

Worth Parish Council
Minutes of the Planning and Highways Committee Meeting held on
5th September 2022, commencing at 08.21pm

Present	Cllr Hitchcock (Chairman)	Cllr Mayor (Vice Chairman)
	Cllr Casella	Cllr Dorey
	Cllr Cruickshank	Cllr King
	Cllr Gibson	Cllr Stewart
	Cllr Pointer	Cllr Williams

Mrs T Cruickshank (Clerk)

2 members of the public

91 Public Question Time

The Chairman welcomed all present to the meeting.

Cllr Phillips attended as a member of the public and did not wish to speak at this point in the meeting.

92 Apologies

Apologies were NOTED and ACCEPTED from Cllr Coote.

93 Declarations of Disclosable Pecuniary and Other Interests

There were no declarations of disclosable or other interests.

94 Minutes

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

95 Chairman's Announcements

The Chairman had no announcements.

Cllr Mayor and the committee congratulated the Deputy Clerk on passing the Financial Introduction to Local Council Administration qualification.

96 Correspondence

There was no correspondence.

97 Update on Mid Sussex District Council Planning Committee Meetings

- a) District Planning Committee – next meeting: 15th September 2022 at 2pm.
- b) Planning Committee – next meetings: 8th September 2022 at 4pm.

The Deputy Clerk advised there was nothing pertaining to WPC on the 8th September agenda.

Councillors NOTED this information.

98 Presentation - To receive a pre-application presentation from Greenplan designer homes.

Mr Burnham from Greenplan Designer homes was present to give a presentation and to informally discuss his ideas for a development of 7 bungalows on the land parcel at Lower Hollow Copse, Copthorne. These homes would be single storey with a possible mix of 2 x 2 bed and 5 x 3 bed properties, preserving the 15-meter buffer for ancient woodland.

Cllr Gibson arrived at 8.33

Mr Burnham shared a presentation with the committee.

He gave a brief overview of his company which is a small business formed in 2009 concentrating on small developments of between 3 and 12 homes in the Sussex area. The most local development being 'Soapers' in Turners Hill.

He explained he had investigated the history of the plot and has met with the Copthorne Village Association to gauge their reaction to this type of proposal.

He had looked at the Copthorne Neighbourhood plan and noted that his proposal would meet with policy CNP3 'Homes for older people'.

Mr Burnham invited the committee to ask questions.

Cllr Stewart questioned the sites accessibility to village services. Mr Burnham noted that previous application on this site had included a footpath, this could be investigated he reminded the committee that a planning application for The Regency Hotel had recently been approved to change the use from a hotel to residential dwellings in the same road.

Cllr Stewart had concerns that the site was not accessible for older people. Mr Burnham said he was open to discussion, and he couldn't see another other developments addressing the need for bungalows locally.

Cllr Hitchcock said the proposal seemed positive with small impact. Cllr Mayor asked if the properties needed to be 3 bedroom and Cllr Dorey replied that when people downsize, they don't necessarily want to move to a very small property.

Cllr King questioned vehicular access and asked if trees would need to be removed, Mr Burnham explained his investigations had not gone that far and that he was here to gain feedback/insight.

Cllr Dorey said in his opinion it was a good solution for the land parcel and met a need in the village, but he had concerns over the Japanese knot weed on the site. Mr Burnham had treated Japanese Knotweed at one of his previous developments and the quickest way to remove it is to dig it out and dispose of it at a specially licenced tip of which there are 7 in the UK.

Cllrs spoke of the site sustainability and access issues. Mr Burnham advised access onto the Copthorne Road had been approved on the previous 2 applications which led him to believe this was not a problem.

Cllr Williams asked why no affordable housing was included. Mr Burnham replied that there is no policy requirement for affordable housing on a scheme of this size.

Cllr Phillips, speaking as a member of the public, suggested that Mr Burnham look at the recently adopted DPD and the site in East Grinstead allocated for a development of bungalows and an old people's home.

Cllr Hitchcock advised under the current DPD the development could be up to 9 properties. Mr Burnham understood this but explained the development would still be met with the 1000 sq meter rule.

Cllr Hitchcock advised that the site was outside the built-up area boundary which could be a potential problem. Cllr Gibson asked if the site was in the brown field register and advised Mr Burnham to check this with MSDC.

Mr Burnham thanked the committee for their time and comments, explaining his approach was always to speak with the Parish Council and local residents before taking a proposal to the District Council.

The Chairman thanked Mr Burnham for his presentation.

Mr Burnham left the meeting.

