

**Worth Parish Council**  
**Minutes of the Planning and Highways Committee Meeting**  
**29<sup>th</sup> July 2019 at 7.30pm**

**Present:** Cllr Hitchcock (Chairman) Cllr Dorey  
Cllr Anscomb Cllr Budgen  
Cllr Casella Cllr Coote  
Cllr Cruickshank Cllr Gibson  
Cllr Phillips Cllr Webb  
Clerk Mrs J Nagy  
Asst Clerk Mrs T Cruickshank c120 Members of the Public

**47 Election of Vice Chairman**

Due to the resignation of Cllr Budgen as Vice Chair of this Committee, it was necessary to elect Vice Chairman.

Cllr Anscomb nominated Cllr Dorey; seconded by Cllr Coote and agreed by all present.

Cllr Dorey was duly elected Vice Chairman of the Planning & Highways Committee

Cllr Dorey took his place next to the Chairman

**48 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.

He asked if there were any comments on matters other than planning applications; there were none.

**Apologies**

Apologies were noted from Cllr Flanagan

Absent: Cllr Larkin

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

Cllr Anscomb declared a prejudicial interest in DM/19/2719 relating to the Royal Oak pub, as she lives adjacent to the property.

Cllr Budgen declared a prejudicial interest in DM/19/2671, as he owned land adjacent to the village hall; a prejudicial interest in DM/19/2639 as he is the agent; a personal interest in DM/19/2740 as the applicant is a personal friend, and a personal interest in the decision reported for DM/19/2140.

Cllr Gibson declared a prejudicial interest in DM/19/2599 as he lives adjacent to the development site.

Cllr Hitchcock declared a personal interest in DM/19/2671; he advised that he would be leaving the room during discussions

Cllr Webb declared a personal interest in DM/19/2671.

**50 Minutes**

It was proposed by Cllr Coote seconded by Cllr Cruickshank and agreed by all present that the Minutes of the Planning & Highways Committee meeting held on 8<sup>th</sup> July 2019 were a true and correct record.

## 51 Chairman's Announcements

The Chairman asked for assistance to man the Council stall at the Crawley Down Village Fayre on Saturday, 7<sup>th</sup> September.

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

- a. District Planning Committee – next meeting: 1<sup>st</sup> & 29<sup>th</sup> August 2019 at 14:00 hrs.
- b. Planning Committee – next meetings: 15<sup>th</sup> August 2019 at 19:00 hrs

DM/19/2197 for the erection of a B8 warehouse on land west of Copthorne is on the agenda for the meeting on 1<sup>st</sup> August as being recommended for permission.

It was agreed that Cllr Hitchcock would speak on behalf of the Council on this application.

## 53 Planning Decisions from Mid Sussex District Council

Reference	Address	WPC	MDSC
DM/18/4676	Greenacre, Copthorne Common Road, Copthorne, RH10 3LA	Deferred	Permitted
DM/19/0900	32 Squires Close, Crawley Down, RH10 4JQ	Support	Permitted
DM/19/1769	Wakehams Green Farm, Copthorne Road, RH10 3DP	No Objection	Permitted
DM/19 1803	3 Borers Arms Road, Copthorne RH10 3XW	Withdrawn	
DM/19/1812	Ley House, Old Hollow, Copthorne RH10 4TA	Withdrawn	
DM/19/1821	Ley House, Old Hollow, Copthorne, RH10 4TA	Withdrawn	
DM/19/2140	Rosedale & Kitsbridge, Copthorne Road, Copthorne, RH10 3PE	Support	Permitted

These decisions were noted.

## 54 New Planning Applications

<b>DM/19/1825</b> 9 Wynlea Close Crawley Down West Sussex RH10 4HP  Amended Description: Replace existing side wall/fence with a 1.8m fence, inc boundary planting adj to the highway, to run along side elevation of house adj to public footpath.	Object on the same grounds as previous, namely, contrary to CDNP 4.1a) as considered not in keeping with the street scene.
<b>DM/19/2519</b> Land Adjacent to 3 Grange Farm Cottages, Turners Hill Road, RH10 4EY  Erection of a 3 bedroom, 2 storey dwelling with associated landscaping	Object as contrary to DP6 and DP12 as proposes new build outside the BUAB.

