposed site also lies within 7kn zone of influence around the Ashdown Forest SPA. This is an unsustainable application and should be refused.</p>
<p align="center"><u>DM/15/3366</u> <i>Land Adj To 29 Burleigh Way</i></p> <p>Outline application for the approval of access details for the erection of 1no. attached 3 bed house with garage adjoining existing garage block.</p>	<p>OBJECT – contrary to CDNHP policies 4.2 (b & g). Building line will be intrusive and resulting terraced house will not match local character. Site is in Crawley Down Neighbourhood Plan Area.</p>
<p align="center"><u>DM/15/3985</u> <i>Barnjet, Cuttinglye Road</i></p> <p>Extension of an existing dwelling comprising of family area, indoor swimming pool, sauna, gym area and changing facilities, together with alterations to the main entrance hall.</p>	<p>Support – with a condition that new native trees must be planted on a 2 for 1 basis to replace the 17 trees to be felled (to comply with Policy 09e. and para 65 of the CDNHP) Site is in Crawley Down Neighbourhood Plan Area.</p>
<p align="center"><u>DM/15/4327</u> <i>Safari, Lake View Road, Furnace Wood, RH19 2QE</i></p> <p>Rear single storey extension with balcony to rear first floor bedroom.</p>	<p>Support. Site is in Crawley Down Neighbourhood Plan Area.</p>
<p align="center"><u>DM/15/4404</u> <i>52 Newtown, Copthorne</i></p> <p>Single storey flat roof rear extension. Re-roof existing single storey rear section.</p>	<p>Support. Site is in Copthorne Neighbourhood Plan Area.</p>
<p align="center"><u>DM/15/4417</u> <i>Little Orchard, Chapel Lane</i></p> <p>Changes to fenestration and replacement pedestrian and vehicular entrance gates.</p>	<p>Support. Site is in Crawley Down Neighbourhood Plan Area.</p>
<p align="center"><u>DM/15/4419</u> <i>Fir Cottage, Turners Hill Road</i></p>	<p>Support. Site is in Crawley Down Neighbourhood Plan Area.</p>

1.8 high metre close board fencing around Fir Cottage.	
<p style="text-align: center;"><u>DM/15/4460</u></p> <p style="text-align: center;"><i>1 Wyngates, Copthorne Bank</i></p> <p>New detached garage, driveway, workshop area and home office. Minor amendment to previous application ref DM/15/2901.</p>	Support. Site is in Crawley Down Neighbourhood Plan Area.
<p style="text-align: center;"><u>DM/15/4478</u></p> <p style="text-align: center;"><i>Land Parcel West Of Tiltwood West, Hophurst Lane</i></p> <p>Residential development of one single dwelling.</p>	Support. Site is in Crawley Down Neighbourhood Plan Area.
<p style="text-align: center;"><u>DM/15/4482</u></p> <p style="text-align: center;"><i>Land Parcel West Of Tiltwood House Site B, Hophurst Lane</i></p> <p>Residential development of one single dwelling.</p>	Support. Site is in Crawley Down Neighbourhood Plan Area.