99 Planning Decisions from Mid Sussex District Council

	Address	WPC	MDSC
DM/20/4127	Barns Court and Friday Farm, Turners Hill Road, Crawley Down, RH 10 4HQ	Object	Permitted
DM/22/0269	Strip of Village Green adj to Bowers Place, Crawley Down	No comment	Permitted
DM/22/0998	Pembley Farm, Pembley Green, Copthorne Common Road, Copthorne	Defer to officer	Permitted
DM/22/1040	Potters, Copthorne Road, Copthorne, RH10 3PD	Defer to officer	Permitted
DM/22/1130	Crawley Down Village Hall, Turners Hill Road, Crawley Down, RH10 4	Object	Refused
DM/22/1170	Inglewell, Sandhill Lane, Crawley Down, RH10 4LB	Defer to officer	Permitted
DM/22/1228	The Regency Hotel, Old Hollow, Copthorne, RH10 4TA	Defer to officer	Permitted
DM/22/1308	Crawley Down Garage, Snow Hill, Crawley Down	Support	Permitted
DM/22/1479	15 Beech Gardens, Crawley Down, RH10 4JB	Defer to officer	Permitted
DM/22/1650	Merrywood, Sandy Lane, Crawley Down, RH10 4HR	Defer to officer	Permitted
DM/22/1683	68 Hazel Way, Crawley Down, RH10 4EU	Defer to officer	Permitted
DM/22/1706	11 Pinetrees Close, Copthorne, RH10 3NX	Defer to tree officer	Permitted
DM/22/1786	3 Coppice Vale, Felbridge, RH19 2SJ	Defer to officer	Permitted
DM/22/1844	Orchard Side, Borers Arms Road, Copthorne, RH10 4LH	Defer to tree officer	Permitted
DM/22/2025	Land West of Copthorne, Copthorne Way, Copthorne	See below*	Permitted
DM/22/2105	9 Gorse Close, Copthorne, RH10 3PY	Defer to officer	Permitted
DM/22/2137	10 Buckley Place, Crawley Down, RH10 4JG	Defer to officer	Permitted
DM/22/2168	Little Frenches Farm, Snow Hill, Crawley Down, RH10 3EF	Defer to officer	Permitted

*Application description refers to footpath only. This path should be multi use, so should be footpath/cycle path. If indeed multi use, the Council supports the proposals

Councillors NOTED the decisions.

100 Licencing

App no	App Type	Premises Address	Nature of App	Last date for representation
LI/33/1218	Premises	The Archive, Crawley Down Garage, Snow Hill, RH10 3EQ	New premises Licence	02/09/2022

Councillors NOTED the licencing application.

101 Appeals

Appeal reference	Address	Description	Decision	Date decided
AP/22/0009	Twoways Station Road, Crawley Down	Demolition of the existing detached bungalow and the erection of 3no. four bedroom detached houses with associate garages	Allowed	15/08/22

CLRs NOTED the appeal.

102 Bowers Place Parking

Councillor Hitchcock reported that he had started work on the section 278 agreement.

Some costs had increased since the original budget, reasons such as having to request that WSCC adopt the new footpath and the increase in the price of materials. It will be put to the next Full Council meeting as to whether this project will proceed and the finer points of funding.

Cllr Hitchcock also advised that although there have been letters of objection against the planning application they were mainly in objection to the timed parking aspect not the project generally.

Cllr Gibson suggested there may be TAD monies available for the Hazel Rise development, the Deputy Clerk will investigate this.

103 Updates on the Mid Sussex District Plan

Cllr Gibson reminded the committee that the DPD had been approved and a full plan review has started, with a working party set up. A site list has been published and the working group are now working through the list of sites. Approximately 400 houses are in the plan for West of the Turners Hill Road, with 1000 plus at Crabbett Park. Cllr Gibson stated that his recommendation to WPC would be to endeavour to discuss the allocation of S106 monies with MSDC at an early stage.

Councillors NOTED this information

104 Planning Compliance Action

Cllr Gibson advised the committee that youths had been entering a derelict bungalow on Station Road, causing damage and setting of smoke bombs and subsequently the Fire Brigade had been called. In his capacity as District Councillor, he had brought this to the attention of MSDC.

The Deputy Clerk advised that the Clerk has written to the enforcement department at MSDC asking that a section 215 order be served. Cllr Gibson asked that this was followed up as a matter of urgency.

105 Highways Issues

The Deputy Clerk advised a village walkaround is being arranged with Richard Speller, the purpose is to address issues in both villages. Date to be confirmed.

Cllr Pointer noted that there was an issue with parking on the double yellow lines outside the Royal Oak in Crawley Down, this causes an obstruction and makes it difficult for busses to pass through, Cllr Hitchcock pointed out that cars were also parking opposite the allotment entrance next to the play area which also affects the busses. The Deputy Clerk will add these to the list for Richard Spellers walkaround.

The Deputy Clerk advised that the fence on the Turners Hill Road next to the Worth Way bridge has been replaced by WSCC.

Cllr Gibson advised he had paused progressing the CHS to paint double yellow lines outside the undertakers until work was complete at the old Palmers site on the Turners Hill Road.

106 Applications in Neighbouring Parishes

There were no changes to the list.

Councillors NOTED this information.

