

Worth Parish Council
**Minutes of the Planning and Highways Committee Meeting held on
16th May 2022, commencing at 08.05 PM**

Present	Cllr Hitchcock (Chairman)	Cllr Mayor
	Cllr Casella	Cllr Pointer
	Cllr Cruickshank	Cllr Stewart
	Cllr Dorey	Cllr Willams
	Cllr Gibson	
	Mrs T Cruickshank (Deputy Clerk)	12 Members of the public Mrs J Nagy (Clerk)

1 Election of a Vice Chairman

The Chairman asked for nominations.

Cllr Dorey proposed Cllr Mayor; seconded by Cllr Stewart

There being no other nominations, Cllr Mayor was duly elected Vice Chairman of the Planning & Highways Committee.

Cllr Mayor took his place as Vice Chairman next to the Chairman

2 Public Question Time

The Chairman welcomed all present to the meeting. He asked if any members of the public wished to speak on anything other than planning application DM/22/1130, at this time the members of the public said no. It was advised standing orders would be suspended to allow the public to speak after item 7 of the agenda.

Cllrs Phillips and Webb attended as members of the public.

3 Apologies

Apologies were noted and accepted from Cllr Coote and King.

4 Declarations of Disclosable Pecuniary and Other Interests

Councillor Hitchcock declared an interest in planning application DM/22/1230.

5 Minutes

It was agreed by all present that the Minutes of the Planning & Highways Committee meeting held on 25th April 2022 were true and correct record.

6 Chairman's Announcements

The Chairman had no announcements.

7 Correspondence

The Deputy Clerk advised an appeal AP/22/0024 against the refusal of application DM/21/1200 for the proposed 57 bed care home at Land South of Snowhill and Adj to Ladymead had been lodged.

The appeal is via written representation, the Deputy Clerk asked if the committee wished to submit a comment. Previously WPC objected to the proposal, it was agreed to submit a comment stating the council's objections.

The Chairman suspended Standing orders to allow members of the public to speak on planning application DM/22/1130.

Cllr Webb spoke as a member of the public. He expressed his concern over the lack of parking which is contrary to both the Crawley Down Neighbourhood Plan and the District Plan. He commented that there is already a lack of residential parking in the vicinity, and he strongly objects to the application.

Paul Budgen the Director of Alfred Budgen and the developer of the neighbouring plot spoke. He advised that the curtilage shown on the plans was incorrect as 1 of the 2 parking spaces is on WSCC owned land, he suggested the error would make the application invalid. He raised concerns over the structural integrity of the current building. The lack of associated parking is a problem and if permission is granted this would set a precedent. The windows of plots 5 to 8 will look down into the neighbouring development. He also noted that the plans do not show that the 6' fence will carry the whole way along the proposed development site leading to lack of daylight.

A resident of Haven Gardens spoke to express his concerns regarding road safety. He advised that Sandy Lane is already very busy with traffic from operating businesses and speeding on the Turners Hill Road is a problem, he deemed the proposal 'a step to far'.

A Hazelwood Close resident objected to the application, saying the 56 overnight car parking spaces available within 200m of the site quoted in the transport report is not feasible as most of these spaces are already in use. The resident wondered if the need for electric vehicle charging had been considered.

A Turners Hill Road resident also thought that the transport statement was flawed, current laybys are already full with overflow parking from the Whychwood development.

Another Turners Hill Road resident raised concerns over the location of the 2 proposed visitor car parking spaces, questioning if it would lead to cars reversing out onto the Turners Hill Road. Emergency Services access was another worry.

Standing orders were reinstated.

A discussion took place.

Cllr Gibson advised the application did not comply with DP21, CDNP05 and the Crawley Down Neighbourhood Plan parking standards had not been meet. He also raised concerns over the Village Hall and said trustees should be invited to come and explain to the Council where they are with the development of the new Village Hall and how the budget will be met. The trustees should hold a meeting once a year and, in his view, this has not happened in the last 2 to 3 years. Cllr Gibson also thought that the application was over development of the site.

Cllr Cruickshank objected to the application saying he thought it ludicrous.

Cllr Dorey thought the application to be unprecedented in that it does not address any parking needs at all.

