

Worth Parish Council
Minutes of the Planning and Highways Committee Meeting
November 14th 2016 at 19:30 hrs

Present:

Cllr Gibson (Chairman)	Cllr Curzon (Vice Chairman)
Cllr Albury	Cllr Allen
Cllr Anscumb	Cllr Blakemore
Cllr Coote	Cllr Cruickshank
Cllr Dorey	Cllr Hitchcock
Cllr Larkin	Cllr Phillips
Cllr Scott	Cllr Webb
Mrs J Nagy (Locum Clerk)	2 Members of the Public

118. Public Question Time: A member of the public wished to address the Committee in relation to DM/16/4548 as he is the owner of Little Gregg, the property adjacent to Balmoral. He believed that the proposed new development would have an overbearing impact upon his property, and that it would be out of keeping with the locality. He also had concerns over loss of light to his property.

The Chairman thanked him for his comments which were noted. He advised that this objection should be sent to Mid-Sussex District Council.

119. Apologies: Cllrs Field and Lord.

120. Absent: None.

121. Declaration of Pecuniary and Other Interests: Cllrs Albury, Anscombe, Blakemore, Dorey, Gibson, Larkin and Phillips declared personal interests in DM/16/4548 in that they knew the members of the public present at the meeting.

Cllr Larkin declared a personal and prejudicial interest in DM/16/4635 in that he is the applicant.

122. Minutes of Planning Committee Meeting held on October 31st 2016.

The Chairman advised that approval of these Minutes be deferred until the next meeting, as he had several queries these being:

- Minute 115c contained an incomplete sentence
- Minute 116 was not numbered correctly, in that c, d and e should be i, ii and iii under b
- Minute 117 DM/16/4163 should read "Support as previously"

It was RESOLVED by all present that approval of Minutes of the Planning Committee held on October 31st be DEFERRED until the next meeting.

123. Update on MSDC Planning Committee Meetings:

The Chairman reported the following:

- a. Planning Committee A on 17th November - no application pertaining to Worth
- b. Planning Committee B - no meeting scheduled for the rest of this year
- c. District Committee on 7th December - no details yet available

Councillors NOTED this information

124. Planning Decisions from Mid Sussex:

Reference	Address	WPC	MDSC
DM/16/3935	Laurel Bank, Brookhill Rd, Copthorne	Support	Approved
DM/16/4005	7, Pasture Wood Close, Crawley Down	Tree Officer	Approved
DM/16/3882	Pennycrest, Copthorne Bank, Copthorne	Support	Approved
DM/16/2145	41, Paddock Old Hollow, Copthorne	Withdrawn	
DM/16/3875	34, Westway, Copthorne	Support	Approved
DM/16/3722	34, Erica Way, Copthorne	Support	Approved
DM/16/3817	12, Grange Crescent, Crawley Down	Support	Approved
DM/16/2070	Springcroft, Cuttinglye Rd, Crawley Down	Support	Approved
DM/16/3751	Glenwood, Cuttinglye Rd, Crawley Down	Support	Approved

The Chairman noted that Enforcement Matters were not on the agenda, but reported that there were two current cases relating to Worth, these being:

14/2000 - bat lighting

15/4419 - planting to "soften" a fence. It was felt that the current proposals had an urbanising effect, which would be contrary to the coalescence policy.

It was AGREED that Enforcement Matter would be an agenda item in the future.

125. Highways issues:

It was RESOLVED that the item relating to the adoption of four bus shelters was a financial consideration, so would be passed to the Facilities Committee for consideration at the next meeting. (*Do they mean General Purposes and Finance? There does not seem to be a Facilities Committee*)

126. Progress on Neighbourhood Plans

a. Copthorne

The Chairman advised that the final approval of Copthorne Neighbourhood Plan should have been an agenda item for Full Council meeting which followed this meeting. An additional Full Council meeting would be called in two weeks time to approve the Plan in order that it might begin its Regulation 14 Consultation

Councillors NOTED this information.

Concern was raised about achieving target dates in the Plan schedule, as work has taken longer than expected. It was noted that due to these delays the Plan may not be before the March Mid-Sussex District Council meeting as anticipated.

The Locum Clerk advised that many Neighbourhood Plans had been put on hold after the recent decision whereby the High Court had quashed the Henfield Neighbourhood Plan after concluding that the evidence base was flawed. She would prepare a briefing paper for the Council on this matter.

b. Crawley Down

Councillor Hitchcock reported that he had met with the Vincents in relation to a site that they were promoting under the SHELAA, as they were keen to support the Neighbourhood Plan. It is proposed that the site is split into three, with one section being managed under a Community Land Trust, one section possible being used for extending the school's land, and the final section being used to build houses that the village actually wants. The land is currently a wetland woodland, and is used extensively by the public; there is the opportunity to put in a circular walk. The Vincents are keen to work

with the Council to progress these proposals.

Sewerage issues had been discussed, and that one strip of land adjacent to the site was owned by the Barratt Trust.

It was RESOLVED that discussions would continue with the Vincents to try to progress the site, and it was further RESOLVED that the Council would make contact with the Barratt Trust to discuss its intentions with regard to the adjacent strip of land.

