

**Worth Parish Council**  
**Minutes of the Planning and Highways Committee Meeting**  
**3<sup>rd</sup> June 2019 at 7.30pm**

**Present:** Cllr Hitchcock (Chairman) Cllr Anscomb  
Cllr Budgen Cllr Coote  
Cllr Cruickshank Cllr Dorey  
Cllr Flanagan Cllr Gibson  
Cllr Phillips  
Clerk Mrs J Nagy 16 Members of the Public

**1 Election of Vice Chairman**

The Chairman asked for nominations

Cllr Gibson proposed Cllr Budgen; seconded by Cllr Coote and agreed by all present.

Cllr Budgen took his place next to the Chair.

**2 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.

The Chairman advised that he give members of the public the opportunity to speak after the planning presentation.

He asked if there were any other matters they wished to raise, but there were none.

**3 Apologies**

Apologies were noted from Cllr Casella and Webb

Absent: Cllr Larkin

**4 Declarations of Disclosable Pecuniary and Other Interests**

Cllr Coote and Gibson advised that they had attended a pre-application discussion in relation to the Hazel Close development to be discussed under Item 7 in their roles as District Councillors.

Cllr Coote declared a personal interest in DM/19/1547 Kalini Lodge as he lives in the vicinity.

Cllr Gibson declared that he was on the MSDC Licencing Committee as a District Councillor and would take no part in discussion on Item 17 Licencing Applications

Cllr Budgen said that dependent on the content, he may have to declare a pecuniary interest in Item 11 Heathy Wood Development.

**5 Minutes**

It was proposed by Cllr Anscomb seconded by Cllr Phillips and agreed by all present that the Minutes of the Planning & Highways Committee meeting held on 29<sup>th</sup> April 2019 were a true and correct record.

**6 Chairman's Announcements**

The Chairman had no announcements

## **7 Presentation by Woolf Bond Planning in relation to proposals for up to 60 homes to the south of Hazel Close, Crawley Down**

Outline permission for up to 60 homes had been granted in March 2018 to Gleeson Homes by the Secretary of State. The land had been purchased by Taylor Wimpey, who would now develop the site.

Under the outline permission, the following has been established:

- Up to 60 homes
- Access onto Hazel Close
- Two-storey across the site
- The requirement for a 15-metre buffer zone to protect the ancient woodland
- The provision of a 400 sq metre equipped play area
- 30% affordable homes
- A package of developer contributions via a Section 106 agreement

Discussions are taking place with Miller Homes in relation to a possible pedestrian footpath through to Chestnut Copse. There are currently no plans to connect to the footpath network to the south, but this can be considered.

The development will consist of 1/2/3 and 4 bed homes, with the affordable homes "pepper-potted" throughout the site. The housing mix has not yet been finalised, but there has been an increase in provision of 3 bed homes, with a reduction in 2 bed homes. There is currently a total of 24 1 and 2 bed homes – 8 x 2 bed private, 10 x 2 bed affordable, and 6 x 1 bed affordable.

For the 60 homes, there will be provision of 149 car parking spaces, 110 allocated, 21 garage spaces and 18 visitor spaces.

There are several significant trees on the site; a circular walkway will be part of the design.

A Construction Management Plan will need to be agreed prior to commencement of the development. Access will be via Hazel Close, and all construction parking will be on site. There will be some disruption during the first couple of weeks whilst the entrance to the site is established.

The roads will be built to WSCC highways standards; it has not been decided whether WSCC will adopt these or not. The common areas will be managed by a management company. Consideration will be given to handing ownership of the play area to the Parish Council.

**At this point the Chairman proposed raising Standard Orders to enable members of the public to speak; agreed by all.**

Concerns were raised about construction traffic accessing the site, as Hazel Close is narrow in places. This would cause disruption and noise to existing residents.

The design of the new junction with Hazel Close is being finalised; this will include additional parking around the junction.

Woolf Planning advised that the developer is used to building at the end of a cul-de-sac and all issues will be dealt with by an experienced site manager. Traffic marshals will be on site if necessary. Wheelwashers and street sweepers would be in operation.

Concerns were raised about existing wildlife on the site, such as badgers, deer and hedgehogs. It was felt that the deer will be discouraged once there is more activity on the site. Better connectivity for wildlife through the site is being considered, such as wider hedgerows, hedgehog friendly fences, and a wildlife corridor to access areas beyond the curtilage. An ecological strategy will be supplied with the application.

