

WORTH PARISH COUNCIL

**Planning & Highways Committee
Meeting**

Public Pack

23rd January 2023

- 10. New Planning Applications** - To consider and agree recommendations to submit to Mid Sussex District Council as the Local Planning Authority, on the following planning applications:

Type 1 Applications	
None	
Type 2 Applications	
<u>DM/22/3874</u>	
59 Church Lane, Copthorne, RH10 3QF First floor extension to the side/rear of the existing property.	
<u>DM/23/0019</u>	
Yew Tree Cottage, Wallage Lane, Rowfant, RH10 4NG Outbuilding to provide area for an office/studio.	
<u>DM/23/0021</u>	
Front Bungalow, Haynes Farm, Copthorne Common, RH10 3LE Demolish roof and walls of existing dwelling and rebuild single story dwelling using existing foundations and footprint. Extend roof area to cover decking along west elevation.	
Tree Applications	
<u>DM/22/3877</u>	
60 Erica Way, Copthorne, RH10 3XQ T1 Hazel - reduce in height by up to 7.5m and cut back branches to fence line overhanging garden.	
<u>DM/23/0103</u>	
Land Parcel Adjacent To 34 Calluna Drive, Copthorne Oak (T1) - 06DV Crown reduction of top height only by 4m from branch tips to be above the stem wound/cavity highlighted in picture, to mitigate against the risk of stem failure	

- 11. Consideration of items for discussion by the Environment & Infrastructure Working Parties** – to consider and agree items to pass to the two Working Parties for discussion at their meetings, these to be put on a future Council/Committee agenda if necessary.

- 12. Date of the next meeting** – Monday, 6th February 2023 after the GP & Finance meeting.

ALL MEMBERS OF THE PUBLIC HAVE THE RIGHT TO ATTEND, AND ARE WELCOME AT MEETING

Issued: 17th January 2023

To: Members of the Planning and Highways Committee.

Notice of Meeting

You are hereby summoned to the **Planning and Highways Committee** meeting of Worth Parish Council, on **Monday, 23rd January 2023, after the Full Council meeting** in the **The Birch Room, The Haven Centre, Hophurst Lane, Crawley Down**, where the following business will be considered and transacted.

Mrs J. Nagy
Clerk to the Council

AGENDA

- 1. Public Question Time – 15 minutes** – To receive, and act upon if considered necessary, comments made by members of the public.

Members of the Public are welcome to ask questions of the Council on matters that arise under its remit. The question should not be a statement and it would be appreciated to be kept short, to maximise the time for other questions. The chairman will call the question from those who are indicating that they wish to speak.

- 2. Apologies** – to receive and approve apologies for absence.
- 3. Declarations of Disclosable Pecuniary and Other Interests** – To receive any declarations of interest from Councillors.
- 4. Minutes** – To discuss, amend if necessary and thereafter approve the Minutes of the Planning and Highways Committee meeting held on 9th January 2023.
- 5. Chairman's Announcements** – To receive any announcements by the Chairman of the Planning and Highways Committee.
- 6. Correspondence** – To note correspondence received.
- 7. Update on Mid Sussex District Council Planning Committee meetings** – To note items relevant to Worth Parish Council on the agendas of the following Mid Sussex District Council Committees:
- a) District Planning Committee – next meeting: 16th February 2023 at 2pm
 - b) Planning Committee – next meetings: 9th February 2023 at 4pm.
- 8. Planning Decisions from Mid Sussex District Council** – To receive and comment upon decisions made by Mid Sussex District Council, the Local Planning Authority.

Ref	Address	WPC	MDSC
DM/22/2965	3 Whitegate Close, Copthorne, RH10 3BF	Defer to officer	Permitted
DM/22/3149	Little Frenches Farm, Snow Hill, Crawley Down, RH10 3EG	Withdrawn	
DM/22/3452	Oak Lodge, Borers Arms Road, Copthorne, RH10 3LH	Defer to officer	Permitted
DM/22/3478	The Pantry, 3A Station Road, Crawley Down, RH10 4HZ	Defer to officer	Permitted
DM/22/3551	Brookside, Snow Hill, Crawley Down, RH10 3EE	Withdrawn	

- 9. Licencing** – To receive and note any new licencing applications.

Clerk's Report

Meeting of the Planning and Highways Committee to be held on Monday 23rd January 2023, after the Full Council Meeting. In the Birch Room, The Haven Centre, Hophurst Lane, Crawley Down where the following business will be considered and transacted

To be considered in conjunction with the agenda for this meeting.

1. Public Question Time

The Public Forum will last for a period of up to fifteen minutes during which the public are welcome to ask questions of the Council on matters that arise under its remit. The question should not be a statement and it would be appreciated to be kept short, to maximise the time for other questions. The chairman will call the question from those who are indicating that they wish to speak.

