

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

**Present:**

Cllr Hitchcock (Chairman)	Cllr Dorey
Cllr Anscomb	Cllr Budgen
Cllr Casella	Cllr Coote
Cllr Cruickshank	Cllr Flanagan
Cllr Gibson	Cllr Larkin
Cllr Phillips	Cllr Webb
Clerk Mrs J Nagy	
Asst Clerk Mrs T Cruickshank	No Members of the Public

**57 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.

There were no members of the public present at the meeting

**58 Apologies**

Apologies were noted from Cllr Budgen

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

No declarations of interest were made at this point of the meeting.

**60 Minutes**

Cllr Gibson noted that reference DM/19/1825 in Minute 54 of the 29<sup>th</sup> July 2019 minutes should be amended to DM/19/2599 and also that during the Village Hall item it was he who proposed the Objection, seconded by Cllr Cruickshank.

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

**61 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.

Cllrs Anscomb, Gibson, Scott and Coote agreed to help. Cllrs Hitchcock & Webb are unavailable.

**62 Update on Mid Sussex District Council Planning Committee meetings**

- a. District Planning Committee – next meeting: 20<sup>th</sup> August 2019 at 14:00 hrs.
- b. Planning Committee – next meetings: 15<sup>th</sup> August 2019 at 19:00 hrs

The Assistant Clerk advised that there were no items relating to Worth Parish on either agenda

**63 Planning Decisions from Mid Sussex District Council**

Reference	Address	WPC	MDSC
DM/19/0016	Down Park House Annex, Down Park, Turners Hill, Rh10 4HQ	Object	Refused
DM/19/0420	Land at Furnace farm Road, Furnace Wood, RH19 2PU	Support	Permitted
DM/19/1693	84 Lashmere, Copthorne, RH10 3RT	Deferred	Permitted
DM/19/1786	Starlight, Snow Hill, Crawley Down, RH10 3HA	No Objection	Permitted
DM/19/1791	Derwerden, 1 Vicarage Road, Crawley Down, RH10 4JF	No objection	Permitted
DM/19/2057	Little Frenches Farm House, Snow Hill, RH10 3EG	No Objection	Permitted
DM/19/2197	Land West of Copthorne Way, Copthorne	Object	Permitted
DM/19/2311	Ballards, Hophurst Lane, Crawley Down, RH10 4LJ	No Objection	Permitted

Reference	Address	WPC	MDSC
DM/19/2525	Park View, Wallage Lane, Crawley Down, RH10 4NG	No Objection	DM/19/2525
DM/19/2723	Worth Hall Coach House, Turners Hill Road, Turners Hill, RH10 4PE	No Objection	DM/19/2723

#### DM/19/2197, Land West of Copthorne

This application was for the provision of B1 and B8 warehousing. MSDC noted that the existing planning permission allowed for both classes and does not restrict the split between B8 and smaller B1 units. It would therefore be unreasonable to require the applicant to provide smaller units or restrict the class to B1

These decisions were noted.

#### Crawley Down Nurseries

Cllr Gibson noted that the Crawley Down Nurseries appeal for 6 dwellings had been refused.

#### The Royal Oak

Cllr Coote advised the Royal Oak application was to go before MSDC in September or October.

### **64 Licensing Policy 2020**

Councillors considered the policy and the decision was made to submit a response of no comment.

### **65 New Planning Applications**

<p><b>DM/19/2280</b></p> <p>Land South West of Courtlands, Snow Hill, RH10 3DZ</p> <p>Retrospective application for the use of the land as car parking. Permission for the erection of a 2.2m close boarded timber fencing along the southern, western and northern site boundaries and the insertion of new security gates on the eastern and northern site boundaries.</p>	<p>Applicant has indicated that main entrance will be via the north-eastern gate, and not via the north-western gate as first indicated. This change in access will protect the future amenity of Courtlands Cottage. It is noted that no additional lighting is proposed; if this is installed, this should be 3200 kelvin.</p>
<p><b>DM/19/2665</b></p> <p>Touchwood Cuttingly Road, Crawley Down, RH10 4LR</p> <p>Demolition of existing property and garage with replacement 2 storey, 5-bedroom dwelling with detached garage.</p>	<p>No objection.</p>
<p><b>DM/19/2740</b></p> <p>21 The Meadow, Copthorne, RH10 3RG</p> <p>Demolition of existing garage and proposed two storey side extension and single storey rear extension. Amended plans received 08.08.2019 showing reduction in width of side extension.</p>	<p>No objection</p>
<p><b>DM/19/2819</b></p> <p>7 Sandy Close, Crawley Down, RH10 4LR</p> <p>Retrospective Planning permission sought for the erection of fence with trellis and alteration in ground level of garden. Revised plans received 25<sup>th</sup> July</p>	<p>No objection</p>
<p><b>DM/19/2823</b></p> <p>61 Westway, Copthorne, West Sussex, RH10 3QS</p> <p>Reduce overall crown of Oak tree to the rear of property by no more than 2 metres.</p>	<p>Defer to opinion of tree officer</p>

