

Worth Parish Council
Minutes of the Planning and Highways Committee Meeting
25th February 2019 at 20.30hrs

Present: Cllr Hitchcock (Chairman)
Cllr Anscomb
Cllr Coote
Cllr Dorey
Cllr Phillips
Clerk Mrs J Nagy
Cllr Casella
Cllr Field
Cllr Gibson
Cllr Webb
1 Member of the Public

195 Public Question Time

The Chairman welcomed all present to the meeting, then highlighted the housekeeping rules – there is no fire drill planned this evening. Should an alarm sound, please make your way to the car park via the stairs. Do not use the lift. He requested that mobile phones be put on silent.

No member of the public wished to speak.

196 Apologies

There were no apologies.

Absent: Cllr Blakemore

197 Declarations of Disclosable Pecuniary and Other Interests

Cllr Coote did not consider that he had an interest in DM/19/0420 relating to land at Furnace Wood; he would not take part in discussion for this item, however.

Cllr Hitchcock did not consider that he had an interest in DM/18/4750 relating to 7, Fermandy Lane, as the site is some distance from his property.

198 Minutes

The Clerk apologised that the draft Minutes of the meeting of 4th February 2019 had not been circulated for consideration at this meeting.

It was AGREED that consideration of the Minutes would be deferred until the next meeting.

199 Chairman's Announcements

The Chairman had no announcements

200 Update on Mid Sussex District Council Planning Committee meetings

District Planning Committee – March 26th at 14:00 hrs. No documents on the website.
Planning Committee A – March 14th 2019 at 19:00 hrs. No documents on the website.
Planning Committee B – February 28th 2019 at 19:00 hrs.

DM/18/4821 for Retention of Cabin for residential purposes on land to the east of Yew Tree Cottage, Wallage Lane, Rowfant is on the agenda for Planning Committee B.

MSDC recommending refusal on the ground that the development represents a new residential development in an unsustainable rural location where harm is caused to ancient woodland and the character and appearance of the area and where policies relating to biodiversity, highway safety and drainage have not been complied with. The Parish Council had supported the application, provided that retention permission be sought on an annual basis.

It was AGREED that Cllr Gibson would speak in support of the application at Planning Committee B on behalf of the Council.

201 Planning Decisions from Mid Sussex District Council

Reference	Address	WPC	MDSC
DM/18/4342	Land Adjacent To 1 Heather Close Copthorne RH10 3PZ	Object	Approved
DM/18/4747	1 Glebelands Crawley Down RH10 4GB	Object	Approved
DM/18/4893	Land West of Copthorne Copthorne Way Copthorne	Conditional Support	Approved
DM/18/5003	Green Hollow Felcot Road Furnace Wood RH19 2PX	Conditional Support	Approved
DM/18/5034	56 Burleigh Way Crawley Down RH10 4UQ	Conditional Support	Approved
DM/18/4272	1 Halls Cottages Snow Hill Crawley Down RH10 3EB	Support	Approved
DM/18/4935	Altena Hophurst Drive Crawley Down RH10 4UZ	Support	Approved
DM/18/4603	35 Kitsmead Copthorne RH10 3PN	Noted	Approved
DM/18/4971	Tiltwood West Hophurst Lane Crawley Down RH10 4LL	Defer	Approved

DM/18/4342 – erection of new two bedrooed dwelling on land adjacent to 1, Heather Close, Copthorne The Parish Council objected due to over-development of the site, proposals being out of keeping with the street scene, and being unneighbourly to 34, Fairway, and to access being so close to/on the junction. MSDC The views of the Parish Council are noted, and it is acknowledged that the overall design and position of the dwelling has not been amended; however in terms of its position the built form would not protrude beyond that of 34 Fairway to the east.

DM/18/4747 - first floor extension over existing garage at Glebelands, Crawley Down. The Parish Council objected as Contrary to CDNP4.1a) as overintensification of site, not in keeping with street scene and extension not subservient to main dwelling. MSDC It is considered that the proposed extension is not excessive in scale and considering the size of the plot and previous works would not appear as overdevelopment within the streetscene.

DM/18/5003 – Single storey side extension to be used as an ancillary annexe at Green Hollow, Felcot Rd; non-severance clause included as requested.

DM/18/5034 –first floor front extension over garage and replace first floor tile hanging to composite timber cladding at 56 Burleigh Way. The Parish Council asked for the cladding be changed to match neighbouring properties. MSDC noted that whilst white timber cladding does not match the existing materials it is considered to be acceptable due to the mix in materials used in the wider street scene so the development would still address the character of the surrounding buildings and landscape.

Councillors NOTED this information.

202 New Planning Applications

<p>DM/18/3285</p> <p><u>1 Verwood Cottages Shipley Bridge Lane Copthorne RH10 3JL</u></p> <p>Demolition of two storey side extension and erection of 1 no. 4 bed dwelling house on land adjacent to 1 Verwood Cottage (amended plans received 22 January 2019)</p>	Support
<p>DM/18/4750</p> <p><u>7 Fermandy Lane Crawley Down RH10 4UB</u></p> <p>Outline application for a proposed 4-bedroom detached dwelling. All matters reserved except for access, landscaping, layout and scale.</p>	<p>Object, on the grounds of overdevelopment of the site, that proposals are contrary to CDNP 10 a) and that a three-storey dwelling is out of character with the area.</p> <p>The Council has noted and supports comments from WSCC re permission from land owner for access onto private Cuttinglye Lane, and from Southern Water re permission for diversion of a public sewer.</p>
<p>DM/18/4875</p> <p>21 Hawarden Close Crawley Down RH10 4PQ</p>	Support, as previous concerns re impact on No 22 allayed by that householder

First floor side and single storey front and rear extensions, conversion of garage to habitable room with changes to its external appearance. Amended plans received 01.02.2019.	
<u>DM/18/5105</u> <u>Dukes Head Turners Hill Road Crawley Down RH10 4HH</u> New flat roof extension to trading area, replacement of entrance porch and the extension and alteration to the existing entrance gateposts (additional information and amended description 07/02/2019).	Support
<u>DM/18/5111</u> <u>The Martlets Copthorne Bank Copthorne RH10 3QX</u> Two storey side extension, single storey rear extension and rear first floor extension over existing.	Support
<u>DM/19/0376</u> <u>Down Park Lodge Sandy Lane Crawley Down RH10 4HU</u> Installation of wooden garden summer house in corner of garden.	Support
<u>DM/19/0420</u> <u>Land at Furnace Farm Road Furnace Wood</u> Demolition of outbuildings and existing 'Furnace Bungalow', and their replacement with a single dwelling (use class C3) together with associated infrastructure and landscape works (alternative to planning permission DM/16/1597).	Support
<u>LI/19/0229</u> <u>Dukes Head Turners Hill Road Crawley Down RH10 4HH</u> Changes to the layout of the premises	Noted

203 Items for future agenda

It was agreed that the Clerk would put consideration of Crabbet Park as a strategic site on the agenda for Monday, 4th March in the hope that she is able to find a speaker in the interim.

204 Date of the next meeting – Monday, 4th March 2019.

Meeting closed at 8.53 pm

Chairman: _____

Date: _____