

# **WORTH PARISH COUNCIL**

## **Planning & Highways Committee Meeting**

### **Meeting Pack**

**24<sup>th</sup> April 2023**

Issued: 18<sup>th</sup> April 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, 24<sup>th</sup> April 2023, after the Full Council meeting** in **The South Room, The Parish Hub, Borers Arms Road, Copthorne**, 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 17<sup>th</sup> April 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: 1<sup>st</sup> June 2023 at 2pm
  - b) Planning Committee – next meetings: 31<sup>st</sup> May at 7pm.
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DM/23/0021	Front Bungalow Haynes Farm Copthorne Common Copthorne RH10 3LE	Defer to officer	Withdrawn
DM/23/0419	Roselea, Sunny Avenue, Crawley Down, RH10 4JL	Defer to officer	Permitted
DM/23/0440	Land adjacent to the Royal Oak, Crawley Down	Defer to officer	Permitted
DM/23/0443	Land at Worth Way, Crawley Down	Defer to officer	Permitted
DM/23/0570	Front Bungalow, Haynes Farm, Copthorne Common, Copthorne	Defer to officer	Permitted
DM/23/0606	Land at Borers Arms Rd, Copthorne	Defer to officer	Permitted

- 9. Licencing** - To receive and note any new licencing applications.
- 10. Appeals** – To receive and note any new appeals.
- 11. 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:

<b>Type 1 Applications</b>	
<b><u>DM/23/0660</u></b>	
Tamarind, Copthorne Common, Copthorne RH10 3LF	
Outline application for the erection of a new detached dwelling with associated detached garage. All matter reserved except for access.	
<b>Type 2 Applications</b>	
<b><u>DM/23/0938</u></b>	
30, Forest Close Crawley Down RH10 4LU	
Single storey side extension	
<b>Tree Applications</b>	
None	

- 12. 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.
- 13. Date of the next meeting** – TBA.

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

## Clerk's Report

**Meeting of the Planning and Highways Committee to be held on Monday 24<sup>th</sup> April 2023, after the Full Council Meeting. In the South Room, The Parish Hub, Borers Arms Road, Copthorne 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**

No apologies have been received at the time of writing this report

### **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 17<sup>th</sup> April 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: 1<sup>st</sup> June 2023 at 2pm.
- b. Planning Committee – next meetings: 31<sup>st</sup> May 2023 at 7pm

No agendas are available at this time.

### **8. Planning Decisions from Mid Sussex District Council**

Ref	Address	WPC	MSDC
DM/23/0419	Roselea, Sunny Avenue, Crawley Down, RH10 4JL	Defer to officer	Permitted
DM/23/0440	Land adjacent to the Royal Oak, Crawley Down	Defer to officer	Permitted
DM/23/0443	Land at Worth Way, Crawley Down	Defer to officer	Permitted
DM/23/0570	Front Bungalow, Haynes Farm, Copthorne Common, Copthorne	Defer to officer	Permitted
DM/23/0606	Land at Borers Arms Rd, Copthorne	Defer to officer	Permitted

CLIs are asked to note the above decisions.

## 9. Licencing

There are no new licencing applications.

## 10. Appeals

There are no new appeals.

## 11. New Planning Applications

Type 1 Applications	
<b><u>DM/23/0660</u></b>  DM/23/0660  Tamarind, Copthorne Common, Copthorne RH10 3LF  Outline application for the erection of a new detached dwelling with associated detached garage. All matter reserved except for access.	Multiple applications refused at this site.  DM/22/01989; five bed dwelling permitted; WPC comment "Defer to officer"  This four bed dwelling is in addition to the above.
Type 2 Applications	
<b><u>DM/23/0938</u></b>  30, Forest Close Crawley Down RH10 4LU  Single storey side extension	07/02031/FUL - single storey side extension; WPC comment, "support".  This application is a small extension to the above extension  Suggest Defer to officer
Tree Applications	
<b><u>None</u></b>	

**Worth Parish Council**  
**Minutes of the Planning and Highways Committee Meeting held on**  
**17<sup>th</sup> April 2023, commencing at 8.20pm**

<b>Present</b>	Cllr Hitchcock (Chairman)	Cllr Mayor
	Cllr Casella	Cllr Coote
	Cllr Gibson	Cllr King
	Cllr Pointer	Cllr Stewart
	Cllr Williams	Cllr Pointer
	Mrs J Nagy (Clerk)	1 member of the public

**308 Public Question Time**

The Chairman welcomed all present to the meeting; Cllr Phillips attended as a member of the public.

