

Worth Parish Council
Minutes of the Planning and Highways Committee Meeting
24th June 2019 at 9.15pm

Present:

Cllr Budgen (Chairman)	Cllr Anscomb
Cllr Casella	Cllr Coote
Cllr Cruickshank	Cllr Dorey
Cllr Flanagan	Cllr Gibson
Cllr Phillips	Cllr Webb
Clerk Mrs J Nagy	2 Members of the Public

21 Public Question Time

The Chairman welcomed all present to the meeting, then highlighted the housekeeping rules. He requested that mobile phones be put on silent.

The applicant for DM/19/1899 was present at the meeting, together with her agent, who was also the agent for DM/19/1447. She advised that the proposals had been submitted as a variation of the approved 2016 application for a 3-bed house and Worth Parish had supported those proposals at its meeting on 15th April. However, this application had been withdrawn on technicality on the advice of MSDC, so the proposals had been re-submitted. They were for a five-bed house, but the footprint was smaller, and the roof ridge height had been reduced.

Cllr Gibson noted that the previous pitched roof had been replaced by a flat roof – did the applicant consider that the design was out of character with the rest of the properties in the lane. She replied that there was a variety of types and styles of house. The revised proposals had a lower ridge height, and the house was positioned further back in the plot, so was less visible from the road.

The agent said that the modern design should be welcomed.

In relation to DM/19/1747, he noted that there was existing permission for a house on the site; however, the plot had been sold on, and these were revised proposals.

22 Apologies

Apologies were noted from Cllr Hitchcock

Absent: Cllr Larkin

23 Declarations of Disclosable Pecuniary and Other Interests

Cllr Flanagan declared a prejudicial interest in DM/19/0492 as he owned neighbouring property.

Cllr Budgen noted that he was the agent for DM/19/1354 to be noted as permitted. He declared a prejudicial interest in DM/19/2415 as it was in the vicinity of the Gypsy & Traveller proposals in which he had been involved in assisting objections.

Cllr Coote noted that he lived in Furnace Wood, where DM/19/2125 was sited, but as this was a legal decision only, he did not feel that he had an interest.

These declarations were NOTED.

24 Minutes

It was proposed by Cllr Anscomb seconded by Cllr Coote and agreed by all present that the Minutes of the Planning & Highways Committee meeting held on 3rd June 2019 were a true and correct record.

25 Chairman's Announcements

The Chairman had no announcements

26 Update on Mid Sussex District Council Planning Committee meetings

- a. District Planning Committee – next meeting: 1st August 2019 at 14:00 hrs.
- b. Planning Committee – next meetings: 4th and 25th July 2019 at 19:00 hrs

There were no agendas on the MSDC website for any of these meetings.

Councillors noted these meeting dates

27 Planning Decisions from Mid Sussex District Council

Reference	Address	WPC	MDSC
DM/18/4321	Land west of Copthorne	Object	Permitted
DM/19/0908	7 Roffeys Close, Copthorne	No objection	Permitted
DM/19/1354	4, Wyngates, Copthorne Bank	Support	Permitted
DM/19/1382	West House, Crawley Down Rd, Felbridge	No objection	Permitted
DM/19/1497	21, Hawarden Close, Crawley Down	No objection	Permitted
DM/19/1457	Kalani Lodge, Lakeview Rd, Furnace Wood	Withdrawn	
DM/19/1660	Forresters, Copthorne Rd, Copthorne	Withdrawn	

The decisions were noted

28 New Planning Applications

It was agreed that DM/19/1899 and DM/19/1747 would be brought forward for the convenience of the members of the public present

<p><u>DM/19/1899</u></p> <p>Land Adjacent To Sandhill House Sandhill Lane Crawley Down RH10 4LD</p> <p>Erection of a five-bedroom dwelling with separate garage and new access driveway.</p>	<p>Discussion took place as Cllr Gibson felt that the proposals were contrary to several policies in the Neighbourhood Plan, in particular that the site was outside the BUAB. Cllr Budgen disagreed, noting that the principle of development on the site had been established, which would have significant weight. A vote took place which was five votes each. Cllr Budgen as Chairman had the deciding vote and it was therefore RESOLVED that the proposals were not contrary to the Neighbourhood Plan</p> <p>Discussion then took place as to the design of the proposed dwelling. It was then RESOLVED via a majority vote that the recommendation would be:</p> <p>Object, as contrary to CDNP 5 a) in that the proposals are out of character with the area</p>
<p><u>DM/19/1747</u></p> <p>Tall Holly Hophurst Lane Crawley Down RH10 4LL</p> <p>Erection of a 4-bedroom detached house and separate carport</p>	<p>Object, as contrary to DP6, DP12 and DP15 of the District Plan and concerns over the piecemeal development of this site.</p>
<p><u>DM/19/0016</u></p> <p>Down Park House Annexe Down Park Turners Hill Road Crawley Down RH10 4HQ</p> <p>Erection of two storey side extension with internal alterations following demolition of existing garage. Erection of replacement double garage with new driveway (Amended plans received 06.06.2019)</p>	<p>Agreed to respond as previously, namely 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>