2. Apologies – To receive and note apologies.

3. Declarations of Interest

Members are advised to consider the agenda for the meeting and determine in advance if they may have a Personal, Prejudicial or a Disclosable Pecuniary Interest in any of the agenda items. If a Member decides they do have a declarable interest, they are reminded that the interest and the nature of the interest must be declared at the commencement of the consideration of the agenda item; or when the interest becomes apparent to them. Details of interest will be Minuted.

Where there is a Prejudicial Interest (which is not a Disclosable Pecuniary Interest) Members are reminded that they must withdraw from the meeting chamber after making representations or asking questions.

If the interest is a Disclosable Pecuniary Interest, Members are reminded that they must take no part in the discussions of the item at all; or participate in any voting; and must withdraw from the meeting chamber; unless they have received a dispensation.

4. Minutes – To discuss, amend if necessary and thereafter approve the Minutes of the Planning and Highways Committee meeting held on 9th January 2023.

5. Chairman's Announcements – To receive any announcements by the chairman of the Planning and Highways committee.

6. Correspondence – No correspondence had been received at the time of writing this report.

7. Update on Mid Sussex District Council Planning Committee meetings

- a. District Planning Committee – next meeting: 16th February 2023 at 2pm.
- b. Planning Committee – next meetings: 9th February 2023 at 4pm

8. Planning Decisions from Mid Sussex District Council

Ref	Address	WPC	MSDC
DM/22/2965	3 Whitegate Close, Copthorne, RH10 3BF	Defer to officer	Permitted
DM/22/3149	Little Frenches Farm, Snow Hill, Crawley Down, RH10 3EG	Withdrawn	
DM/22/3452	Oak Lodge, Bowers Arms Road, Copthorne, RH10 3LH	Defer to officer	Permitted
DM/22/3478	The Pantry, 3A Station Road, Crawley Down, RH10 4HZ	Defer to officer	Permitted
DM/22/3551	Brookside, Snow Hill, Crawley Down, RH10 3EE	Withdrawn	

9. Licencing

There are no new licencing applications.

10. New Planning Applications

Type 1 Applications	
None	
Type 2 Applications	
DM/22/3874 59 Church Lane, Copthorne, RH10 3QF First floor extension to the side/rear of the existing property.	No previous planning history
DM/23/0019 Yew Tree Cottage, Wallage Lane, Rowfant, RH10 4NG Outbuilding to provide area for an office/studio.	History – To place a static caravan on land adjoining Yew tree Cottage for temporary use as an annex. (Revised plans submitted 24th October 2017). Ref. No: DM/17/3842 Status: Withdrawn Proposed permanent closure of existing vehicular access to Yew Tree Cottage, and replacement by historical access further east. Ref. No: DM/21/2134 Status: Withdrawn
DM/23/0021 Front Bungalow, Haynes Farm, Copthorne Common, RH10 3LE Demolish roof and walls of existing dwelling and rebuild single story dwelling using existing foundations and footprint. Extend roof area to cover decking along west elevation.	No relevant planning history. This application would enable upgrading of the existing cottage with minor visual impact.
Tree Applications	
DM/22/3877 60 Erica Way, Copthorne, RH10 3XQ T1 Hazel - reduce in height by up to 7.5m and cut back branches to fence line overhanging garden.	Suggest defer to tree officer
DM/23/0103 Land Parcel Adjacent To 34 Calluna Drive Copthorne West Sussex	Suggest defer to tree officer

Oak (T1) - 06DV Crown reduction of top height only by 4m from branch tips to be above the stem wound/cavity highlighted in picture, to mitigate against the risk of stem failure	
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Worth Parish Council

Minutes of the Planning and Highways Committee Meeting held on 9th January November 2023, commencing at 08.49 pm

Present	Cllr Hitchcock (Chairman)	Cllr Mayor (Vice Chairman)
	Cllr Casella	Cllr Cruickshank
	Cllr Gibson	Cllr King
	Cllr Williams	Cllr Stewart
	Mrs T Cruickshank Deputy (Clerk)	1 Members of the public

212 Public Question Time

The Chairman welcomed all present to the meeting.

Cllr Phillips attended as a member of the public.

213 Apologies

Apologies were noted and accepted from Cllrs Coote, Dorey and Pointer.

214 Declarations of Disclosable Pecuniary and Other Interests

There were no declarations of disclosable or other interests.

215 Minutes

It was agreed by all present that the Minutes of the Planning & Highways Committee meeting held on 12th December 2022 were true and correct record.

216 Chairman's Announcements

The Chairman had no announcements.

217 Correspondence

There was no correspondence.

218 Update on Mid Sussex District Council Planning Committee Meetings

- a) District Planning Committee – next meeting: 19th January 2023 at 2pm.
- b) Planning Committee – next meetings: 12th January 2023 at 4pm.

The Deputy Clerk advised there were no items pertaining to WPC on the 12th January agenda and the 19th January is not yet available.

Councillors NOTED this information.

