

WORTH PARISH COUNCIL

Planning and Highways
Committee Meeting

Meeting Pack

12th June 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 12th June 2023, after the GP & Finance 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** - 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 5th June 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: 22nd June 2023 at 2pm.
 - b) Planning Committee – next meeting: 15th June 2023 at 4.00pm.
8. **Planning Decisions from Mid Sussex District Council** – To receive and comment upon decisions made by Mid Sussex District Council, the Local Planning Authority

	Address	WPC	MDSC
DM/23/0453	Land at Crawley Down pond, Cob Close, Crawley Down	Support	Permitted
DM/23/0568	Stonelea, Copthorne Common Road, Copthorne, RH10 3JX	Defer to officer	Permitted
DM/23/0938	30 Forest Close, Crawley Down, RH10 4LU	Defer to officer	Permitted

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

- 10. Appeals** – To receive and note any new appeals.
- 11. Bowers Place Parking** – To receive an update.
- 12. The Royal Oak Pub** – To receive an update on the possible meeting with the owner.
- 13. Updates on the Mid Sussex District Plan** – To receive and comment upon any updates in relation to the District Plan and to consider and agree and response to the new consultation.
- 14. Planning Compliance Action** – To receive a report on any actions currently being investigated by Mid Sussex District Council, and to report any possible further breaches.
- 15. Highways Issues** – To discuss and make comments upon any issues relating to Highways, drainage, street names, footpaths, and public rights of way and note any road closures.
- 16. Gatwick Airport** – to receive and comment upon any updates regarding Gatwick Airport.
- 17. Applications in Neighbouring Parishes** – to receive and note a list of major applications in neighbouring parishes, which may affect Worth Parish.
- 18. 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	
<u>DM/23/1231</u>	
25 Tiltwood Drive, Crawley Down, RH10 4	
Erection of a timber framed single storey granny annexe, ancillary to the main dwelling.	
<u>DM/23/1394</u>	
Redwood, Tiltwood, Hophurst Lane, Crawley Down, RH10 4LL	
Proposed erection of a 4 bed dwelling with associated access, landscaping and parking.	
Type 2 Applications	
<u>DM/23/1293</u>	
4 Grange Crescent, Crawley Down, RH10 4JU	
Partial external re-rendering of existing house and single storey rear extension.	
<u>DM/23/1432</u>	
Inglewell, Sandhill Lane, Crawley Down, RH10 4LB	
Two storey rear extension. Two storey front extension. Rear Patio. Air Source Heat Pump Installation.	
Tree Applications	
<u>DM/23/1429</u>	
8 Calluna Drive, Copthorne, RH10 3XF	
T1 Oak - Crowning thinning by 20%.	

- 19. 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.
- 20. Date of the next meeting** – Monday, 26th June 2023

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

Worth Parish Council
Minutes of the Planning and Highways Committee Meeting held on
5th June 2023, commencing at 08.26 pm

Present

Cllr Williams (Chairman) Cllr Bingle Cllr Casella Cllr Coote	Cllr Pointer (Vice Chairman) Cllr Kipps Cllr Lord Cllr Wilson
Mrs T Cruickshank (Deputy Clerk)	1 member of the public

20 Public Question Time

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

21 Apologies

Apologies were NOTED and ACCEPTED from Cllr King and Stewart.

22 Declarations of Disclosable Pecuniary and Other Interests

Both Cllrs Williams and Bingle declared an interest in application DM/23/1330 Birchwood Barn as it is in close proximity to their home.

23 Minutes

It was agreed by all present that the Minutes of the Planning & Highways Committee meeting held on 22nd May 2023 were true and correct record.

24 Chairman's Announcements

The Chairman queried if any member knew what was happening at the Acorns site in Copthorne and if there had been an update on the cause of the fire.

Standing orders were raised to allow Cllr Phillips to speak as a member of the public.

Cllr Phillips advised that the fire had been started accidentally by a cigarette butt in a litter bin.

Standing orders were re-instated.

25 Correspondence

There was no new correspondence to NOTE.

26 Update on Mid Sussex District Council Planning Committee Meetings

- a) District Planning Committee – next meeting: 22nd June 2023 at 2pm
- b) Planning Committee – next meetings: 15th June 2023 at 4pm.

The Deputy Clerk advised that there were no agendas available at the time of the meeting.

Councillors NOTED this information.

27 Planning Decisions from Mid Sussex District Council

	Address	WPC	MDSC
DM/23/0359	Pinewood, Vicarage Road, Crawley Down, RH10 4JF	Defer to officer	Permitted
DM/23/0760	The Chestnuts, Hophurst Hill, Crawley Down, RH10 4LW	Defer to officer	Permitted
DM/23/0871	Little Dippen, Shipley Bridge Lane, Copthorne, RH10 3JL	Defer to officer	Permitted

DM/23/0886	26 Newtown, Copthorne, RH10 3LZ	Support	Permitted
DM/23/0918	Tudor Oak, 92 Lashmere, Copthorne, RH10 3RT	Defer to tree officer	Permitted

Cllrs NOTED this information.

28 Licencing

There were no new licencing applications pertaining to Worth Parish Council.

Councillors NOTED this information.

29 Appeals

Appeal Ref	Planning Ref	Address	Description	Type	Last date for representation
AP/23/0041	DM/22/2508	Yew Tree Barn, Turners Hill Road, Crawley Down	Conversion and extension of existing workshop to form a 1 bed Annex	Written Representation	05/07/2023

Councillors NOTED this information.

