

Planning & Highways - 17th January, 2005
20-Jan-2005

Present: Mr. M. J.Watts

(Vice-Chairman - in the Chair)

Mr. R. H. Blackmore	Mr. D. A. Lucas
Mr. D. P. Blackman	Mr. J.A. Percival
Mr. P.A.C. Coote	Mr. C.T. Phillips
Mr. G.V. Curtis	Mr. G.W. Phillips
Mr. R. Grant	Mrs. A. Souter
Mr. C. T. Larkin	
Mr. N.Walker	
Mr. E. M. Livesey	

Apologies for their absence were received from Mrs. M. A. Baker, Mr. B. J. Jack and Dr. J. A. Morice

72. MINUTES

The Minutes of the Meeting held on the 13th December, 2004, as circulated, were confirmed and signed by the Chairman.

73. PLANNING APPLICATIONS

RESOLVED: That the observations contained in the below Schedule dated the 18th January, 2005, be conveyed to the District Council.

74. NEW HOUSING DEVELOPMENT

With reference to Minute 65 (December, 2004), the Committee discussed the recommendations from a further meeting of the Sub-Committee referred to therein, and considered the views which it was suggested should be conveyed to the District Council concerning various proposals for development which had been discussed at the two Local Forums arranged by the District Council on the 23rd and 30th November, 2004.

RESOLVED: That the following views be conveyed to the District Council on the development proposals numbered WP 01, WP 02 and WP 04 to WP 07 inclusive considered at the two Local Forums held in November last, and that an assurance be sought from the District Council that the Council's views will be given due consideration in any future discussions of the matter -

"[a] in the case of Crawley Down, site WP 07, Crawley Down Nurseries, is the one which most clearly breaches the Strategic Gap between Crawley Down and Copthorne unless reduced to approximately 0.5 hectares at its south-west end. The site to the south of Grange Road (WP 04) would not in any serious sense reduce the

Strategic Gap to the south of Crawley Down as it does not extend any further south than does Grange Crescent to the east. But a small part of this site, with a row of perhaps 16 houses fronting Grange Road, would be a smaller (approximately 0.7 hectares), simplest and less controversial extension of the village.

Similarly, the small site (approx. 0.6 hectares) at Pasturewood off Tiltwood drive (Housing Omission Site OMS 59) would not in effect compromise the Strategic Gap, as land to the south and east is already residential (Burleigh Wood Estate and Tiltwood), and with a business park now on the north side of Hophurst Lane (Falcon Park and Millborrow Chimney Sweep) it no longer seems realistic to classify it as a "Countryside Area of Development restraint". (A plan showing the possible Crawley Down Sites will be submitted).

[b] In the case of Copthorne, the two large sites proposed west of Copthorne (WP 01 and WP 05) would destroy, at a stroke, the Strategic Gap, and similarly no good reason can be found to redevelop the perfectly viable Newlands Parkhousing (WP 06). The exception is site WP 02, the Copthorne Golf Club. The Council makes this comment with one vital reservation. There is an accepted need for additional playing pitches and ancillary facilities in Copthorne, and part of this site would provide a possible five pitches, with the present clubhouse readily available for possible conversion to pavilion use. The site could therefore be used partly for recreational facilities and part for housing should the present use be changed. The use of the site for housing should only be permitted on this basis. (A plan showing the possible split of the site will be submitted).

[c] It is emphasised that, apart from the above proposals, the Parish Council will resist any attempts to develop sites in the Strategic Gaps between Crawley and Copthorne, between Crawley Down and East Grinstead and between the two villages themselves or their rural hinterland. If any further expansion of Copthorne were to be envisaged this could only logically be adjacent to the village centre beyond its present northern boundary despite being in Surrey."

75. SUB-COMMITTEE - CHRISTMAS RECESS

RESOLVED: That the decisions of the Sub-Committee appointed to deal with planning applications received during the Christmas recess, as set out in the below Schedules dated the 23rd December, 2004, and 5th January, 2005, be noted.

76. STREET NAMING

The Committee noted the acceptance of the name "Lampson Court" suggested by the Council for the new flat development off Copthorne Common Road east of The Gables.

77. PLANNING POLICIES

The Committee noted a proliferation of documents from various authorities circulated for consultation purposes and setting out proposals for administrative procedures for dealing with various planning matters following the introduction of major changes in the law relating to planning in the past twelve months.

RESOLVED: That the Clerk be authorised to deal with the matter as necessary in consultation with the Chairman and Vice-Chairman of the Committee, with any matter of real concern being submitted to the Committee.

Chairman

The Meeting started at
8.42 pm And finished at
9.24 pm.

The Parish Council has the following comments on the Planning Applications shown. Where the word ?Support? is shown this indicates that the Parish Council support the grant of planning permission subject to the imposition of appropriate conditions where necessary ?

WP/04/02894/COU Rowfant House, Wallage Lane ? Change of use of Carpenters? Shop to Taxi Office.	Support, provided no commercial use permitted.
WP/04/02991/FUL Rhinefield House, Turners Hill Road, Crawley Down ? Single storey rear extension	Support
WP/04/03040/FUL 87 Tiltwood Drive, Crawley Down ? First floor side extension	Support
WP/04/03052/FUL Hillside, Brookhill Road, Copthorne ? Access improvements and garage block	Objection. Detrimental to street scene.
WP/04/03056/COU Land off Burleigh Way, Crawley Down ? New car park	Support

Clerk Worth Parish Council
18th January, 2005

The Parish Council has the following comments on the Planning Applications shown. Where the word "Support" is shown this indicates that the Parish Council support the grant of planning permission subject to the imposition of appropriate conditions where necessary -

WP/04/02594/FUL Woodbury, Furnace Farm Road, Felbridge -Removal of roof, and erection of first floor with tile hanging and replacement roof.	Support provided no commercial use is intended
WP/04/02899/FUL Land Adjacent to 1, Buckley Place, Crawley Down -Two chalet style semidetached dwellings and associated parking.	Objection. Over development of a restricted site with insufficient off- street parking.
WP/04/02937/LDC Colas Ltd., Wallage Lane, Rowfant Lawful Development Certificate for two 405 x 3m mixers (presently on site) to be moved into 'ex-plastic production shop' to manufacture mastic asphalt. This is an application to determine whether the proposed development is lawful: this will be a legal decision where the planning merits of the proposed development cannot be taken into account.	No comment
WP/04/02918/FUL 33 Ash Close, Crawley Down - First floor extension	Support

Clerk Worth Parish Council 23rd December, 2004

The Parish Council has the following comments on the Planning Applications shown. Where the word "Support" is shown this indicates that the Parish Council support the grant of planning permission subject to the imposition of appropriate conditions where necessary -

<p>WP/04/022801/FUL "Heristal", Copthorne Bank- Boundary wall to frontage and new detached Garage</p>	Support
<p>WP/04/02915/COU "Rock Cottage", Snow Hill - Change of use of retail shop to inclusion as part of residential area of "Rock Cottage"</p>	Support
<p>WP/04/02943/FUL 6 Hillside, Crawley Down - 2.8m high wooden fence to rear boundary of back garden</p>	Support
<p>WP/04/02997/FUL 38 Church Lane, Copthorne - Two storey extension</p>	Support
<p>WP/04/03029/FUL "Russetwood", Sandy Lane - Replacement roof with habitable rooms at first floor level</p>	Support
<p>WP/04/03037/FUL 10 Borers Close, Copthorne - Ground floor front extension and first floor rear extension</p>	Support

Clerk Worth Parish Council
5th January, 2005

Approved