Clarity was sought on the circular walkway around the site. This is to be a pathway of mown grass only, with no tarmac or gravel.

A drainage strategy will be supplied; the runoff rate cannot be more than existing levels from the site. Mitigation may include swales, or underground water storage. Drainage should actually improve in the area.

It was suggested that trade vans could park off site, such as at the Haven Centre and a minibus shuttle be provided. It was thought that such tradesmen needed access to their vans and tools.

It was advised that an exhibition will be held at the Haven Centre on Wednesday, 3<sup>rd</sup> July from 3pm to 8pm for residents to come and view the plans and discuss their concerns further. The Chairman suggested that details of the proposed junction layout, housing mix, pedestrian access to Chestnut Copse, ecological strategy and drainage strategy be provided at this exhibition to further inform residents.

The Chairman thanked Woolf Planning and Taylor Wimpey for their presentation.

### Standing Orders were reinstated.

Fifteen members of the public left the meeting, leaving one remaining.

## 8 Update on Mid Sussex District Council Planning Committee meetings

- a) District Planning Committee – next meeting: June 27<sup>th</sup> 2019 at 14:00 hrs
- b) New Planning Committee – next meeting: June 13<sup>th</sup> 2019 at 19.00 hrs. No documents on the website

Councillors noted these meeting dates

## 9 Planning Decisions from Mid Sussex District Council

Reference	Address	WPC	MSDC
DM/18/3174	Dunns Yard Copthorne Road Copthorne Crawley West Sussex RH10 3PD	Object	Approved
DM/18/4013	Land R/o West Lodge Tiltwood Hophurst Lane Crawley Down RH10 4LL	Object	Approved
DM/18/5042	Lemon Meadow & Yea Tree Cottage Turners Hill Road Crawley Down RH10 4EY	Defer	Approved
DM/18/5067	Yew Tree Cottage Turners Hill Road Crawley Down Crawley West Sussex RH10 4EY	Defer	Approved
DM/19/0134	The Prince Albert Copthorne Bank Copthorne Crawley West Sussex RH10 3QX	Support	Approved
DM/19/0177	Tamarind Copthorne Common Road Copthorne Crawley West Sussex RH10 3LF	Support	Approved
DM/19/0196	Ash Vale Shipley Bridge Lane Copthorne West Sussex RH10 3JL	Support	Approved
DM/19/0537	Chestnut Lodge Furnace Farm Road Furnace Wood West Sussex RH19 2PU	Support	Approved
DM/19/0717	4 Grange Farm Cottages Turners Hill Road Crawley Down West Sussex RH10 4EY	Support	Approved
DM/19/0753	Dukes Head Turners Hill Road Crawley Down Crawley West Sussex RH10 4HH	Support	Approved
DM/19/0782	59 Forest Close Crawley Down RH10 4LU	Object	Approved
DM/19/0821	Rosedale And Kitsbridge Cottage Copthorne Road Copthorne RH10 3PE	Withdrawn	DM/19/0821
DM/19/0831	Baskerville Snow Hill Crawley Down Crawley West Sussex RH10 3EF	Noted	Approved
DM/19/0852	12 Newlands Park Copthorne Crawley West Sussex RH10 3EW	Support	Approved
DM/19/0953	Snowhill Sandy Lane Crawley Down Crawley West Sussex RH10 4HR	Noted	Approved
DM/19/0996	11 Grange Road Crawley Down Crawley West Sussex RH10 4JT	Support	Approved
DM/19/1005	Land adjacent to Sandhill House Sandhill Lane Crawley Down RH10 4LD	Withdrawn	
DM/19/1202	Bramble Cottage Shipley Bridge Lane Copthorne Crawley West Sussex RH10 3JL	Support	Approved
DM/19/1283	Fagus 65 Newtown Copthorne Crawley West Sussex RH10 3LX	Support	Approved
DM/19/1303	Owlwood Felcot Road Furnace Wood East Grinstead West Sussex RH19 2PX	N/A	Approved
DM/19/1344	The Gables Copthorne Common Road Copthorne West Sussex RH10 3NA	Support	Approved
DM/19/1351	Highbury, 63A Westway, Copthorne West Sussex RH10 3QS	Defer	Approved
DM/19/1517	The Martlets Copthorne Bank Copthorne Crawley West Sussex RH10 3QX	Support	Approved