Cllr Phillips urged the Committee to submit a response in relation to the CIL Consultation, and reminded them that MSDC had not adopted a CIL Policy.

**309 Apologies**

Apologies were noted and accepted from Cllrs Cruickshank and Dorey. Cllr Gibson will be arriving late.

**310 Declarations of Disclosable Pecuniary and Other Interests**

Cllr Pointer declared a personal interest in DM/23/0689, as she knows the applicant.

**311 Minutes**

It was noted that Cllr King had been omitted from those present. It was agreed by all present that the Minutes of the Planning & Highways Committee meeting held on 20<sup>th</sup> March 2023 were true and correct record, after this amendment.

**312 Chairman's Announcements**

The Chairman had no announcements.

The Clerk advised that she had been contacted by MSDC in relation to the siting of the pictorial map in Crawley Down. This Committee had requested that an alternative location be sought; MSDC wanted to know where this could be. It was agreed that as the application had now been permitted by MSDC, the original location on WSCC land adjacent to the Royal Oak was acceptable.

**313 Correspondence**

There was no correspondence.

**314 Update on Mid Sussex District Council Planning Committee Meetings**

- a) District Planning Committee – next meeting: 20<sup>th</sup> April 2023 at 2pm (cancelled) & 24<sup>th</sup> May 2023 at 7.30pm.
- b) Planning Committee – next meetings: 24<sup>th</sup> May 2023 at 7.30pm.

Councillors NOTED this information.

## 315 Planning Decisions from Mid Sussex District Council

	Address	WPC	MDSC
DM/22/2844	1 Sunnyside, Copthorne Bank, Copthorne, RH10 3QX	Withdrawn	
DM/23/0096	Land South of Copthorne Prep School, Copthorne Common Road	Defer to officer	Refuse
DM/23/0257	Lake House, Cuttinglye Road, Crawley Down, RH10 4LR	Defer to officer	Permitted
DM/23/0260	55 Forest Close, Crawley Down, RH10 4LU	Defer to officer	Permitted
DM/23/0300	Lake House, Cuttinglye Road, Crawley Down, RH10 4LR	Defer to officer	Permitted
DM/23/0351	Felstead, Shipley Bridge Lane, Copthorne, RH10 3JL	Defer to officer	Permitted
DM/23/0377	5 Kitsmead, Copthorne, RH10 3PN	Defer to officer	Permitted
DM/23/0385	3 Acorn Avenue, Crawley Down, RH10 4AL	Withdrawn	
DM/23/0402	40 Tiltwood Drive, Crawley Down, RH10 4PH	Defer to officer	Permitted

Councillors NOTED the decisions.

### 316 Licencing

There were no licensing applications to note.

### 317 Appeals

There were no appeals to note.

### 318 Bowers Place Parking

Cllr Hitchcock reported that he had made little progress. The revised RSA stipulated that the narrow width of grass between the road and footpath should be tarmacked. However, this would impact the Root Protection Zones, and would be contrary to the advice of the tree consultant.

The lack of progress was due to Cllr Hitchcock not being able to discuss the issue with WSCC due to unavailability of officers. He had booked a phone call to do so. He wished to make the point that the original RSA had been signed off as acceptable, so would query the amendment.

Revised documentation had been prepared in the event that a planning application needed to be re-submitted.

With regard to the ongoing queries from the CDRA about the new path, it was constructed to channel water to the tree roots, so cannot be laid differently in sections to allow for vehicles to cross over.

