

**Worth Parish Council**  
**Minutes of the Planning and Highways Committee Meeting**  
**4th February 2019 at 19:30hrs**

**Present:**

Cllr Hitchcock (Chairman)	Cllr Blakemore (Chairman)
Cllr Casella	Cllr Dorey
Cllr Gibson	Cllr Larkin
Cllr Phillips	Cllr Webb
Miss Vaughan (Assistant Clerk)	1 member of the public
	3 members of the pre-application planning presentation team.

### **179. 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, Chairman of the CVA, stated that the CVA had commissioned an acoustic consultant to create a report. Mr Budgen asked the Committee to discuss asking Mr Steven King of MSDC to consider the additional noise that existing properties on the other side of the road would receive after the acoustic screening had been installed. Mr Budgen stated that the CVA was also looking to ask Sussex Police to re-consider their comments, as the fencing to attenuate the sound would make the site hidden and possibly less secure.

### **180. Apologies**

Reasons for absence were noted and accepted from Cllrs Anscomb, Coote and Field.

### **181. Declarations of Disclosable Pecuniary and Other Interests**

Cllr Dorey declared an interest in DM/19/0074 as the property is in the same road but not near to his home address.

### **182. Minutes**

It was proposed by Cllr Blakemore, seconded by Cllr Casella and agreed by all present that the Minutes of the Planning & Highways Committee meeting held on 28th January 2019 were a true and correct record.

### **183. Chairman's Announcements**

The Chairman had no announcements.

### **184. Planning Presentation from Future Planning and Development**

Mr Chris Frost from Future Planning and Mr Ben Crozier of Kitewood Homes and a colleague, Mr Andy Palmer gave a pre-application presentation in relation to proposals to develop Rowan, Turners Hill Road into eleven properties.

Mr Frost described the current site as a brownfield site and said that he was aware of the location and sustainability issues surrounding the site. There are currently a number of heavy goods vehicles entering and exiting the site, thought to be associated with the owner's skip business and a road capacity study will be undertaken.

The proposed developed site would be approximately two hundred and fifty square feet less in footprint than the current developed site.

Mr Crozier of Kitewood Homes stated that the development was compliant with planning policies and housing mix of the CDNP.

Cllr Dorey asked if there would be any affordable homes. Mr Crozier stated that there would not be any as there was no requirement as the trigger is over ten houses. This development proposes demolition of the existing house and replacement with 11 houses, a nett 10.

Cllr Gibson noted that the site did not meet DP6 as the site is not contiguous with the built-up area boundary.

Mr Crozier stated that the proposed site was not a site that could be completely policy-compliant.

Cllr Gibson explained that a Neighbourhood Survey of Crawley Down was in the process of being completed and that the results were not yet in. He stated that there was a need for retirement and starter homes.

Mr Crozier stated that the development would be able to improve types of traffic entering and exiting the site and would also improve the view of the current site.

Cllr Dorey noted that the scheme was one of the most generous with regards to space, gardens and parking.

Cllr Phillips asked if the two-bedroom houses had garages. Mr Crozier stated that they did not but did have two parking spaces each.

Cllr Blakemore noted that there was a demand for two and three-bedroom houses.

Cllr Gibson asked if the developer had thought of one-bedroom houses. Mr Crozier said that they had not thought of providing one-bedroom houses or flats.

Mr Crozier noted that a traffic survey would be done to compare existing use and proposed use.

Cllr Hitchcock asked how the sustainability of the site would be dealt with. Mr Frost replied that there were less problems getting residents into Copthorne than Crawley Down and that they are unable to do anything about the access to Crawley Down.

Cllr Gibson asked if electric charging points would be added for vehicles and noted that one space per bedroom would be desirable. Mr Crozier stated that there would be charging points for all homes.

Cllr Hitchcock urged the developers to complete the traffic survey and to think about access to the site, as the existing proposed location would probably experience access and egress problems at peak times.

Cllr Webb asked if any thought had been given to the orientation of the homes, to ensure maximum usage of solar panels. Mr Crozier stated that the plans had not been taken to that level yet.

## **185. Update on Mid Sussex District Council Planning Committee meetings**

- a) District Planning Committee – next meeting: February 21st 2019 at 14:00 hrs.  
No documents available.