Councillors noted the Clerk's explanations on those applications where the Council's view differed from that of MSDC; in particular DM/18/4013, where the Parish Council objected on the grounds that the site was contrary to DP6 in that it was not contiguous with the BUAB, and MSDC stated that DP6 was not a relevant policy as the site is not contiguous with the BUAB, which appears to be contradictory

## 10 Appeals

Appeal Ref	Reference	Address	Proposals	WPC	Status
AP/19/0029	DM/18/4626	Firs Farm, Copthorne Common Rd	54 new dwellings	Object	Withdrawn
AP/19/0037	DM/17/4480	Dormer Cottage, Sandy Lane, Crawley Down	Replacement windows	Support	Lodged
AP/19/0040	DM/19/0065	6, Elger Way, Copthorne	Rear extension and loft conversion	Object	Lodged

Councillors noted these appeals.

Cllr Gibson advised that an enquiry was underway in relation to the development of 90 homes on the Felbridge/Surrey border, as whilst permission has been given for the housing, Tandridge District Council is objecting to the access, which is in Surrey. The Clerk was asked to track this application.

## **11 Heathy Wood Development**

An update was given at the Annual Meeting; there was nothing further to report.

## **12 Updates on the Mid Sussex District Plan**

Cllr Gibson had attended a MSDC Cabinet meeting that afternoon in his capacity as District Council and reported that the timetable for the Development Plan had been agreed. Consultation would take place on the preferred options in October/November, with an anticipated date for adoption being Summer 2021.

Councillors noted this information

## **13 Planning Compliance Action**

### Keeper Knights Earth Bund

It appears that the case has been passed to MSDC Waste Management team who are to deal with the removal of the bund. The Clerk is still awaiting a response from this team for an update

Councillors noted this information

## **14 Highways Issues**

### Update on potholes

As instructed, the Assistant Clerk asked for clarification as to the specifications that WSCC apply for determining the level of intervention in deformities in the highway surface.

The following response was received

"We are governed by our intervention levels as set out in our Safety Plus Policy which states subsidence must be repaired within 28 days if it is over 100mm vertically in a maximum length of 600mm horizontally"

With specific reference to Copthorne Bank, no defect which meet these criteria has been identified.

### Lighting in Bowers Place

The Clerk understands that an additional streetlight has been requested outside 20, Bowers Place, to be attached to a telegraph pole.

It was generally felt that whilst lighting in Bowers Place is poor, one additional light would not alleviate this.

It was noted that the RFO is enquiring about having the light shades replaced in Bowers Place, which could assist in raising general light levels in the area.

The Clerk reported that the RFO is still chasing Clarion Housing to trim back the vegetation covering a streetlight further up Bowers Place; they are ignoring all email and written correspondence; a recorded letter is now being sent.

### County Local Committee

Cllr Phillips advised that the next CLC meeting will be on June 25<sup>th</sup>, when the Calluna Drive yellow lines will be discussed, deferred from the last meeting. He will be unable to attend but will making presentation.

### Parking in Bowers Place

Cllr Gibson asked for an update in relation to increased parking in Bowers Place. Cllr Coote advised that Richard Speller, Highways Manager is providing a drawing for proposals to remove the pavement and verge to create more spaces.

Cllr Gibson was not convinced of the overall benefit, as cars already parked on the pavement in this location, even when there was capacity around the shops; however, he would wait to view the drawing.

Cllr Dorey suggested this was something that the new environmental working party could look at.

## **15 Surrey County Council, Minerals & Waste Planning Policy**

Worth PC is a consultee for this consultation, which is for the Statement of Community Involvement. The document confirms that parish councils will be consulted on the Policy including those adjoining the administrative boundary of the county.

It was agreed that Cllr Hitchcock would draft a response to this consultation.

## **16 Applications in Neighbouring Parishes**

An update schedule has been circulated.

Councillors noted how useful this schedule is.

## **17 Licensing Applications**

Ref	Address	Type	Activity	Hours
LI/19/0802	Real Pizza Company 8, Copthorne Bank	New	Sale by retail of alcohol	12 noon to 10.30pm

**Cllr Gibson declared a personal interest, as he is on the MSDC Licencing Committee as District Councillor. He took no part in discussion.**

It was agreed to submit a comment of "no objection".