### **At this point the Chairman proposed the Suspension of Standing Orders to allow members of the public to speak, which was agreed by all present**

Cllr Gibson, speaking as a private individual, advised that whilst he was aware the Council had already submitted comments on DM/19/2599 to be ratified at this meeting, he wanted to suggest that additional comments be made. The original application DM/19/3614 had been considered at the Public Inquiry and had included the provision of two pedestrian crossings. This information was fundamental to the Secretary of State's decision to permit the development, in Cllr Gibson's opinion. He suggested that the entire outline application should be resubmitted to be considered with only one crossing and should not be dealt with via simple variation of condition.

### **Standing Orders were reinstated. Cllr Gibson left the room during discussion on this application, having previously declared a prejudicial interest.**

It was AGREED by all present to RATIFY the recommendation of objection already submitted in relation to DM/19/2599. It was further AGREED by all present to submit additional comments of objection based on Cllr Gibson's statement these to be drafted by the Clerk and approved by the Chairman prior to submission.

**Cllr Gibson returned to the meeting.**

<p><b>DM/19/2599</b></p> <p>Land West of Turners Hill Road Crawley Down West Sussex</p> <p>Signalised Crossing Plan.</p>	<p>To ratify the recommendation made at the meeting of 8<sup>th</sup> July.</p>
<p><b>DM/19/2639</b></p> <p>Armstrong Bodyshop Ltd, Copthorne Common Road Copthorne RH10 3LF</p> <p>Remove existing double entrance gates &amp; adj fencing for the erection of new 2.4m high green powder coated steel palisade double entrance gates and adj fence.</p>	<p>No objection</p> <p><b>Cllr Budgen left the room during discussions, having previously declared a prejudicial interest</b></p>
<p><b>DM/19/2655</b></p> <p>13 Bridgelands Copthorne West Sussex RH10 3QW</p> <p>First Floor extension over recently completed ground floor extension.</p>	<p>No objection, subject to the bathroom window being obscure glass</p>
<p><b>DM/19/2656</b></p> <p>1, Brookside Copthorne RH10 3QP</p> <p>Proposed 2 storey side extension</p>	<p>No objection</p>

**At this point the Chairman proposed the Suspension of Standing Orders to allow members of the public to speak, which was agreed by all present**

DM/19/2671

The Vice Chair of the Haven Centre Trustees was of the opinion that the new hall would be unnecessary competition to the Centre. Football activities were growing substantially for all ages, with training sessions most weekends. With c160 spectators attending matches, the current car parking was already insufficient.

A resident said that the current Village Hall is a good hall, but parking issues had always been a problem. He had asked for information on the Hall to be told this was not available. He was concerned over the lack of consultation on the new village hall proposals.

A resident who lived next to the Haven said that the village has three community centres – the Haven, the Village Hall and the Glebe Centre, all competing for business. Had the Village Hall made enquiries if the other two halls can accommodate its bookings? He would like to see a business plan for the ongoing viability of the new hall.

The Chair of the Village Hall Trustees said that notification of the meeting held on 3<sup>rd</sup> June to discuss the future of the Hall was advertised on posters around the village and on Facebook. The proposals were discussed at that meeting. There will be no public money spent on the new Hall. The current bookings cannot be taken on by the other community halls. For example, at the request of the Haven Centre, the Village Hall had taken the booking for this Haven Centre hall to allow this Council meeting to take place.

When the Village Hall has its Annual Meeting, no-one attends. The Trustees have looked at every option for additional parking but have not been successful. The Hall has been part of the village since 1906. The Haven was built in 1991, and the village has grown since then. The

Trustees cannot give information as to how the new building will be funded, as planning permission is needed before funding can be sought.

A resident was concerned about parking at the Haven, as she considered that there would not be sufficient for all the users. Recently a fun fair planned for the Haven field was cancelled due to concerns over parking. The Village Hall were offered land adjacent to the Hall for parking; why was this rejected?

With regard to the parking, the access to the car park is on a blind bend, so is an accident waiting to happen.

The Chair of the Village Hall Trustees said that three and a half years ago the Trustees went to the Parish Council to try to get land at the Pheasantry for a car park, using s106 monies to tarmac the land. This was not successful. The landowner next door had offered land, but the Trustees turned this down as this would mean money going to a private individual. The Trustees looked at trying to access the rear of the Hall for parking, but the space to the side was insufficient, and this would only yield six spaces.