Cllr Williams raised concerns over the validity of some of the submitted comments of support on the MSDC portal, she was also concerned that there was no reference to residents parking.

The decision to strongly object to application DM/22/1130 was agreed by all.

Please see item 18 New Planning Applications for the planning objection.

8 Update on Mid Sussex District Council Planning Committee Meetings

- a) District Planning Committee – next meeting: 19th May 2022 at 2pm.
- b) Planning Committee – next meetings: 9th June 2022 at 7pm.

The Deputy Clerk advised there were no items pertaining to WPC on the 19th of May agenda.

Councillors NOTED this information.

9 Planning Decisions from Mid Sussex District Council

	Address	WPC	MDSC
DM/21/2616	12 & 6 Old Station Close, Crawley Down, RH10 4TX	Defer to officer	Permitted
DM/22/0154	The Diary, Shepherds Farm, Turners Hill Road, Crawley Down, RH10 4HQ	Defer to officer	Permitted
DM/22/0200	5 Hazel Close, Crawley Down, RH10 4BB	Defer to officer	Permitted
DM/22/0220	Haven Sportsfield car park, The Haven Centre, Hophurst Lane, Crawley Down	Support	Permitted
DM/22/0493	25 Tiltwood Dive, Crawley Down, RH10 4DP	Defer to tree officer	Permitted
DM/22/0555	To North of Brambletye, Kiln Close, Crawley Down, RH10 4KX	Object	Permitted
DM/22/0587	Owlswood, Felcot Road, Furnace Wood, RH19 2PX	Defer to tree officer	Permitted
DM/22/0589	Greenhedges, Felcot Road, Furnace Wood, RH10 2QA	Defer to officer	Refused.
DM/22/0595	Goldregen, Vicarage Road, Crawley Down, RH10 4JJ	No Objection	Permitted
DM/22/0634	27 Newlands Park, Copthorne, RH10 3EW	Defer to officer	Permitted
DM/22/0661	Woodside Service Station, Copthorne Road, RH10 3PD	Support	Permitted
DM/22/0679	Abergavenny Gardens, Copthorne, RH10 3RU	Defer to tree officer	Permitted
DM/22/1064	The Retreat, Shipley Bridge Lane, Copthorne, RH10 3JL	Defer to officer	Permitted

DM/22/0555 To North of Brambletye. WPC objected with the comment - In supporting the views of the residents WPC Objects to this application.

Councillors NOTED this information.

10 Licencing

App no	Date rec'd	App type	Premises Address	Variation	Nature of application	Last date for representation
LI/22/0593	21/04/22	Premises	CDRA Crawley Down Green	No	New premises Licence	19/05/22

Councillors NOTED this information

11 Bowers Place Parking

Councillor Hitchcock advised the application was still pending consideration. He had spoken to Caroline Grist who had advised she was waiting for a review of the project from WSCC.

12 High Weald AONB Management Plan review

The Deputy Clerk advised the High Weald AONB officially launched the review of its current Management Plan last month, and work towards the next Plan for 2024-29 has now begun. The survey is included in this pack for information along with a map showing the AONB in our Parish area, surveys are required to be returned by the end of June 2022.

It was agreed that although WPC rarely use the current plan because only a small section is within the Parish, Councillor Hitchcock would complete the survey because future developments could have an impact on the AONB.

13 Burleigh Way Crossing

The WSCC Assistant Highways Manager Nick De Sousa has received a local interest query to investigate the potential for a facility to help pedestrians crossing Burleigh Way just south of

Larches Way. This is a popular spot for children crossing Burleigh Way on their way to school.

The Clerk is waiting to hear from Nick De Sousa.

Councillors AGREED to support in principle the submission of a Community Highways Scheme.

14 Updates on the Mid Sussex District Plan

Nothing to report.

15 Planning Compliance Action

Wallage Lane

The Clerk received an email from a concerned resident in Wallage lane, a large number of trees have been cleared and part of this area is ancient woodland. The Clerk wrote to MSDC enforcement, they were aware of this, their summary was that the felling does not appear to have taken place entirely within the AW, and the felling in itself does not require planning permission and would be a matter for the Forestry Commission if the correct permits were not in place.

Councillors NOTED this.

