

Worth Parish Council
Minutes of the Planning and Highways Committee Meeting
28th January 2019 at 20.55 hrs

Present: Cllr Hitchcock (Chairman) Cllr Blakemore
Cllr Anscomb Cllr Casella
Cllr Coote Cllr Field
Cllr Dorey Cllr Gibson
Cllr Phillips Cllr Webb
Clerk Mrs J Nagy 1 Member of the Public

169 Public Question Time

The Chairman welcomed all present to the meeting, then highlighted the housekeeping rules – there is no fire drill planned this evening. Should an alarm sound, please make your way to the car park via the stairs. Do not use the lift. He requested that mobile phones be put on silent.

Mr Paul Budgen, agent for DM/19/0177 erection of one dwelling at Tamarind, spoke in support of the application. He pointed out that the principle of the erection of three houses in the vicinity of Evergreen, Star Place and Evergreen had been previously established. Due to utility connection issues, the outline plan had been redesigned to allow for one of these houses to be on land adjacent to Tamarind, with the access onto Copthorne Rd.

The Chairman thanked Mr Budgen and said that the Committee might wish to refer back to him when the application is discussed.

170 Apologies

There were no apologies.

Cllr Larkin was absent.

171 Declarations of Disclosable Pecuniary and Other Interests

There were none at this point in the meeting

172 Minutes

It was proposed by Cllr Coote seconded by Cllr Phillips and agreed by all present that the Minutes of the Planning & Highways Committee meeting held on 7th January 2019 were a true and correct record.

173 Chairman's Announcements

The Chairman had no announcements

174 Update on Mid Sussex District Council Planning Committee meetings

District Planning Committee – February 21st 2019 at 14:00 hrs. No documents on the website.
Planning Committee A – February 14th 2019 at 19:00 hrs. No documents on the website.
Planning Committee B – January 31st 2019 at 19:00 hrs. No items relating to Worth Parish on the agenda.

The Clerk reported that this afternoon she received notification that further evidence has been submitted in support of the Gypsy & Traveller Site application. Deadline for responses is 18th February. This was previously scheduled for consideration at the District Planning Committee on 21st February; she will ascertain whether this will still be the case.

The Chairman noted that it had been agreed that Cllr Phillips would be speaking at the meeting on behalf of the Council.

Cllr Dorey reported that he and Cllr Coote had just come from a closed District Council meeting, as District Councillors. In the public pack for the meeting, and therefore in the public domain,

there were proposals to review the Planning Committee structure to have one District Planning Committee plus one other only.

In addition, currently officers had delegate powers to decide developments of up to 5 units; it is proposed that this is changed to be able to decide up to 9 units.

Councillors NOTED this information

Cllr Gibson said that it would be worth while noting developments on the parish border, as these would impact upon local infrastructure. The Clerk will work with the Neighbourhood Plan Administrator to see how this can be monitored and reported.

Cllr Phillips advised that he would be attending the CLC meeting on 5th February, and with the permission of the Council would be speaking in favour of the TRO in Calluna Drive. This was AGREED.

175 Planning Decisions from Mid Sussex District Council

Reference	Address	WPC	MSDC
DM/18/3087	Oliver's Wine Agency Units 17 And 18 Borers Yard Borers Arms Rd Copthorne	Support	Approved
DM/18/4682	Lemon Meadow And Yew Tree Cottage Turners Hill Rd Crawley Down RH10 4EY	Support	Approved
DM/18/4555	Border Oak Shipley Bridge Lane Copthorne RH10 3JL	Support	Approved
DM/18/4867	Horsemans Cottage Turners Hill Road Turners Hill RH10 4PE	Support	Approved
DM/18/4881	27 Newlands Park Copthorne RH10 3EW	Noted	Approved
DM/18/4418	19 Bracken Close Copthorne RH10 3QE	Object	Approved
DM/18/4621	Development Site At Cuttinglye Wood Cuttinglye Lane Crawley Down	Object	Approved
DM/18/3874	Land West Of Copthorne, North Of A264 Copthorne Way Copthorne	Comments given	Approved
DM/18/4371	Woodside House 1 Thicket Rise Felbridge RH19 2SN	Cond. Support	Refused
DM/18/2924	Land South Of Grange Park Cottage Sandhill Lane Crawley Down	Cond. Support	Refused
DM/18/4404	The Park Farm Snow Hill Crawley Down RH10 3EE	Withdrawn	

DM/18/4418 – first floor side extension etc at 19, Bracken Close, Copthorne. The Parish Council objected due to over-development of the site, not in keeping with the street scene, and being un-neighbourly to the property to the north; MSDC disagreed. to the property to the north.

