

Worth Parish Council
Minutes of the Planning and Highways Committee Meeting
7th January 2019 at 19:30hrs

Present: Cllr Hitchcock (Chairman) Cllr Blakemore (Vice Chairman)
Cllr Anscomb Cllr Casella
Cllr Coote Cllr Dorey
Cllr Field Cllr Gibson
Cllr Phillips Cllr Webb
Miss Vaughan (Assistant Clerk) 39 members of the public

154. 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 Dave Hook, a representative of Crawley Down's 'Save The Pub' group addressed the Committee and stated that, after having met with WYG last September, he was interested to hear the developer's updates.

Mr Paul Budgen, a representative of the CVA, addressed the Committee, stating that the CVA had made representations to the case officer at MSDC for planning application DM/18/3525, with regards to the acoustic fencing and noise levels. Mr Budgen read out the contents of a letter sent to the case officer and asked that these be taken into account when discussing the item. He handed a copy of the letter to the Chairman.

155. Apologies

There were no apologies.

Absent: Cllr Larkin was marked as absent

156. Declarations of Disclosable Pecuniary and Other Interests

Cllr Coote declared an interest in DM/18/4916 as he is currently the director of the Furnace Wood road maintenance company.

Cllr Anscomb declared an interest in the pre-application presentation as hers is a neighbouring property.

157. Minutes

It was proposed by Cllr Coote, seconded by Cllr Webb and agreed by all present that the Minutes of the Planning & Highways Committee meeting held on 17th December 2018 were a true and correct record.

158. Chairman's Announcements

The Chairman sent his thanks to all members of the Council that handed out the Crawley Down residents' survey. The Chairman stated that it was an efficient operation with some 2300 copies having been delivered within two days. The chairman also sent his thanks to all members of the Crawley Down Neighbourhood Plan Sub-Committee and community who helped.

159. Presentation from WYG Planning

Nigel Abbott from WYG Planning and Howard James, architect the from Cluttons, gave a pre-application presentation to the Committee, in relation to proposals to develop the Royal Oak public house in Crawley Down.

Mr Abbott noted that WYG had met with the 'Save the Pub' group last year. Mr Abbott stated that they intend to put forward the planning application in March.

A copy of the planning presentation will be sent to Cllrs after the meeting.

Mr James explained the amended ground floor plan now showed a pub area similar to existing and a first floor flat over the pub for used by pub management., The mix of new apartments surrounding the pub element had changed to all 1 and 2 bedroom apartments with changes to volume and ridge heights to reduce size and potential for shadowing and to try to make the new elements subservient to the existing and noted some minor changes to the window fenestrations at first floor level, which will not exceed the existing gables of the pub.

Councillor Coote asked why on such an important development, copies of plans had not been available before the meeting and why the quality made interpretation difficult. WYG said they had sent copies of drawings prior to the meeting to WPC

It was generally considered by the committee that the revised arrangements had made some progress but that issues of viability for the pub and inadequate parking for new residents and pub users had not really been addressed.

Standing Orders were suspended by the Chairman of the Committee at 20:07

Mr Dave Hook asked if the viability depends on the acoustic separation of residential area and pub. The developer replied that this was an ongoing issue.

Mr Hook noted that there is not extra space as the beer garden has been lost and parking issues are still a problem.

The developer noted that there would be space available on the adjoining green, with the consent of the landowner, which they believed to be a trust and not Worth Parish Council. Cllr Phillips stated that the land has just been bought and registered by Worth Parish Council.

It was noted that the building is in a poor state of repair and the Committee ask that the Clerk writes to MSDC to express concern at the ongoing state of the building. A tile reportedly fell off the roof last week, narrowly missing a pedestrian.

Mr Michael Mancey asked about trade deliveries and if lorries delivering barrels would be able to safely park and unload, with space for one car to drive beside it. The developer stated that no transport survey had yet been undertaken but that a transport consultant had advised that there was room for a delivery lorry and one car.

Mr Paul Budgen asked if the kitchen extraction and bin storage had now been taken into account. The developer stated that no mechanical and electrical consultant was engaged at this time.