A resident questioned the need for another community hall in addition to the Haven and the Glebe Centre. The Village Hall proposals include a sports hall. There will be a loss of some trees and damage to others. The car park is already well used, for casual recreation during the week such as dog walkers, as well as for sport use. Hophurst Lane is used by pedestrians, many of them children. The speed of traffic along this road makes the access/egress to the car park very dangerous. The need for a new hall has not been proved, in this resident's opinion. He noted that there had been no comment registered by MSDC as the landowners.

A resident of Haven Gardens said that he had received no prior notification of the proposals, and there had been no consultation. The building is big enough to accommodate a badminton court. No consideration has been given to local residents in relation to increase noise. He agreed with a previous speaker in relation to the need for a business plan.

**Standing Orders were reinstated.**

**Having previously declared a personal interest, Cllr Hitchcock chose to leave the room during discussion. Cllr Dorey took the Chair.**

Cllr Dorey noted that there were letters of support and objection on the MSDC website. Tonight, the Committee had heard of concerns relating to competition with the Haven and Glebe Centres, loss of parking, loss of trees and a potentially dangerous access onto Hophurst Lane.

Cllr Phillips said that there were no planning grounds for considering the financial viability of the Hall.

Cllr Gibson estimated that the cost of the new build would be in the region of £800,000. He suggested that the Committee objected as being contrary to CDNP10a), providing safe pedestrian and vehicular access, to CDNP4.3 due to loss of car parking, and to CDNP09d) protection of amenity trees.

Cllr Cruickshank was surprised that the application had been lodged, with so little background information supplied.

Cllr Coote said that the proposals were for a like for like replacement, and not for a new hall. The old hall is reaching the end of its useful life and has parking problems that it has been unable to resolve. WSCC Highways would deal with the concerns over access.

Cllr Gibson proposed that the Committee objects to the proposals; this was seconded by Cllr Cruickshank.

Cllrs Coote, Dorey, Phillips and Webb abstained; Cllrs Ancombe, Casella, Cruickshank and Gibson were in favour.

It was therefore RESOLVED that the Committee would lodge an objection to these proposals. The Clerk will draft a draft response and will circulate this for consideration prior to submission.

**Cllrs Budgen and Hitchcock returned to the meeting. Cllr Hitchcock resumed the Chair.**

<b>DM/19/2671</b>  The Havens Sportsfield Car Park The Haven Centre Hophurst Lane Crawley Down West Sussex  Village Hall with associated parking.	Resolved to Object as above.
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**At this point the Chairman proposed the Suspension of Standing Orders to allow members of the public to speak, which was agreed by all present**

DM/19/2719

Cllr Elaine Anscombe, having previously declared a prejudicial interest, addressed the Committee as a private individual.

She lives in 1, Royal Oak Cottages, adjacent to the site, and advised that the proposals would have a severe impact on her quality of life. A MSDC planning officer had considered in relation to a previous application on the site, that there would be serious loss of light to her property. These current proposals were larger than the previous application and would have an overbearing impact on her property. There would be no light in all aspects of her home on that elevation, and she would have to have an electric light on at all times. Her garden would lose sunlight, and there would be a loss of privacy as there were windows overlooking her property. She considered that the proposals were contrary to DP26 and to CDNP04.1 and CDNP05a).

A representative of the Save the Pub Team said that the proposals were out of character with the village centre and were overdevelopment of the site. The parking was inadequate; there is no parking proposed for pub staff. The applicant had proposed streets in the vicinity for parking, one of these was Sandhill Lane, which is private, other areas proposed have double yellow lines.

The pub area has lost usable space, and has a very small kitchen, so is not viable. The outside space proposed for use as a beer garden, but this is on land owned by the Parish Council. The applicant also proposes cutting down trees, also on Parish Council land.

The area has flooded in the past, so the drainage assessment is not accurate. There will be a loss of light to 1, Royal Oak Cottages. He asked the Committee to object to the proposals as being contrary to the Crawley Down Neighbourhood Plan, due to the lack of viability for the pub and on incorrect statements in the Transport Assessment. He offered the assistance of the Save the Pub Team in formulating a response, should the Council require it.

The resident of 2, Royal Oak Cottages advised that he has lodged his objection to the proposals. He has concerns over parking, and drainage amongst other matters. There is no evidence of investment in the pub, and therefore no evidence of economic benefit to the village.