**Cllr Gibson arrived at 8.30pm**

### 319 CIL Consultation

Government has published a further consultation on proposed changes to the planning system, this time on how the proposed infrastructure levy (which it is intended will largely replace Section 106 agreements and the Community Infrastructure Levy) should work in England to make sure developers pay 'a fairer share' for local infrastructure and affordable housing.

It was agreed that Cllr Phillips would liaise with the Deputy Clerk to prepare a response prior to the 9<sup>th</sup> June deadline.

### 320 Updates on the Mid Sussex District Plan

Nothing to report.

### 321 Planning Compliance Action

Nothing to report.

## **322 Highways Issues**

At a previous Planning and Highways meeting Cllr King advised that since works had taken place on Copthorne Green the contractors had left loose pebbles and they should return to re-cement these. The Deputy Clerk had asked the Groundsman to investigate, and it was believed that a suitable repair had been carried out.

Councillors NOTED this information.

### Road Closures

APPLICATION FOR TEMPORARY ROAD CLOSURE:  
Coronation Street Party: Akehurst Close, Copthorne  
Saturday 6th May 2023

Councillors NOTED this road closure.

### Sandy Lane

It was noted that the road surface at the junction with Hophurst Lane had sunk again. Despite repairs by WSCC, it had been identified that the poor state of the sewers was the cause of this ongoing defect.

The Chairman will provide the Clerk with details for Southern Water for her to contact them to ascertain what it intends to do to resolve the situation.

### The Furrows

Cllr Williams reported that there are issues with surface water in this area; the Management company is in discussion with WSCC as the roads are adopted highway.

### Mobile vender

Cllr Pointer reported that a resident expressed concern to her, relating to a mobile vender operating in Crawley Down. The Clerk will make enquiries with MSDC and report back.

## **323 Applications in Neighbouring Parishes**

The updates on current application in neighbouring parishes were NOTED.

### DM/23/0810, Land South of Crawley Down Road, Felbridge

This relates to the erection of 1-, 2-, 3- and 4-bedroom homes 200 homes, with 30% affordable.

The Clerk advised that the application for 60 homes on the eastern half of the site had been withdrawn; this application was for the whole site.

Cllr Gibson had attended East Grinstead Town Council meeting that evening, and reported on its objections to the proposals, which were noted.

The lack of capacity at the Star crossroads remained a huge concern; as Crawley Down school is full, children from this development will have to travel to East Grinstead to school, which will add to the pressure at this junction.

The Committee that the NHS had advised that the proposed houses will come into the catchment areas of surgeries already at capacity. It proposed that a sum of £303,000 should be sought from the develop to increase building capacity.

Councillors felt that the size of health care buildings was not the issue, it was the lack of GPs in the area which was causing problems.

It was AGREED by all present to support the objections of East Grinstead Town Council, and to highlight the NHS consultation response, pointing out that it was a lack of GPs in the area that was causing capacity issues.