<p><b>DM/19/2876</b></p> <p>23 Brookside, Copthorne, RH10 3QP</p> <p>Raise roof over bathroom.</p>	<p>No objection</p>
<p><b>DM/19/2879</b></p> <p>3 Borers Close, Copthorne, RH10 3XW</p> <p>Retrospective application for a single storey rear extension.</p>	<p>No objection</p>
<p><b>DM/19/2884</b></p> <p>Fircroft 69 Church Lane, Copthorne, RH0 3QG</p> <p>Demolition of existing single storey attached outbuilding and construction of 2 storey extension on smaller footprint.</p>	<p>No objection</p>
<p><b>DM/19/2894</b></p> <p>Land West of Copthorne, Copthorne Way, Copthorne West Sussex</p> <p>Installation of a temporary sales unit, for a maximum of 5 years, with associated car parking.</p>	<p>No objection</p>
<p><b>DM/19/2912</b></p> <p>Paddock House, Sandhill Lane, Crawley Down RH10 4LE</p> <p>Detached Carport</p>	<p><b>CLlr Larkin arrived at 7.55pm.</b></p> <p>No objection</p>
<p><b>DM/19/2917</b></p> <p>18 Newlands Park, Copthorne, RH10 3EW</p> <p>Conversion of existing double garage and first floor extension over to provide ancillary residential accommodation. Extension of existing driveway to allow parking for 4 no. motor cars</p>	<p>No objection; ask for non-severance clause</p>
<p><b>DM/19/2918</b></p> <p>3 Kiln Road, Crawley Down, RH10 4JY</p> <p>Retrospective application for the demolition of existing flank garage and erection of a two-storey flank extension, partially return to rear with a single storey element and new porch</p>	<p>No objection</p>
<p><b>DM/19/2947</b></p> <p>Kalani Lodge, Lakeview Road, Furnace wood, RH19 2QE</p> <p>Retrospective permission for detached garage with dormer windows. (Amended location and block plans received 31.07.2019).</p>	<p>No objection; ask for non severance clause</p> <p><b>CLlr Coote declared a personal interest in this application, which is sited opposite his property. He took no part in discussion.</b></p>
<p><b>DM/19/2953</b></p> <p>4 The Leas, Crawley Down, RH10 4EP</p> <p>Demolition of existing conservatory with replacement single storey rear extension.</p>	<p>This application cannot be considered as plans are illegible. Query why these plans were passed as acceptable.</p>

<p><b>DM/19/2962</b></p> <p>Bankton Cottage, Turners Hill Road, Crawley Down, RH10 4EY</p> <p>Demolition of the existing single-storey garage and single-storey rear extension. Construction of single-storey extensions to the side and rear elevations. Construction of a porch to the north-facing elevation. Internal alterations, and associated hard and soft landscaping works</p>	<p>No objection</p>
<p><b>DM/19/2968</b></p> <p>61 Westway, Copthorne, RH10 3QS</p> <p>Single Storey rear Extension.</p>	<p>No objection</p>
<p><b>DM/19/2974</b></p> <p>Land South of Hazel Close, Crawley Down, West Sussex</p> <p>Reserved Matters application relating to outline application AP/16/0038 (DM/15/4094) seeking the approval of layout, scale, appearance and landscaping.</p>	

**DM/19/2974**

It was noted that the housing mix does not comply with the Crawley Down Neighbourhood Plan for either market or affordable housing. It does not provide a range of dwellings that are suited to the needs of both young families and older residents, therefore the proposals are contrary to CDNP05m) and CDNP05p)

Parking provision is seven spaces short, when calculated against the CDNP Appendix 1 – Parking Standards.

