

Worth Parish Council
Minutes of the Planning and Highways Committee Meeting held on
24th July 2023, commencing at 09.05pm

Present	Cllr Williams (Chairman)	Cllr Pointer (Vice Chairman)
	Cllr Bingle	Cllr Kipps
	Cllr Casella	Cllr Stewart
	Cllr Coote	Cllr Wilson
	Cllr King	
	Mrs T Cruickshank (Deputy Clerk)	3 members of the public

85 Public Question Time

The Chairman welcomed all present to the meeting.

86 Apologies

Apologies were NOTED and ACCEPTED from Cllr Lord

87 Declarations of Disclosable Pecuniary and Other Interests

Cllr Coote declared an interest in application DM/23/1611 as he knows the owner.

88 Minutes

It was agreed by all present that the Minutes of the Planning & Highways Committee meeting held on 10th July 2023 were true and correct record.

89 Chairman's Announcements

The Chairman had no announcements.

90 Correspondence

The Deputy Clerk gave an update on Highways complaints/reports – A reply had been received from WSCC re Copthorne Bank- *'We have investigated your enquiry and it is not currently at a level where it would be scheduled for immediate repair but we will continue to monitor it through our routine inspections'*.

Cllrs NOTED the correspondence.

91 Update on Mid Sussex District Council Planning Committee Meetings

- a) District Planning Committee – next meeting: 10th August 2023 at 2pm
- b) Planning Committee – next meetings: 3rd August 2023 at 4pm.

Councillors NOTED this information.

92 Planning Decisions from Mid Sussex District Council

	Address	WPC	MDSC
DM/23/0987	13 Burleigh Way, Crawley Down, RH10 4AU	Defer to officer	Permitted
DM/23/1282	4 Grange Crescent, Crawley Down, RH10 4JU	Defer to officer	Permitted
DM/23/1304	7 Burleigh Way, Crawley Down, RH10 4AU	Defer to officer	Permitted
DM/23/1429	8 Calluna Drive, Copthorne, RH10 3XF	Defer to tree officer	Permitted
DM/23/1545	61 Westway, Copthorne, RH10 3QS	Defer to tree officer	Permitted

Cllrs NOTED this information.

93 Presentation – A representative from RDJW Architects attended the meeting along with the owners to give a pre application presentation for land at Carrirall, Copthorne Road, Copthorne.

The representative explained that the site in question was already commercially developed and at present the site consisted of a fuel depot, a groundworks company and a vintage coach company.

The development of the site would bring new jobs to the local community. The site would be made up of B2 and B8 units with improved access onto the Copthorne Road which would mitigate potential safety concerns around the access onto the 50mph Copthorne Road.

Electric Vehicle Charging points will be provided along with bicycle storage and pedestrian routes.

Paving will be permeable to address surface water concerns and low-level lighting will be installed.

It was advised there was a shortage of small business units in the local area and this development would address this need.

It was hoped that the site would be made up of mostly local companies.

Questions from the committee were taken.

Will the fuel dump be removed – yes it will.

Will there be screening to the adjacent properties – yes screening will be provided.

Are there green roofs proposed – yes.

Carbon reused – yes where possible.

How many people are employed on the site presently- approximately 18 but the new proposal should offer more employment.

Will the site be used by heavy goods vehicles – yes but the site is commercial at present.

How big is the site – the site is 400 sq meters and will cover the same grounds as the existing site.

Councillors asked if there was a timeline for works to start if planning permission was approved. It was hoped that works would start as soon as they could in line with economic considerations but an exact date cannot be given.

The Chairman thanked the representatives for their presentation.

The representatives left the meeting.

94 Mid Sussex District Plan – the Deputy Clerk had shared a report on the Mid Sussex District Plan in the meeting pack.

95 Licencing –

There were no licencing applications pertaining to WPC.

Cllrs NOTED this information.

96 Appeals

There were no new appeals pertaining to WPC.

Councillors NOTED this information.

Type 1 Applications	
<p><u>DM/23/0660</u></p> <p><u>Tamarind, Copthorne Common, Copthorne, RH10 3LF</u></p> <p>Outline application for the erection of a new detached dwelling with associated detached garage. All matter reserved except for access. (Amended application form received 21.06.2023, revised location and block plans received 21.06.2023 and 23.06.2023) (Revised block plan with re-positioned garage received 29.06.2023)</p>	Defer to officer.
<p><u>DM/23/1714</u></p> <p><u>White Mead, Shipley Bridge Lane, Copthorne, RH10 3JL</u></p> <p>Proposed single storey side/rear extensions, conversion of garage to habitable room plus front porch.</p>	Defer to officer.
Type 2 Applications	
<p><u>DM/23/0676</u></p> <p><u>Barns Court, Turners Hill Road, Crawley Down, RH10 4HQ</u></p> <p>Application for approval of Reserved Matters following outline approval DM/20/4127 for the expansion of the existing commercial estate relating to Appearance, Landscaping, Layout and Scale. (Amended layout plan and additional drainage information received 10th July 2023).</p>	Defer to officer.
<p><u>DM/23/1611</u></p> <p><u>The Birches, Felcot Road, Furnace Wood, RH19 2QA</u></p> <p>Retrospective application for the erection of a 1.2m-1.5m horizontally slatted Venetian fence positioned approximately 2m back from the roadside edge of the property.</p>	<p>Cllr Coote took no part in the discussion having already declared an interest.</p> <p>Defer to officer.</p>
<p><u>DM/23/1757</u></p> <p><u>Ethlinden, Hophurst Hill, Crawley Down, RH10 4LP</u></p> <p>Proposed single storey side extension.</p>	Defer to officer.
<p><u>DM/23/1767</u></p> <p><u>The Platt, Turners Hill Road, Crawley Down, RH10 4EY</u></p> <p>Temporary access and haul road including crossover to access The Platt during construction works.</p>	Defer to officer with concerns over the drainage onsite and the dangerous access onto the Turners Hill Road.
<p><u>DM/23/1823</u></p> <p><u>17 Beechey Way, Copthorne, RH10 3LT</u></p> <p>Single storey rear/side extension</p>	Defer to officer.
Tree Applications	
<u>None</u>	

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

None

- 99 August Recess-** it was AGREED by all present to delegate authority to the Chair and Vice Chair of this Committee, together with the Clerk or Deputy Clerk, to submit comments on planning application received during the August recess. An additional meeting will be called if necessary.

Cllrs asked that the Deputy Clerk refer the following properties to MSDC enforcement.
22 Knowle Drive, Copthorne and 4 Burleigh Way, Crawley Down for breaches in planning conditions.

100 Date of the next meeting

Monday 4th September after the GP & Finance meeting.

Meeting closed at 09.29 pm.

Chairman: _____

Date: _____