## 324 New Planning Applications

<b>Type 1 Applications</b>	
<p><b><u>DM/23/0539</u></b></p> <p>Beech House, Hophurst Lane, Crawley Down, RH10 4LN</p> <p>Erection of detached 4 bed dwelling with associated parking</p>	Object, as outside the BUAB and concerns over sight lines
<p><b><u>DM/23/0705</u></b></p> <p>10 Gorse Close, Copthorne, RH10 3PY</p> <p>Construction of a new 1-bedroom dwelling at the end of the existing terraced property at 10 Gorse Close with parking to the rear of the property.</p>	Defer to officer, but ask that roof line should NOT be subservient to main dwelling as is new dwelling not an extension
<b>Type 2 Applications</b>	
<p><b><u>DM/22/0802</u></b></p> <p>Smugglers Cottage, Snow Hill, Crawley Down, RH10 3EF</p> <p>Proposed detached garage/carport at the front-side (northeast) of the property, new entrance gates and retrospective consent for the acoustic fence with associated landscaping (Amended description and plans 08.03.2023)</p>	Defer to the heritage officer
<p><b><u>DM/22/3735</u></b></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. Arboricultural Method Statement and Tree Protection Plan received 07.02.2023. Description amended 17.03.2023 and amended location and block plan received to include change of use of adjoining land to private garden area</p>	<p>It was noted that the conservation officer, the environmental protection officer and the planning officer had no adverse comments.</p> <p>Defer to officer.</p>
<p><b><u>DM/23/0331</u></b></p> <p>Whitegates Cottage, Copthorne Common, Copthorne, RH10 3LE</p> <p>Convert garage/garden machinery store into home office/gym for sole use of the occupants of Whitegates Cottage with no internal or external changes.</p>	Defer to officer; ask for non-severance clause
<p><b><u>DM/23/0359</u></b></p> <p>Pinewood, Vicarage Road, Crawley Down, RH10 4JF</p> <p>To replace existing hanging tiles with new cream fibre cement cladding.</p>	Object, as out of keeping with neighbouring properties and would stand out in the village landscape
<p><b><u>DM/23/0676</u></b></p> <p>Barns Court, Turners Hill Road, Crawley Down, RH10 4HQ</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.</p>	Defer to officer
<p><b><u>DM/23/0689</u></b></p> <p>45 Tiltwood Drive, Crawley Down, RH10 4XP</p> <p>Proposed two storey rear extension</p>	<p><b>Cllr Pointer declared a personal interest in this application as she knows the applicant; she took no part in discussion.</b></p> <p>Defer to officer.</p>

<p><b><u>DM/23/0760</u></b></p> <p>The Chestnuts, Hophurst Hill, Crawley Down, RH10 4LW</p> <p>Proposal to extend on the first floor to create a larger bedroom with ensuite bathroom.</p>	Defer to officer
<p><b><u>DM/23/0763 LDC</u></b></p> <p>3 Acorn Avenue, Crawley Down, RH10 4AL</p> <p>Proposed ground floor rear extension, loft conversion with hip to gable rear and 2 side dormers.</p>	No comment as is an LDC.
<p><b><u>DM/23/0781</u></b></p> <p>Little Dippen, Shipley Bridge Lane, Copthorne, RH10 3JL</p> <p>Proposed extensions comprising of side and front extensions, gable roof extension, dormer roof and roof light additions, existing dormer width extended, front porch addition and render finish to existing/proposed exterior walls.</p>	Defer to officer
<p><b><u>DM/23/0791</u></b></p> <p>Eastnor, Vicarage Road, Crawley Down, RH10 4JJ</p> <p>Single storey conservatory extension to the rear of the property.</p>	Defer to officer
<p><b><u>DM/23/0815</u></b></p> <p>7 Knowle Close, Copthorne, RH10 3LR</p> <p>Single storey front and rear extensions with porch and roof windows.</p>	Defer to officer
<p><b><u>DM/23/0886</u></b></p> <p>26 Newtown, Copthorne, RH10 3LZ</p> <p>Single storey rear extension and ramped access to the front door.</p>	Support
<b><u>Tree Applications</u></b>	
<p><b><u>DM/23/0894</u></b></p> <p>1 Pasture Wood Close, Crawley Down, RH10 4AP</p> <p>T1 Oak - overall crown reduce by 1.5-2m. T2 Oak - crown reduce height by 1-1.5m and lateral growth by up to 3m. T3 - T5 - x3 Beech - overall crown reduce by 1.5-2m. Crown lift to give height clearance of 5m from ground level. T6 and T7 X2 Sycamore - overall crown reduce by 1.5-2m. Crown lift to give height clearance of 5m from ground level.</p>	Defer to tree officer.
<p><b><u>DM/23/0918</u></b></p> <p>Tudor Oak, 92 Lashmere, Copthorne, RH10 3RT</p> <p>T1 Oak - reduce left of crown (height and spread) by approximately 1m. T2 - Oak - reduce crown height and spread by approximately 2m</p>	Defer to tree officer.

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

There were no items to bring forward.

**326 Date of the next meeting**

Monday, 24<sup>th</sup> April 2023 after the Full Council meeting.

*Meeting closed at 9.35 pm.*

Chairman: \_\_\_\_\_

Date: \_\_\_\_\_