Mr Budgen asked if the pub would be marketed. The developer responded that the pub would be marketed as a shell, with the purchaser having the fit out the pub. The developer noted that MSDC will set up an S106 agreement to state that all pub works will be completed before any of the flats are set for sale.

Cllr Coote suggested that the developer's client might think about presenting the pub to the village free of charge if it is to be in shell condition for market.

Standing Orders were reinstated at 20:19

Cllr Anscomb left the room at 20:19

160. Update on Mid Sussex District Council Planning Committee meetings

- a) District Planning Committee – next meeting: January 24th 2019 at 14:00 hrs.
No documents available.
- b) Planning Committee A – next meeting: January 17th 2019 at 19:00 hrs.
No documents available.
- c) Planning Committee B – next meeting: January 31st 2019 at 19:00 hrs.
No documents available.

161. Planning Decisions from Mid Sussex District Council

Reference	Address	WPC	MDSC
DM/18/4198	4 Newlands Park Copthorne RH10 3EW	Support	Approved
DM/18/4170	Rushbrook Snow Hill Crawley Down RH10 3EG	Conditional Support	Approved
DM/18/4502	Vehicle Workshop Courtlands Snow Hill Crawley Down RH10 3DZ	Prior Notification Not Required	
DM/18/4036	Footpath Cottage Church Road Copthorne RH10 3RA	Support	Approved
DM/18/4582	6 Fernhill Close Crawley Down RH10 4UE	Tree Officer	Approved

Councillors Noted these decisions.

162. Appeals

Nothing to report.

163. Planning Compliance

Cllr Field noted that a large earth bund had been made opposite Wyevale, at Keeper Knights where cars had previously been illegally parked. The bund is in front of the field, obscuring activities in the field. Cllr Blakemore noted that he had seen deliveries to and from the site. The Assistant Clerk is to look into this matter and report any adverse findings to MSDC compliance.

Cllr Coote noted that there is a hidden display sign on behind trees next to the spur road of the M23, Junction 9. The Committee wonders if the trees are to be cut down shortly and would like the Clerk to enquire with MSDC.

164. Updates on the Mid Sussex District Plan

Cllr Gibson noted that the Slaugham and Hassocks neighbourhood plans were now out for consultation.

165. Highways Issues

Cllr Casella noted that there were still issues with overhanging foliage in the alley way between Brookhill Road and The Meadow and between Church Road and The Meadow. The Assistant Clerk informed the Committee that a letter had been sent to the owner / occupier of the properties. Cllr Casella suggested asking WPC's groundsman to cut the foliage and then WPC billing the property owner.

Cllr Gibson asked that a TRO request be added for short yellow double yellow lines on each side at the entrance to Wychwood and asked for an update from the Clerk as to the status of the TRO outside the undertaker in Crawley Down.

Cllr Gibson stated that he would like an update from the Clerk on the APH tree removal at the M23 junction roundabout.