<p><u>DM/19/0492</u></p> <p>12 Old Station Close Crawley Down RH10 4TX</p> <p>Notification for Prior Approval of a change of use from retail (Class A1) to a cafe / restaurant (Class A3). Including installation of an extractor fan. Elevational drawing received 28.05.2019 showing appearance of external flue.</p>	<p>Support the Planning Officer's decision</p> <p>Cllr Flanagan declared a prejudicial interest in this application, as he owns adjacent property. He left the room and took no part in discussion</p>
<p><u>DM/19/1269</u></p> <p>Ollen Vicarage Road Crawley Down RH10 4JJ</p> <p>Demolition of existing house and the erection of 2 detached 3no bedroom houses. (Amended description 04/06/2019).</p>	<p>No objection</p>
<p><u>DM/19/1640</u></p> <p>50 Forest Close Crawley Down RH10 4LU</p> <p>Removal of existing UPVC/Double glazed porch with replacement brick-built porch</p>	<p>No objection</p>
<p><u>DM/19/1769</u></p> <p>Wakehams Green Farm Copthorne Road Copthorne RH10 3P</p> <p>APH Logo sign and "Park Mark" safer parking award, fixed directly onto north wall of Parking reception Building. (Advertisement application)</p>	<p>No objection</p>
<p><u>DM/19/1803</u></p> <p>3 Borers Close Copthorne RH10 3XW</p> <p>Replacement single storey rear extension.</p>	<p>No objection</p>
<p><u>DM/19/1825</u></p> <p>9 Wynlea Close Crawley Down RH10 4HP</p> <p>Replace existing side wall/fence with a 2m fence which is to run along the side elevation of house adjacent to public footpath.</p>	<p>Object as contrary to CDNP 4.1a) as considered not in keeping with the street scene, and that the proposed fence is over the 1.8 metres required next to a footpath.</p>
<p><u>DM/19/1863</u></p> <p>Down Park West Down Park Turners Hill Road Crawley Down RH10 4HQ</p> <p>Proposed demolition of existing double garage and shed and replace with a 4-bay garage to include a workshop/studio in two of the bays and a room in the roof to be used for storage.</p>	<p>No objection, but ask for a non-severance clause</p>
<p><u>DM/19/1899</u></p> <p>Land Adjacent To Sandhill House Sandhill Lane Crawley Down RH10 4LD</p> <p>Erection of a five-bedroom dwelling with separate garage and new access driveway.</p>	<p>Object, as contrary to CDNP 5 a) in that the proposals are out of character with the area</p>
<p><u>DM/19/1956</u></p> <p>Goffs House Borers Arms Road Copthorne RH10 3LJ</p> <p>Demolition of existing single storey detached garage and erection of two storey and single storey side extension, front entrance porch and new entrance gates</p>	<p>No objection</p>

<p><u>DM/19/2057</u></p> <p>Little Frenches Farmhouse Snow Hill Crawley Down RH10 3EG</p> <p>Erection of a two-storey rear extension and associated internal works</p>	<p>No objection</p>
<p><u>DM/19/2125</u></p> <p>Furnace Bungalow Furnace Farm Road Furnace Wood RH19 2PU</p> <p>Confirmation of a Lawful start to DM/16/1597 (Lawful Development Certificate)</p>	<p>Noted</p>
<p><u>DM/19/2140</u></p> <p>Rosedale And Kitsbridge Copthorne Road Copthorne RH10 3PE</p> <p>First floor rear extensions together with alterations to both Rosedale And Kitsbridge.</p>	<p>Support</p> <p>Cllr Budgen declared a prejudicial interest in this application. He left the room and took no part in discussion. Cllr Coote took the Chair for this item.</p>
<p><u>DM/19/2142</u></p> <p>Great Frenches Snow Hill Crawley Down RH10 3EE</p> <p>Gym/Outbuilding within boundary of Great Frenches</p>	<p>No objection, but ask for non severance clause</p>

29 Items for future agenda

There were no items noted for future discussion

30 Date of the next meeting – Monday, 8th July 2019

Meeting closed at 10.01 pm

Chairman: _____

Date: _____