Cllrs noted that the Gypsy and Traveller site DM/18/3525 will possibly be discussed at this meeting. Cllr Phillips is to speak on behalf of the Council, in objection to the proposals. Cllr Dorey noted that he was unable to attend this meeting but would leave a report to be read out.

- b) Planning Committee A – next meeting: February 14th 2019 at 19:00 hrs.  
No documents available.

- c) Planning Committee B – next meeting: February 28th 2019 at 19:00 hrs.  
No documents available.

Cllr Webb asked why no documents were available and noted that this seemed to be on a regular basis. The Assistant Clerk stated that agendas only had to be published with three statutory days between the issuing of the agenda and the meeting.

Cllr Gibson stated that the information could be requested from MSDC.

The Assistant Clerk the Clerk would be notified if any WPC planning consultations were due for discussion at a Planning Committee.

### 186. Planning Decisions from Mid Sussex District Council

Reference	Address	WPC	MDSC
DM/18/3122	The Brook Cuttinglye Road Crawley Down RH10 4LR		Withdrawn
DM/18/4810	10 Acorn Avenue Crawley Down RH10 4AL	Support	Approved

Councillors Noted these decisions.

### 187. Appeals

Cllr Gibson asked the Assistant Clerk to check for any outstanding appeals.

### 188. Planning Compliance

- a) Earth bund at Keeper Knights.  
The Assistant Clerk stated that she has been in contact with Mr Steve Ashdown from MSDC Enforcement, who stated that he and a colleague had already noted this.

The earth bund is nothing to do with the illegal airport parking and Mr Ashdown was in contact with the MSDC Waste Matters team as this was a landfill issue.

- b) Hidden sign on the St Modwen site, visible from the M23 slip road.  
The Assistant Clerk stated that she also had a conversation with Mr Ashdown on this issue. Mr Ashdown has been in contact with the developer, St Modwen, who assure him that the sign will be removed shortly and that no trees are to be taken down in that location.

Cllr Casella noted that the sign had already been moved.

- c) The Assistant Clerk noted that the St Modwen Shipley Bridge access had been tarmacked up to the roadside. This is currently under investigation by the Enforcement Team.

The Committee noted that there are many lorries using Shipley Bridge Lane.

### 189. Updates on the Mid Sussex District Plan

- a) Submission of the Wealden Local Plan  
This document has been submitted for Examination; it will provide 14,228 homes in the period 2013 to 2028, with 2,421 dwellings already completed, 5,279 dwellings with extant planning permission, 4,012 dwellings on allocated sites, and 2,516 windfalls. The majority of the housing delivery will be focused around the built-up areas of South Wealden including Hailsham, Stone Cross, and Hellingly.

The Committee do not wish to comment upon this plan but noted it.

### 190. Tandridge District Council District Plan

The Committee agreed to write to Tandridge District Council and Cllrs Gibson and Hitchcock agreed to provide some words for a response to the document.

The Council responded to the Garden Village Consultation in October 2017, to state that the local road network would need significant enhancement throughout the area bounded by the A22, M23 and A264.

### 191. Highways Issues

- a) Community Highways Scheme for Kiln Rd and Burleigh Way.

The Assistant Clerk advised the Committee that Mr Speller is looking into this issue.

b) Removal of vegetation at Junction 10 of the M23.

After extensive research, the Assistant Clerk has discovered that WSCC's Development Department removed the trees next to Junction 10 of the M23 and did not liaise with WSCC Highways.

During a conversation between the Assistant Clerk and Mr Richard Speller, Mr Speller stated that considerable earthworks are being undertaken on the slope, the other side of the railing, which will allow for a southbound filter lane from Copthorne Way to the M23, as part of the S106 for the Forge Wood development.

Mr Speller says that during his road safety audit with environmental health, the APH lighting issue will be brought up and APH will be advised that they have had the benefit of the trees until now and that they need to screen their lights are re-test their light emissions.

Mr Speller also says that, once the new lane is installed, the rectification cost or re-planting trees will most likely fall back on WSCC.

- c) Cllr Casella asked the Assistant Clerk to report the subsidence taking place on Copthorne Bank, due to the lorries using it, to WSCC Highways.
- d) It was noted that there were still trees overhanging the pathways in Copthorne and one blocking a lamp post in Bowers Place, Crawley Down.

The Committee agreed that this issue should be escalated

- e) Cllr Webb noted that trees adjacent to Auchinleck Court were overhanging the pavement by one foot as the trees were cut back to the previous old growth and not to the boundary. Cllr Webb asked that the Clerk write to the manager of Auchinleck Court to request that the foliage is cut back to the boundary.