DM/18/4621 – tree surgery and removal at Cuttinglye Wood, Cuttinglye Lane, Crawley Down. The Parish Council objected as the action of the developer on the site has harmed and endangered the trees. Unsafe trees should be removed but should be replaced on a two for one basis with mature specimens, at least 4 metres in height. MSDC considered that all of the trees scheduled for removal are either dead, dangerous or their health/amenity value is so severely impaired as to warrant their removal.

DM/18/3874 – industrial units to the west of Copthorne. The Parish Council raised concerns over the route of the footpath. MSDC noted this, but this was agreed under Reserved Matters so not within the scope of this application.

176 New Planning Applications

<p><u>DM/18/4671</u></p> <p><u>Rustlewood Copthorne Road Copthorne RH10 3PD</u></p> <p>Conversion of existing outbuilding to create a 3-bedroom bungalow.</p>	<p>Object, as new dwelling in a countryside location contrary to DP12 and DP15 and is in an unsustainable location. Query whether DP27 standards are met.</p> <p>DM/15/2484, two houses on land adjacent to Cinderwood, and DM/16/3804 for five houses at The Regency Hotel, both in the immediate locality to this application were dismissed on appeal, reinforcing unsustainability of the location.</p>
<p><u>DM/18/4747</u> - (amended plan received 15.01.2019)</p> <p><u>1 Glebelands Crawley Down RH10 4GB</u></p> <p>Proposed first floor extension over existing garage.</p>	<p>Object on the same grounds as previously, that is: Contrary to CDNP4.1a) as overintensification of site, not in keeping with street scene and extension not sub-servient to main dwelling</p>

<p><u>DM/18/4890</u></p> <p><u>Touchwood Cuttinglye Road Crawley Down RH10 4LR</u></p> <p>Proposed dwelling and detached garage to replace existing bungalow and garage.</p>	Support
<p><u>DM/18/4926</u></p> <p><u>Sandhill Farm Sandhill Lane Crawley Down RH10 4LE</u></p> <p>Retrospective application for the construction of a sand school with associated perimeter fencing.</p>	Noted
<p><u>DM/18/4971</u></p> <p><u>Tiltwood West Hophurst Lane Crawley Down RH10 4LL</u></p> <p>Proposed double garage for dwelling (Plot D) currently under construction.</p>	Defer to Planning Officer, but ask for non-severance clause
<p><u>DM/18/5042</u> and <u>DM/18/5067</u></p> <p><u>Lemon Meadow and Yew Tree Cottage Turners Hill Road Crawley Down RH10 4EY</u></p> <p>Internal alterations.</p>	Defer to Conservation/Heritage Officer
<p><u>DM/18/5105</u></p> <p><u>Dukes Head Turners Hill Road Crawley Down RH10 4HH</u></p> <p>New flat roof extension to trading area and replacement of entrance porch.</p>	Support
<p><u>DM/19/0016</u></p> <p><u>Down Park House Annexe Down Park Turners Hill Road Crawley Down RH10 4HQ</u></p> <p>Erection of two storey side extension with internal alterations following demolition of existing garage. Erection of replacement double garage with new driveway.</p>	Object, as contrary to CDNP4.1 a), d), and f). Contrary to DP26, in that consider harm is caused to existing nearby residents, and that proposed materials do not match existing.
<p><u>DM/19/0177</u></p> <p><u>Tamarind Copthorne Common Road Copthorne RH10 3LF</u></p> <p>Outline application for the erection of 1 no. Dwelling house with all matters reserved except for access.</p>	Support

177 Items for future agenda

Cllr Field asked that developments in parishes on the boundary of Worth were noted and reported at future meetings. The Clerk will look at how best to check this information and will report back to the Committee.

Cllr Casella asked that the deterioration of Copthorne Bank be considered, as this was in a poor state due to usage by large lorries contrary to the weight restriction.

The Clerk suggested that she put the Tandridge Local Plan consultation on the agenda for the next P&H meeting; this was AGREED.

178 Date of the next meeting – Monday, 4th February 2019.

Meeting closed at 9.30 pm

Chairman: _____

Date: _____