219 Planning Decisions from Mid Sussex District Council

	Address	WPC	MDSC
DM/22/1448	Goldregen, Vicarage Road, Crawley Down, RH10 4JJ	Defer to officer	Permitted
DM/22/3220	Alpha Cottage, Borers Arms Road, Copthorne, RH10 3LH	Defer to officer	Permitted
DM/22/2508	Yew Tree barn, Turners Hill Road, RH10 4PE	Defer to officer	Refused
DM/22/2611	10 Gorse Close, Copthorne, RH10 3PY	Withdrawn	
DM/22/2732	The Haven Sportsfield Car Park, Crawley Down	Defer to officer	Permitted
DM/22/2989	8 Pasture Wood Close, Crawley Down, RH10 4AP	Defer to officer	Permitted
DM/22/3370	76 Lashmere, Copthorne, RH10 3RT	Defer to officer	Permitted
DM/22/3463	4 Burliegh Way, Crawley Down, RH10 4LX	Object	Permitted

Councillors NOTED the decisions.

220 Licencing

There were no licensing applications to note.

221 Appeals

There were no appeals to note.

222 Bowers Place Parking

A detailed discussion had taken place at the previous GP & Finance meeting on this subject.

Tenders had been received and a contractor agreed. Cllr Hitchcock advised, in principle work could likely commence at the end of February.

Councillors NOTED this information

223 Updates on the Mid Sussex District Plan

WPC consultation response to the Draft District Plan review was submitted on 19th December, a copy had been shared with the committee.

Cllr NOTED this.

Cllr Gibson thought the submission had been well written the committee agreed with this statement.

224 Planning Compliance Action

Nothing to report.

225 Highways Issues

The committee asked the Deputy Clerk to write to WSCC Highways expressing their dissatisfaction with the state of the roads which was affecting the ability of our residents to travel in safety.

226 Applications in Neighbouring Parishes

There were no changes. The list was NOTED

Cllr Gibson advised an application DM/23/0011 Part retrospective change of use of land from E(g) to a Sui Generis consisting of E(g) and B8 had been lodged in Turners Hill Parish.

227 New Planning Applications

Type 1 Applications	
None	
Type 2 Applications	
<u>DM/22/2965</u> 3 Whitegate Close, Copthorne, RH10 3BF Loft conversion with rear dormer. Amended plans received 05.12.2022 showing the rear dormer reduced to 3m in width with added pitched roof.	Defer to officer

<p><u>DM/22/3539</u></p> <p>Woodmans, Copthorne Common, Copthorne, RH10 3JU</p> <p>Application for change of use of land to allow for the siting of three glamping pods (revised glamping pod plans received 21.12.2022).</p>	<p>Whilst the committee defer to the opinion of the officer there are concerns over the comments from West Sussex Fire & Rescue regarding the width of the access track to allow emergency vehicles and the lack of access to fire hydrants and water.</p>
<p><u>DM/22/3678</u></p> <p>East Lodge, Locketts Farm, Old Hollow, Copthorne, RH10 4SZ</p> <p>Addition of first floor to existing single storey detached bungalow.</p>	<p>Defer to officer.</p>
<p><u>DM/22/3679</u></p> <p>East Lodge, Locketts Farm, Old Hollow, Copthorne, RH10 4SZ</p> <p>Proposed single storey side extension.</p>	<p>Defer to officer.</p>
<p><u>DM/22/3735</u></p> <p>The Platt, Turners Hill Road, Crawley Down, RH10 4EY</p> <p>Proposed new swimming pool building and Tennis court within the curtilage of the current property.</p>	<p>Whilst the committee defer to the opinion of the officer we would like to highlight concerns from the previous application regarding the affect on the neighbouring listed buildings and the associated effects on the neighbouring property to the south.</p>
<p><u>DM/22/3832</u></p> <p>Carpe Diem, Copthorne Bank, Copthorne, RH10 3JH</p> <p>Proposed single storey rear extension to replace conservatory and garage conversion.</p>	<p>Defer to officer.</p>
<p><u>Tree Applications</u></p>	
<p><u>DM/22/3719</u></p> <p>Copthorne Golf Club, Borers Arms Road, Copthorne, RH10 3LL</p> <p>T1 - Scots Pine - Fell to ground level as dead and overhangs 28 Spring Gardens.T2 - Scots Pine - Reduce by 3m overhanging heavy branch leaving lateral length of 5m.Overhangs 17 Spring Gardens and could cause damage if falls. T3 - Red Oak - Reduce to pruning point 1m below last cut 3m in total including regrowth. Original stumps at last cut have developed rot to a depth of approx 1m.</p>	<p>Defer to tree officer and request a 1 for 1 replacement of the felled Scots Pine.</p>
<p><u>DM/22/3826</u></p> <p>2 Pasture Wood Close, Crawley Down, RH10 4AP</p> <p>T1 Oak - Dead wood and remove epicormic growth up to the crown. T2 Beech - Dismantle down to ground level.</p>	<p>Defer to tree officer and request a 1 for 1 replacement of the felled Beech tree.</p>

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

There were no items to bring forward.

229 Date of the next meeting

Monday, 23rd January 2023 after the Full Council meeting.

Meeting closed at 09.12 pm.

Chairman: _____

Date: _____