166. New Planning Applications

<p><u>DM/18/3525</u></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</p>	<p>Letter attached (Appendix 1)</p>
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<p>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.</p>	
<p><u>DM/18/4013</u></p> <p><u>Land R/o West Lodge Tiltwood Hophurst Lane Crawley Down RH10 4LL</u></p> <p>Proposed erection of 2 no. 4 bed detached houses and garages, including the demolition of existing garage. Amended layout and revised elevations.</p>	<p>The plot is not contiguous with the BUAB, nor is it allocated within the District Plan or the Neighbourhood Plan. Therefore, the application does not comply with DP6 or DP12.</p> <p>The overall development of this site has resulted in incremental additions to vehicle movements, sufficient in our view to cause an unsafe access to the highway at Hophurst Hill. The application does not therefore comply with CDNP10.1</p>
<p><u>DM/18/4272</u></p> <p><u>1, Halls Cottages, Snow Hill, Crawley Down, RH10 3EB</u></p> <p>Single storey extension to rear</p>	<p>Support</p>
<p><u>DM/18/4321</u></p> <p><u>Land West Of Copthorne Copthorne Way Copthorne</u></p> <p>Reserved Matters application for the approval of the layout, scale, appearance, landscaping, and internal access for residential phases 1 and 2 pursuant to condition 1 (reserved matters) of outline planning permission 13/04127/OUTES, comprising 303 residential dwellings, public open space, car parking, and associated infrastructure works. Amended plans received 11/12/2018 showing revisions to the layout and design of the scheme</p>	<p>Letter attached (Appendix 2)</p>
<p><u>DM/18/4342</u></p> <p><u>Land Adjacent To 1 Heather Close Copthorne RH10 3PZ</u></p> <p>Erection of new 2-bedroom, 2 storey dwelling attached to 1 Heather Close. Includes creation of 1 new access point onto Fairway. (Revised plans received, and description amended 18.12.2018)</p>	<p>Object, due to overdevelopment of the site, proposals being out of keeping with the street scene, and being un-neighbourly to 34, Fairway.</p> <p>Object to access being so close to/on the junction.</p>
<p><u>DM/18/4418</u></p> <p><u>19 Bracken Close Copthorne RH10 3QE</u></p> <p>Proposed first floor side extension, two storey rear extension and retrospective permission for fence (amended plans and description 10/12/2018).</p>	<p>Object due to overdevelopment of the site, not in keeping with the street scene, and being un-neighbourly to the property to the north.</p>
<p><u>DM/18/4603</u></p> <p><u>35 Kitsmead Copthorne RH10 3PN</u></p> <p>Lawful development certificate is sought for an existing kitchen extension that is 8 meters in length and 4 meters wide.</p>	<p>Noted.</p>
<p><u>DM/18/4881</u></p> <p><u>27 Newlands Park Copthorne RH10 3EW</u></p> <p>Proposed removal of existing summer house and erection of new summerhouse, with attached canopy.</p>	<p>Noted.</p>

<p><u>DM/18/4893</u></p> <p><u>Land West Of Copthorne Copthorne Way Copthorne</u></p> <p>Display 2 sign boards and 2 hoarding signs. All non-illuminated.</p>	<p>Support on condition that no trees be removed. Removal of the trees will be a detriment to the area when the signs are no longer there.</p>
<p><u>DM/18/4916</u></p> <p><u>Furnace Furnace Farm Road Furnace Wood RH19 2QD</u></p> <p>Sub-division of the existing dwelling into two dwellings and the formation of a new vehicle access from Furnace Farm Road.</p>	<p>Object as contrary to Policy 10.1 of the CDNP. Access to private road is unsafe. Any trees removed should be replanted with mature trees at a rate of 2:1</p>
<p><u>DM/18/4935</u></p> <p><u>Altena Hophurst Drive Crawley Down RH10 4UZ</u></p> <p>Demolition of existing front porch with replacement larger front porch and front extension to existing garage. Rear ground floor dining/ living extension with new side window to kitchen and glazed side door to garage. Extension to first floor rear dormer.</p>	<p>Support.</p>
<p><u>DM/18/5003</u></p> <p><u>Green Hollow Felcot Road Furnace Wood RH19 2PX</u></p> <p>Single storey side extension to be used as an ancillary annexe. Detached triple garage to the front of the site.</p>	<p>Support with the condition that a non-severance clause is placed on the annexe.</p>
<p><u>DM/18/5034</u></p> <p><u>56, Burleigh Way, Crawley Down, RH10 4UQ</u></p> <p>Proposed first floor front extension over garage and replace first floor tile hanging to composite timber cladding</p>	<p>Support but would ask that the cladding be changed to match that of neighbouring properties.</p>

167. Consideration of items for inclusion on future agendas

Cllr Hitchcock asked an item on the Community Land Trust to be added to the next agenda, in order to establish whether discussions had been held with MSDC.

Cllr Coote suggested that this item was suitable for a small working party to be formed and stated that he would like to be a member of this working party.

168. Date of the next meeting

The next Planning and Highways Committee Meeting will be held on Monday, 28th January 2019 after the Full Council meeting.

Meeting closed at 21:27 hrs

Chairman: _____

Date: _____



WORTH PARISH COUNCIL



Clerk: Mrs Jennifer Nagy

11th January 2019

Mr S. King,
Senior Planning Officer
Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
West Sussex, RH16 1SS

Dear Steven,

DM/18/3525 - Proposed change of use of land to create 13 permanent pitches for the gypsy and travelling community on land at Lower Hollow Copse, Cophorne Rd, Cophorne

The amended and additional plans and documents were discussed at the Worth Parish Council Planning and Highways Committee on 7th January 2019.