It was noted that no provision has been made for mitigation of the impact of the development on the adjacent ancient woodland, in that no wildlife corridor has been created across the site.

Whilst the fact that the houses face away from the ancient woodland buffer zones is welcomed, pathways are shown through these buffer zones which is not permissible. This impact on the ancient woodland and fauna is therefore contrary to DP37, and to CDNP09a), CDNP09b) and CDNP09c)

With regard to connectivity, only the access road connects the development to the rest of the village, so the development is contrary to CDNP05i). The recent appeal decision AP/19/038 relating to 6 dwellings at Crawley Down Nurseries made reference to this policy when dismissing the appeal.

In addition, the Council considers that the proposals are contrary to CDNP10a) and b), given the distance that those residents to the south of the site will have to walk to get to public transport.

To improve connectivity, non-vehicular access should be made into Acorn Avenue, in the south east corner of the site. Whilst it is understood that any such access would cross land outside the curtilage of this development, the Council considers it vital in order to assist compliance with CDNP5i) and DP26.

Streeting light on the site should be low level LED bollards emitting warm yellow light with an effective temperature not exceeding 3200 kelvin.

It was AGREED that the Clerk and Assistant Clerk would draft an objection to the proposals and would submit this once approved by the Chairman of this Committee.

<p><b>DM/19/3042</b></p> <p>43 Aviary Way, Crawley Down, RH10 4XR</p> <p>Proposed single storey rear extension.</p>	<p>No objection</p>
<p><b>DM/19/3114</b></p> <p>46 Lashmere, Copthorne, West Sussex RH10 3RT</p> <p>Oak - reduce overall crown by 2.5-3m</p>	<p>Defer to the opinion of the tree officer</p>
<p><b>DM/19/3133</b></p> <p>Land Adjacent to Mardi, Lake View Road, Furnace Wood West Sussex</p> <p>WP/T1 Oak - Reduce branches over driveway by approximately 2.5 metres, T2 Rowan - Reduce branches by approximately 1 metre to boundary, T3 Holly and T4 Holly- Reduce branches by approximately 1 metre to boundary.</p>	<p>Defer to the opinion of the tree officer.</p>
<p><b>DM/19/3135</b></p> <p>Rushmore, Turners Hill Road, West Sussex, RH10 4LY</p> <p>Retrospective application for material changes to planning application 14/02734/FUL, including rebuilding the walls and roof, additional/altered openings in walls and roof, new driveway and road access, new raised patio, boiler, oil tank, extension of bay window roof to cover front door, modern windows/doors, small increase to wall and eaves height (still sub-ordinate to other walls), flat section on new roof (height as per original application and below primary ridge), change to chimney location obscuring flat roof section (no change in height), wall coverings to be white render on external wall insulation.</p>	<p>Defer to the opinion of the planning officer</p>
<p><b>DM/19/3150</b></p> <p>41 Hophurst Drive, Crawley Down, West Sussex, RH10 4XA</p> <p>(T1) Field Maple - Thin crown by 10% by removing the crossing branches and selecting branches for thinning of max 3cm diameter. Reduce height of crown by 1-1.5m and spread by 1-1.5m to previous pruning points</p>	<p>Defer to the opinion of the tree officer.</p>
<p><b>WSCC/059/19</b></p> <p>Fairways Infant School</p> <p>Replacement of curtain walling, fascia, guttering, and general repairs</p>	<p>Support</p>

## 66 Items for Future Agenda

Cllr Webb asked that the request for street names on the Heathy Wood Development be discussed, and the Clerk advised this would be included on the next agenda.

Cllr Phillips asked that the Homes England consultation on the land West of Ifield be included.

Cllr Gibson reminded the Committee that an invitation to the MSDC SHEELA presentation was expected during the week commencing 2<sup>nd</sup> September 2019

**67 Date of the next meeting**

Monday, 2<sup>nd</sup> September, after the General Purposes & Finance Meeting

*Meeting closed at 8.25 pm*

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

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