The Chairman advised that the Mid-Sussex Local Plan was to go to examination on 29th November.

127. Planning Applications

It was RESOLVED that the recommendations contained in the attached to be conveyed to the District Council.

<p>DM/16/4409</p> <p><u>Great Frenches Bungalow Snow Hill Crawley Down Crawley West Sussex RH10 3EE</u></p> <p>Part retrospective application for raised decking around 'above ground' swimming pool 1.35m high. Completed section and additional section to be added.</p>	<p>Support.</p> <p>The proposed site is in the Crawley Down Neighbourhood Plan (CDHP) Area. The CDNP is now part of the local development plan and its policies carry full weight. If its policies cannot be considered to be up-to-date then Planning Officers and Councillors should still consider all its policies when conducting the balancing exercise demanded by para14 of the NPPF and give them full or very significant weight. The NPPG mandates that the balancing exercise must be fully documented and available for public inspection. WPC are the authors of the CDNP and as such are best placed to judge whether a planning application is in accordance with its vision, policies and definitions. Planning Officers should not contradict the assessment set out above without discussion with WPC.</p>
<p>DM/16/4445</p> <p><u>1 Verwood Cottages Shipley Bridge Lane Copthorne Crawley West Sussex RH10 3JL</u></p> <p>Demolition of two storey side extension and erection of 1 no. 3-bed Dwellinghouse on land adjacent to 1 Verwood Cottages.</p>	<p>Support</p>
<p>DM/16/4446</p> <p><u>6 Burleigh Way Crawley Down Crawley West Sussex RH10 4LX</u></p> <p>Single storey rear extension.</p>	<p>This application conflicts with policy 4.3 of the CDNP as it would lead to a loss of off-road parking, when on-road parking is already insufficient in the area.</p> <p>The proposed site is in the Crawley Down Neighbourhood Plan (CDHP) Area. The CDNP is now part of the local development plan and its policies carry full weight. If its policies cannot be considered to be up-to-date then Planning Officers and Councillors should still consider all its policies when conducting the balancing exercise demanded by para14 of the NPPF and give them full or very significant weight. The NPPG mandates that the balancing exercise must be fully documented and available for public inspection. WPC are the authors of the CDNP and as such are best placed to judge whether a planning</p>

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<p>DM/16/4467</p> <p><u>18 Brookhill Close Copthorne Crawley West Sussex RH10 3PP</u></p> <p>Single storey ground floor extension to front of property, roof extension to gable roof and rear dormer to comply with Class B permitted development, and minor alterations to side and rear window and door openings.</p>	Support
<p>DM/16/4478</p> <p><u>16 Hazel Way Crawley Down Crawley West Sussex RH10 4JR</u></p> <p>Convert current garage into additional room</p>	<p>This application conflicts with policy 4.3 of the CDNP as it would lead to a loss of off-road parking.</p> <p>The proposed site is in the Crawley Down Neighbourhood Plan (CDHP) Area. The CDNP is now part of the local development plan and its policies carry full weight. If its policies cannot be considered to be up-to-date then Planning Officers and Councillors should still consider all its policies when conducting the balancing exercise demanded by para14 of the NPPF and give them full or very significant weight. The NPPG mandates that the balancing exercise must be fully documented and available for public inspection. WPC are the authors of the CDNP and as such are best placed to judge whether a planning application is in accordance with its vision, policies and definitions. Planning Officers should not contradict the assessment set out above without discussion with WPC.</p>
<p>DM/16/4548</p> <p><u>Balmoral Brookhill Road Copthorne Crawley West Sussex RH10 3QU</u></p> <p>Second storey side extension over existing and two storey rear extension.</p>	Object, on the ground of not being in keeping with the street scene, and having an overbearing impact on neighbouring property. Should the District Council Officer be minded to approve, ask that this application go before the Development Control Cttee and not be decided under delegated powers.
<p>DM/16/4580</p> <p><u>13 Beechey Close Copthorne Crawley West Sussex RH10 3LS</u></p> <p>First floor side and rear extension to include Juliette balcony to rear, garage conversion and alteration to porch roof.</p>	Object, <i>Dr Gibson to give the wording</i>
<p>DM/16/4602</p> <p><u>Rustling 3 Rufwood Crawley Down Crawley West Sussex RH10 4HD</u></p> <p>Demolition of garage and erection of two single storey side extensions</p>	Support
<p>DM/16/4633</p> <p><u>Land Adjacent To 1 St Francis Gardens Copthorne Crawley West Sussex RH10 3JS</u></p>	Refer to Tree Officer

<p>Cut back large protruding limb of conifer that is growing over the large grass area.</p>	
<p>DM/16/4635 <u>19 Knowle Drive Copthorne Crawley West Sussex</u> <u>RH10 3LW</u> Single storey extension above existing double garage.</p>	<p>Support, but ask for non-severance clause. Cllr Larkin declared a personal and prejudicial interest in this application as he is the applicant; he left the room during discussions and took no part in the decision process.</p>

Meeting closed 20:37

Chairman: _____

Date: _____