The Council reiterates its comment in my letter of 9th October 2018 in that the District Plan has assessed local need as being a requirement to accommodate 23 households in the Plan area up to 2031 under DP33.

Pitches have been allocated in the strategic locations at Burgess Hill, Pease Pottage and Hassocks, and no evidence has been supplied that such provision will not be achievable.

DP9 relating to the strategic allocation north and north-west of Burgess Hill allow for Gypsy and Traveller pitches; it seems, inconceivable to the Council that within a new development of 3500 dwellings, space cannot be found to meet this strategic objective.

The Council notes that DP9 does allow a financial contribution for the provision of pitches elsewhere. However, as all current strategic Gypsy and Traveller locations are to the south and east of the district, it assumes that the demand for such provision is in that area. It cannot understand the need for such provision in the north on a site which is an entirely unsuitable and unsustainable location. Such a view is reinforced by the ample provision of sites just over the border in Surrey.

With particular regard to the current proposals, the Council is of the opinion that the acoustic fence does not comply with DCLG Planning Policy for Traveller Site Guidance Para 26d, as it will "enclose the site with so much hard landscaping that the impression may be given that the site and its occupants are deliberately isolated from the community". This fence enclosure only serves to increase the perception of social isolation.

The Council considers that the proposed degree of hard landscaping constitutes a form of development with an unacceptable impact on the character and appearance of the area, and therefore contrary to DP33.

The fence design is such that as it does not enclose plot 13. Plots 11 and 12 are likely to be exposed to unacceptable and avoidable noise. The need for such a fence enforces the Council's view that this is an inappropriate site for this development.

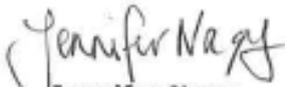
As cited in my letter of 9th October, the relocation of APH parking has impacted on local wildlife, causing displacement to other areas. In addition, the parking site has led to an appreciable difference in the volume and type of vehicular movements on Copthorne Rd, such as parking shuttle buses.

As a result, the Council suspects that the traffic survey data is out of date, and that this should be revisited as a matter of urgency, particularly in relation to the proposed extended sight lines, which could prove to be necessary and not optional as at present.

In summary, the Council continues to object to the proposal, as indicated in correspondence of 9th October and 6th December 2018.

Again, given the views of the Parish Council and of local residents, the Council asks that this application be refused by Mid Sussex District Council as the Local Planning Authority.

Yours sincerely,


Jennifer Nagy
Clerk to the Council



WORTH PARISH COUNCIL



Clerk: Mrs Jennifer Nagy

1th January 2019

Mr S. Ashdown,
Senior Planning Officer
Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
West Sussex, RH16 1SS

Dear Stephen,

DM/18/4321 - Reserved Matters for 303 residential dwellings, public open space, car parking, and associated infrastructure works on Land West of Coptorne.

The amendments to this application were considered at the Planning and Highways Committee on 7th January 2019.

I refer you my letter dated 28 November 2018 with the Council's previous comments and note that although there are some improvements, many queries remain unaddressed.

General Design

The Council's comments regarding urban and "boxy" appearance still apply.

None of the drawings appear to show any solar energy panels.

Parking

The question regarding the provision of electric vehicle charging points remains unaddressed.

WSCC is asking for details of a secondary street and proposed speed limits outside the school, these have not been supplied to date.

Landscaping

There has been no significant change to the landscaping proposals.

There are no indications or lists on drawings which indicate what other street furniture is to be provided such as litter and dog bins.

Play Areas.

There are still no areas of informal green space to allow for unstructured "run free" play.

Pedestrian and Cycling Access

No information has been provided regarding the pedestrian/cycling access via Holly Farm to Copthorne Village.

No information has been provided to show how the development links to the public footpath network on the site.

General Layout.

No information has been provided regarding "private Lanes"; adoption or management, responsibility for management, adequacy for emergency vehicles.

The Parish Council considers that there are too many outstanding questions regarding this Reserved Matters application for it to be considered adequate for approval.

Yours sincerely,


Jennifer Nagy
Clerk to the Council