## 192. New Planning Applications

<p><b><u>DM/18/3174</u></b></p> <p><u>Dunns Yard Copthorne Road Copthorne RH10 3PD</u></p> <p>Upgrade of site surface from rough hard standing to concrete with improved surface water run off via interceptor. Erection of boundary security fence and perimeter lighting (Amended plans and lighting scheme details received 22 January 2019).</p>	<p>The Committee notes that schemes for drainage and amended lighting have now been submitted however, objects to the application, due to the following concerns</p> <ul style="list-style-type: none"><li>• Increased use of site would be un-neighbourly to private dwellings. Query whether operating hours permitted under DM/15/3591 needs to be revisited given more intensive use of site.</li><li>• Increase of traffic movements accessing/egressing the site impacting the A2220, adding to additional traffic generated from the nearby APH parking facility</li><li>• The entrance to the site is not suitable for such increase in traffic, with poor sight lines onto the A2220</li><li>• The access road is single track, unsuitable for increased use</li><li>• Parking of additional tankers with flammable load is an unacceptable risk in a rural area.</li><li>• The Council recognises and agrees with the concerns of neighbours regarding lighting and noise. In particular it is understood that lighting standards are to be increased in height from 5 to 8 metres.</li></ul>
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<p><b><u>DM/18/3525</u></b></p> <p><u>Land At Lower Hollow Copse Copthorne Road Copthorne</u></p> <p>Proposed change of use of land to residential to form two Sites. Site A - proposed laying out of 10 permanent pitches for the gypsy and traveller community. Erection of a site manager's office and amenity blocks and laying out of internal roads, parking, and associated drainage works and landscaping. Site B - proposed laying out of 3 permanent pitches for the gypsy and traveller community; associated access roads, drainage works and landscaping. Single vehicular access to Copthorne Road to serve both sites. Provision of footpath within the highway verge along Copthorne Road. Updated ecology report received 26 October. Additional plans received 5 November showing swept path analysis plans within the site. Amended plans received 17th December showing additional acoustic fencing around the site, updated Arboricultural Impact Assessment and Method Statement and an enlarged visibility splay that could be provided if required. Additional information received 25 January 2019 regarding noise levels at the site.</p>	<p>Object.</p> <ul style="list-style-type: none"> <li>• The Committee notes the additional information that has been supplied but, this does not change our opinion.</li> <li>• The Committee is concerned that the acoustic panels will create more noise for the properties on the opposite side of the road to this proposed site.</li> <li>• The Committee is also concerned that it is anticipated that this application will go to the District Planning Committee on 21st February, just 3 days after the consultation period ends.</li> </ul>
<p><b><u>DM/19/0074</u></b></p> <p><u>57 Westway Copthorne RH10 3QS</u></p> <p>Front and rear ground floor extensions.</p>	<p>Support.</p>
<p><b><u>DM/19/0080</u></b></p> <p><u>Crawley Down Garage Snow Hill Crawley Down RH10 3EQ</u></p> <p>Displaying of 8 signs. 6 illuminated, 2 non-illuminated.</p>	<p>Support.</p>
<p><b><u>DM/19/0129</u></b></p> <p><u>Lake House Cuttinglye Road Crawley Down RH10 4LR</u></p> <p>Three storey front and side extension with balcony and internal alterations to main dwelling including new entrance porch. New mansard roof with conversion to create first floor, internal alterations, new front porch and external decking to the existing detached annexe.</p>	<p>Support.</p>
<p><b><u>DM/19/0221</u></b></p> <p><u>Keeper Knights Copthorne Road Copthorne RH10 3PB</u></p> <p>Proposed variation of conditions no.2 of DM/17/5203 to allow for areas H and I to be used in April and May.</p>	<p>Object, subject to a new, full traffic survey, which takes into account the effect of the new APH Compound.</p>

### 193. Consideration of items for inclusion on future agendas

Community Land Trust.

The Assistant Clerk apologised to the Committee as she omitted to add this item to the agenda.

There were no further items.

### 194. Date of the next meeting

The next Planning and Highways Committee Meeting will be held on Monday, 25th February 2019 after the Full Council meeting.

*Meeting closed at 20:50 hrs*

Chairman: \_\_\_\_\_

Date: \_\_\_\_\_