## **18 New Planning Applications**

The Clerk suggested that "No objection" is a neutral comment perhaps better suited to a consultee's recommendation than a comment of "support" which could be misconstrued.

Councillors agreed with this approach.

<b><u>DM/18/4676</u></b> <u>Greenacre Copthorne Common Road Copthorne RH10 3LA</u> Erection of detached chalet bungalow within grounds. Additional information received in respect of highways (17.01.2019), trees (31.01.2019) and biodiversity report (26.03.2019). Preliminary ecological appraisal received 21.05.2019.	Support the view of the Tree Officer
<b><u>DM/19/0902</u></b> <u>7 Roffeys Close Copthorne RH10 3QY</u> Single storey rear extension (amended plans received 01.05.2019)	No objection
<b><u>DM/19/1269</u></b> <u>Ollen Vicarage Road Crawley Down RH10 4JJ</u>	Plans show two detached houses contrary to the description of two semi-detached houses. Ask for plans to be re-submitted for clarity

Demolition of existing house and the erection of 2 semi-detached 3no bedroom houses.	
<b><u>DM/19/1382</u></b> <u>West House Crawley Down Road Felbridge RH19 2PS</u> Construction of a link between the existing garage and workshop	No objection
<b><u>DM/19/1497</u></b> <u>21 Hawarden Close Crawley Down RH10 4PQ</u> First floor side and single storey front and rear extensions, conversion of garage to habitable room with changes to its external appearance.	No objection
<b><u>DM/19/1547</u></b> <u>Kalani Lodge Lake View Road Furnace Wood East Grinstead RH19 2QE</u> Single storey wooden carriage house	No objection
<b><u>DM/19/1629</u></b> <u>Border Oak Shipley Bridge Lane Copthorne RH10 3JL</u> New Boundary Wall and Entrance Gates	Object as boundary wall is out of keeping with the street scene
<b><u>DM/19/1660</u></b> <u>Foresters Copthorne Road Copthorne RH10 3PD</u> Two storey rear extension with first floor balcony. Infill single storey front extension. Change to fenestration at the front of property with internal alterations	No objection
<b><u>DM/19/1693</u></b> <u>84 Lashmere Copthorne RH10 3RT</u> Oak (T1) reduce growth overhanging garden by up to 2m.	Defer to views of Tree Officer
<b><u>DM/19/1715</u></b> <u>Corryard Sandy Lane Crawley Down RH10 4HU</u> Single storey rear extension.	Noted, as is legal decision
<b><u>DM/19/1719</u></b> <u>49 Forest Close Crawley Down RH10 4LU</u> Proposed single storey rear extension, two storey side extension, porch infill and hard landscaping to the front garden	No objection
<b><u>DM/19/1747</u></b> <u>Woodside Hophurst Lane Crawley Down RH10 4LL</u> Erection of a 3/4 bedroomed detached house and carport	Object, as contrary to DP6, DP12 and DP15 of the District Plan, and contrary to CDNP 10a) as there is no footpath from the site, and the piecemeal development – there are now 22 dwellings on this site - has led to a considerable increase in vehicular and pedestrian traffic.
<b><u>DM/19/1783</u></b> <u>Landfall Lodge Sandhill Lane Crawley Down RH10 4LE</u>	No objection.

Variation of condition 2 relating to planning application DM/17/3994 for changes to windows and doors on approved new dwelling and change of location for approved new garage.	
<p><b><u>DM/19/1791</u></b></p> <p><u>Derwerden 1 Vicarage Road Crawley Down RH10 4J</u></p> <p>Proposed two storey side extension with roof alterations and single storey rear extension. Perimeter fence to Vicarage Road.</p>	No objection to extension, but object to fence as is over 1.8 metres next to a footpath, and is unneighbourly
<p><b><u>DM/19/1812 &amp; 1821</u></b></p> <p><u>Ley House Old Hollow Copthorne RH10 4TA</u></p> <p>Demolition of the existing outbuildings and the erection of a new ancillary building with attached car port (listed building)</p>	No objection, but ask for non-severance clause

**19 Items for future agenda**

There were no items for a future agenda

**20 Date of the next meeting** – Monday, 24<sup>th</sup> June 2019, after the Full Council meeting

*Meeting closed at 9.27pm*

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

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