**Standing Orders were reinstated**

**Cllr Anscombe, having previously declared a prejudicial interest, left the meeting.**

Cllr Webb noted that there were double yellow lines in front of the pub which people parked on regardless causing problems to buses. What if delivery lorries were parked there?

Cllr Hitchcock thought that deliveries would be to the rear, which would also cause issues, as lorries would need to reverse in which would obstruct traffic.

Cllr Coote thought that the proposals were an overdevelopment of the site and noted that the beer garden is on Parish Council land; no approach has been made to the Council. Accessing and egressing the garage would be an issue, in his opinion, as a car would have to reverse across a busy footpath. The car park at the back is difficult to get in to, without manoeuvring.

Cllr Budgen thought that there would be a detrimental impact on 1 Royal Oak Cottages. He was concerned that the pub would fail, and the whole block would then be residential flats. A viability assessment is required.

Cllr Gibson said that the proposals were contrary to NPPF para 127, DP26, DP 29 and contrary to almost every policy in the Crawley Down Neighbourhood Plan. He thought that being surrounded by residential flats, the pub would find it difficult to get a licence for late night music for example.

Cllr Hitchcock said that when the Memorial car park was planned by the Council, it was to try to address existing parking issues, and was not future proofed for additional parking in the area. He also thought a viability assessment was required.

Cllr Dorey thought that the proposals would fail as residential units and would fail as a pub. There is inadequate parking for both the flats and for pub users. The Copthorne Neighbourhood Plan Steering Group has commissioned a Heritage and Character Assessment for the emerging Plan; perhaps Crawley Down could consider something similar to list the pub as a heritage asset.

It was unanimously RESOLVED to strongly object to the application; the Clerk will draft a draft response and will circulate this for consideration prior to submission

<p><b>DM/19/2719</b></p> <p>The Royal Oak, Station Road, Crawley Down</p> <p>Demolition of existing single storey extensions and detached outbuilding. Erection of three storey side and rear extension to create 8 flats (2 x 1 bedroom and 6 x 2 bedroom) and a staff flat (1 x 2 bedroom) with Juliette balconies on the front, rear and south side elevations. Associated car and cycle parking, and landscaping. Refurbishment of retained public house. Continued use of part of ground floor at public house with ancillary floor space in the basement.</p>	<p>Resolved to object as above</p>
<p><b>DM/19/2723</b></p> <p>Worth Hall Coach House, Turners Hill Road, Turners Hill, RH10 4PE</p> <p>Single Storey rear extension.</p>	<p>No objection</p>
<p><b>DM/19/2726</b></p> <p>Holly Cottage, Sandhill lane, Crawley Down, RH10 4LD</p> <p>Proposed two storey rear extension. Demolition of existing double garage and erection of new double detached garage with adjacent workshop. New cladding to first floor of house and gables of garage. New rendered and painted finish to house and garage. New timber driveway gates to front of property.</p>	<p>No objection but ask for non severance clause on the garage.</p>
<p><b>DM/19/2740</b></p> <p>21 The Meadow Copthorne Crawley West Sussex RH10 3RG</p> <p>Demolition of existing garage and proposed two storey side extension and single storey rear extension.</p>	<p>No objection</p>

<p><b>DM/19/2758</b></p> <p>Horsemans Cottage, Turners Hill Road, RH10 4PE</p> <p>Erection of stables and associated hardstanding.</p>	<p>No objection but ask for condition that is non-commercial use only</p>
<p><b>DM/19/2774</b></p> <p>Green Hollow, Felcot Road, Furnace Wood, RH19 2PX</p> <p>Erection of detached garage and new pedestrian and Vehicular entrance gates.</p>	<p>No objection subject to the garage being re-positioned to be in line with the neighbouring garage, and ask for a non severance clause</p>
<p><b>DM/19/2847</b></p> <p>11 Rowan Walk Crawley Down Crawley West Sussex RH10 4JP</p> <p>Proposed two storey side extension, single storey front porch extension and rear single storey rear extension.</p>	<p>No objection</p>

**55 Items for Future Agenda**

It was noted that the reserved matters application for 60 homes south of Hazel Close had been lodged. The Clerk advised that she would be calling an extra Planning & Highways Committee meeting in August to deal with this.

Cllr Gibson advised that there was to be a presentation to towns and parishes on the Strategic Housing Land and Economic Availability Assessment during the week commencing 2<sup>nd</sup> September.

**56 Date of the next meeting**

To be advised.

*Meeting closed at 9.12pm*

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

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