107 New Planning Applications

Applications for ratification	
<p><u>DM/22/1536</u></p> <p>The Cannons, Furnace Farm Road, Furnace Wood, RH19 2PU</p> <p>Retrospective application for retention of doggy day care/training centre and ancillary timber buildings.</p>	Defer to officer
<p><u>DM/22/2075</u></p> <p>Everest House, Snow Hill, Crawley Down, RH10 3EF</p> <p>Conversion of Flat Roofed are to Pitched, Change/Addition of some New Windows and all existing External Brickwork to be Rendered</p>	Defer to officer
<p><u>DM/22/2242</u></p> <p>Land Adjacent To Rowan, East Of Turners Hill Road, Crawley Down</p> <p>Variation of condition 2 relating to planning application DM/20/3081 - to allow for revised plans to create a first floor link between the two wings of the building.</p>	Defer to officer.
<p><u>DM/22/2282</u></p> <p>Shepherds Farm, Turners Hill Road, Crawley Down, RH10 4HQ</p> <p>T1 - Twin stemmed Sycamore. Fell to ground level.</p>	Defer to tree officer and ask for a one for one native specimen replacement.
<p><u>DM/22/2375</u></p> <p>The Platt, Turners Hill Road, Crawley Down, RH10 4EY</p> <p>New swimming pool, music studio building and tennis court.</p>	Defer to officer.
<p><u>DM/22/2382</u></p> <p>14 Glebelands, Crawley Down, RH10 4GB</p> <p>Rear single and double story extensions</p>	Defer to officer
<p><u>DM/22/2435</u></p> <p>9 Brookhill Close, Copthorne, RH10 3PP</p> <p>Rebuild front porch, construct new roof over existing garage projection and replace garage door with window</p>	Defer to officer
<p><u>DM/22/2326</u></p> <p>18 Hazel Way, Crawley Down, RH10 4JR</p> <p>Proposed conversion of existing garage into habitable (disabled) accommodation and raising existing garage roof for installation of new insulated flat roof. New window and door installation to rear elevation.</p>	Defer to officer.

<p><u>DM/22/2424</u></p> <p>The Birches, Felcot Road, Furnace Wood, RH19 2QA</p> <p>Replace existing conservatory with single storey rear extension with extension of existing raised patio.</p>	Defer to officer
<p><u>DM/22/2455</u></p> <p>Foss Holdings, Rowfant Station Yard, Wallage Lane, Rowfant, RH10 4NF</p> <p>Proposed change of use from open storage to driver training centre and associated stationing of portacabins.</p>	<p>Support</p> <p>Support subject to WSCC highways being satisfied with the proposed number of vehicle movements.</p>
<p><u>DM/22/2383</u></p> <p>4 Grange Crescent, Crawley Down, RH10 4JU</p> <p>Demolition of garage and rear conservatory, side extension and first floor addition with internal alterations and two south facing roof lights.</p>	<p>Object</p> <p>Object on the grounds the buildings proposed external finishes will look incongruous within the street scene. The proposal does not therefore comply with DP26 or CDNP4.1 a) and f).</p>
The above comments were ratified.	
Type 1 Applications	
<p><u>DM/22/2589</u></p> <p>Palmers Autocentre Tyres, Turners Hill Road, Crawley Down, RH10 4HQ</p> <p>Demolition of all existing buildings on-site, previously used as a MOT/Garage/Tyre centre (B1/B2 Sui Generis) to be replaced with 4 dwellings (C3) and associated parking.</p>	Defer to officer, WPC feel there have been no significant changes to the proposal since the previous decision.
Type 2 Applications	
<p><u>DM/22/0456</u></p> <p>Ethlinden, Hophurst Hill, Crawley Down RH10 4LP</p> <p>Proposed home gymnasium, workshop and home office. Amended plans received showing revised design, form, scale and layout of outbuilding.</p>	'Defer to officer and ask for a non-severance clause.
<p><u>DM/22/2559</u></p> <p>25 Tiltwood Drive, Crawley Down, RH10 4DP</p> <p>Two storey side and rear extensions following demolition of rear conservatory. Changes to front fenestration.</p>	Defer to the opinion of the officer.
<p><u>DM/22/2640</u></p> <p>Shepherds Farm, Turners Hill Road, Crawley Down, RH10 4HQ</p> <p>Erection of acoustic boundary fence along Turners Hill Road.</p>	Due to the lack of an acoustic report WPC feel there is insufficient information to make a reasoned comment.
<p><u>DM/22/2649</u></p>	Defer to the opinion of the officer.

Sunnyhill Barn, 6 Sunnyhill Close, Crawley Down, RH10 4GY	
Proposed front porch extension	
Tree Applications	
<u>DM/22/2591</u>	
62 Erica Way, Copthorne, RH10 3XQ (T1-2) Oak trees- reduce lateral limbs growing over garden and towards house by 2m, remove lower growth on trunks and lightly shape into top to keep a well-balanced/shaped crown.	Defer to tree officer

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

There were no items to bring forward.

109 Date of the next meeting

Monday, 19th September 2022 after the Full Council meeting.

Meeting closed at 09.35 pm.

Chairman: _____

Date: _____