Junction at Holly Drive, and A264 Copthorne Way

Ongoing discussions are taking place with Planning Servicers at MSDC regarding the no right turn out of the Hawthornes onto the A264.

The Deputy Clerk reminded Councillors that under DM/16/0461, Condition 3 for the central reservation was removed.

DM/16/4020, which relates to discharge of Condition 2 (the left turn only at the junction) is currently being debated.

An update will be provided after further investigation.

CIrs NOTED this.

Cllr Gibson referred to DM/22/0718 the development to provide 20 new homes in Felbridge along Crawley Down Road, he noted that the Forestry Commission were concerned at the felling of a significant number of trees with no current felling licence and an investigation of a possible breach of the Forestry Act 1967 was taking place. Cllr Gibson will forward the report to the Clerk/Deputy Clerk for information.

CIrs NOTED this.

16 Highways Issues

The Chairman suspended standing orders to allow members of the public to speak.

A resident of Turners Hill Road spoke about problems with overflowing drains on the Turners Hill Road and junction of Sandy Lane. When there is heavy rain the drains overflow and flood the layby outside the Funeral home. Photographs of the overflowing drains have been taken; the resident was advised to report this problem along with the photos to Love West Sussex.

The resident said that the green led traffic lights on the newly installed pedestrian crossings were very bright at night-time as they are lit all night long. It was agreed there was nothing the Parish Council could do to rectify this.

The resident also commented that speeding on the Turners Hill Road had not decreased with the addition of the two new crossings.

Cllr Gibson noted that Portuguese police use traffic lights to stop speeding vehicles further along a road and he wondered if this was something that could be instigated in the UK.

Standing orders were reinstated.

The Deputy Clerk advised the following notices for temporary road closures had been received.

APPLICATION FOR TEMPORARY ROAD CLOSURE:

Church Road, Copthorne Jubilee Street Party
Friday 3rd June 2022

APPLICATION FOR TEMPORARY ROAD CLOSURE:

Newlands Park & South View Close Jubilee Street Party
Sunday 5th June 2022

APPLICATION FOR TEMPORARY ROAD CLOSURE:

Heather Close, Copthorne Street Party
Saturday 4th June 2022

APPLICATION FOR TEMPORARY ROAD CLOSURE:

Beech Gardens, Crawley Down, Jubilee Street Party
Saturday 11th June 2022

APPLICATION FOR TEMPORARY ROAD CLOSURE:

Copthorne Carnival
Saturday 25th June 2022

As is usual practice the Clerk has agreed these road closures.
Councillors NOTED this

17 Applications in Neighbouring Parishes

Councillors NOTED this information.

18 New Planning Applications

Type 1 Applications	
<u>DM/22/1130</u> Crawley Down Village Hall, Turners Hill Road, Crawley Down, RH10 4HE Conversion and extension of the existing village hall into 6 no. new residential dwellings with associated landscaping and bin and bike stores.	Strongly object – see attached letter of objection.
Type 2 Applications	
<u>DM/21/2509</u>	Defer to the opinion of the officer with the following comments – <ul style="list-style-type: none">• Does this comply with DP12?

<p>Rowfant House, Wallage Lane, Rowfant, RH10 4NG</p> <p>(Amended plans received 27.04.2022) Provision of a marquee within the walled garden, adjacent carpark and modifications to pathway leading to Rowfant House.</p>	<ul style="list-style-type: none"> • The footpath needs to be retained. • How will emergency services gain access? <p>Is the bridge fit for purpose?</p>
<p><u>DM/22/0129</u></p> <p>Tamarind, Copthorne Common, Copthorne, RH10 3LF</p> <p>Reserved Matters following outline application DM/19/0177 for the erection of a 5-Bed Dwellinghouse relating to Appearance, Landscaping, layout and Scale. (Revised block plans received 27.01.2022. Revised Location Plans received 31.01.2022) (Revised plans received 05.05.2022)</p>	<p>This application was discussed, and it was agreed that the committee cannot make comment as it is suspected that the revisions are significant enough to warrant a new application.</p>
<p><u>DM/22/1004</u></p> <p>Tiltwood West, Hophurst Lane, Crawley, RH10 4LL</p> <p>Demolition of existing extension and construction of a new one-storey extension with sloping roof, canopy, metal framed windows and 2 roof skylights.</p>	<p>Defer to the opinion of the officer.</p>
<p><u>DM/22/1040</u></p> <p>Potters, Copthorne Road, Copthorne, RH10 3PD</p> <p>Garage Conversion, Rear Extension, infill extension between garage and house, with a loft conversion above with side dormers and two front dormers.</p>	<p>Defer to the opinion of the officer.</p>
<p><u>DM/22/1121</u></p> <p>Hawthorne Cottage, Copthorne Bank, Copthorne, RH10 3RE</p> <p>Existing Lawful Development Certificate sought for an existing residential property built in 1996.</p>	<p>Defer to the opinion of the officer.</p>
<p><u>DM/22/1228</u></p> <p>The Regency Hotel, Old Hollow, Copthorne, RH10 4TA</p> <p>Variation of condition no. 3 relating to planning application DM/19/4549 - To include amended plans</p>	<p>Defer to the opinion of the officer.</p>
<p><u>DM/22/1229</u></p> <p>The Croft, Furnace Farm Road, Furnace Wood, RH19 2PU</p> <p>Erection of 1.8m fence and planting of hedge (part retrospective)</p>	<p>Defer to the opinion of the officer.</p>
<p><u>DM/22/1374</u></p>	<p>Defer to the opinion of the officer.</p>

9 Pinetrees Close, Copthorne, Crawley, RH10 3NX Ground Floor Rear extension and alterations to rear garage elevation	
<u>DM/22/1382</u> 10 Bramble Close, Copthorne, RH10 3QB Demolition of Garage and Construction of single storey side extension.	Defer to the opinion of the officer.
Tree Applications	
<u>DM/22/1230</u> 21 Fermandy Lane, Crawley Down, RH10 4UB T1 - Yew - reduce by 1m to control size and shape (dead branches over footpath at rear will be removed. T2 - Holly - Reduce height by 2m to help prevent failure and control size. T3 - Leyland Cypress - Reduce height by 2m to help prevent failure and control size (both poor specimens crowded out by T1) T4 - Sycamore (on edge of footpath/cuttinglye lane) Remove to ground level. Base of tree has previous failure with decay. Poor specimen.	Cllr Hitchcock took no part in the discussion having already declared an interest. Defer to the opinion of the tree officer.

19 Consideration of items for discussion by the Environment & Infrastructure Working Parties

There were no items to bring forward.

20 Date of the next meeting

Monday, 30th May 2022 after the Full Council meeting.

Meeting closed at 09.07 pm.

Chairman: _____

Date: _____

DM/22/1130

Crawley Down Village Hall, Turners Hill Road, Crawley Down, RH10 4HE

Conversion and extension of the existing village hall into 6 no. new residential dwellings with associated landscaping and bin and bike stores.

Worth Parish Council (WPC) strongly object to this application.

Whilst WPC acknowledge the need for 1 and 2 bedroom properties the council object to the application on the following grounds –

The proposal is contrary to the following policies of the Crawley Down Neighbourhood Plan, The District plan and the MSDC Design Guide SPD.

CDNP04, CDNP05, DP21, DP26 and MSDC design guide DG18 & DG19

This proposal has only 2 visitor's spaces with no residents off street parking, this leaves the residents of the proposed development parking in nearby already congested residential streets. As set out in the Crawley Down Neighbourhood Plan each dwelling should have 1 designated parking space per dwelling and 1 undesignated space per 2 dwellings.

This scheme does not provide adequate car parking for the proposed development.

In the committee's opinion this development constitutes to over intensification of the site.

There is little outside space, the properties on the northern elevation will look out onto a 6' fence therefor impacting daylight. The first-floor rooms will overlook the neighbouring development, the privacy of residents is not reflected in the design.

The amenity of future and neighbouring residents has not been considered, this is contrary to MSDC design guide principles DG46 and DG47.

The committee ask the planning officer to investigate the red line curtilage show on the block plan, this seems to encroach upon WSCC highways land, if this is the case is this application valid?

The committee also have concerns around the validity of some letters of support on the MSDC planning portal and we ask the planning officer to investigate the legitimacy of these.

Should the council be minded to approve this application WPC ask that a traffic management plan be put in place, to minimise construction disruption on the Turners Hill Road.