30 New Planning Applications

Type 1 Applications	
<u>DM/23/1330</u> Birchwood Barn, Turners Hill Road, Crawley Down, RH10 4EY Two storey detached double garage.	Cllr Pointer asked for the committees' comments, Cllrs Williams & Bingle took no part in discussions having earlier declared an interest in this application. Defer to officer and ask for a nonseverance clause. There are concerns over the drainage on site due to recent Worth Way land slips along the property's boarder.
Type 2 Applications	
<u>DM/23/0676</u> Barns Court, Turners Hill Road, Crawley Down, RH10 4HQ 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 and additional plans showing revised layout received 18th May and 24th May).	Defer to officer and ask the officer to investigate comments on the MSDC portal in regard to the Public Right of way through the development.
<u>DM/23/0987</u> 13 Burleigh Way, Crawley Down, RH10 4UA Proposed two storey side extension	Defer to officer
<u>DM/23/1282</u> 4 Grange Crescent, Crawley Down, RH10 4JU Proposed single storey rear extension	Whilst the committee defer to the opinion of the officer, the committee question why the location/block plan does not show the new property which is being erected to the back of the site, as this is misleading and could contribute to over development of the site. This also brings into question the proximity to the neighbouring property.
<u>DM/23/1304</u> 7 Burleigh Way, Crawley Down, RH10 4UA Replacement of existing conservatory roof.	Defer to officer.
Tree Applications	

<u>None</u>	
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31 Consideration of items for discussion by the Environment & Infrastructure Working Parties

Cllr Casella wants the Copthorne working party to discuss the large industrial unit presently being erected on the St Modwen development.

Cllr Bingle asked how the grant application for the Community Ownership Scheme was progressing, the Deputy Clerk will ask the Clerk to give an update.

32 Date of the next meeting

Monday 12th June after the GP & Finance meeting.

Meeting closed at 08.53 pm.

Chairman: _____

Date: _____

Clerk's Report

Meeting of the Planning and Highways Committee to be held on Monday 12th June 2023, after the GP & Finance 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 – at the time of writing this report apologies had been received from Cllr Stewart.

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 5th June 2023.

5. Chairmans Announcements – To receive any new announcements by the Chairman of the Planning and Highways Committee.

6. Correspondence – To note and comment on any new correspondence.

7. Update on Mid Sussex District Council Planning Committee meetings.

- a. District Planning Committee – next meeting: 22nd June at 2pm.
- b. Planning Committee – next meetings: 15th June 4pm.

On the 15th June agenda application DM/23/1053 The Haven Centre, Hophurst Lane, Crawley Down, Crawley, West Sussex, RH10 4LJ is recommended for approval.

8. Planning Decisions from Mid Sussex District Council

Ref	Address	WPC	MSDC
DM/23/0453	Land at Crawley Down pond, Cob Close, Crawley Down	Support	Permitted
DM/23/0568	Stonelea, Copthorne Common Road, Copthorne, RH10 3JX	Defer to officer	Permitted
DM/23/0938	30 Forest Close, Crawley Down, RH10 4LU	Defer to officer	Permitted

Councillors are asked to NOTE these decisions.

9. Licencing

There are no new licencing applications.

10. Appeals

There are no new appeals pertaining to WPC.

11. Bowers Place Parking

An update will be given at the meeting.

12. The Royal Oak Pub

An update will be given at the meeting.

13. Updates on the Mid Sussex District Plan

Nothing to report.

14. Planning Compliance Action

Nothing to report.

15. Highways Issues

The Deputy Clerk has emailed both County Councillors for an update on the drains and line painting on Vicarage Road.

16. Gatwick Airport

Nothing to report.

17. Applications in Neighbouring Parishes

Please see table included in this meeting pack.

The Committee may wish to consider submitting a comment in relation to application DM/23/1345 Land West of Rowfant Business Centre.

18. New Planning Applications

Type 1 Applications	New Applications
<u>DM/23/1231</u> 25 Tiltwood Drive, Crawley Down, RH10 4 Erection of a timber framed single storey granny annexe, ancillary to the main dwelling.	For information - As per the Planning statement - <i>The use of the annexe will be additional space for the main dwelling. To confirm there will be no separate; – Address – Utility Meters – Post Box.</i>
<u>DM/23/1394</u> Redwood, Tiltwood, Hophurst Lane, Crawley Down, RH10 4LL Proposed erection of a 4 bed dwelling with associated access, landscaping and parking.	There has been a lot of development on the site in the previous few years, a map will be shown at the meeting during the presentation.
Type 2 Applications	
<u>DM/23/1293</u> 4 Grange Crescent, Crawley Down, RH10 4JU Partial external re-rendering of existing house and single storey rear extension.	History - Discussed at 5/6/23 P & H Proposed single storey rear extension Ref. No: DM/23/1282 Status: Pending Consideration. WPC comments were - Whilst the committee defer to the opinion of the officer, the committee question why the location/block plan does not show the new property which is being erected to the back of the site, as this is misleading and could

	<p>contribute to over development of the site. This also brings into question the proximity to the neighbouring property.</p> <p>Suggest Defer to officer.</p>
<p><u>DM/23/1432</u></p> <p>Inglewell, Sandhill Lane, Crawley Down, RH10 4LB</p> <p>Two storey rear extension. Two storey front extension. Rear Patio. Air Source Heat Pump Installation.</p>	<p>History - Double storey rear extension. External materials to match existing property. Home refurbishment with window replacement. Description amended to include raised terraced area to rear with amended plans received to show raised terrace.</p> <p>Ref. No: DM/22/1170 Status: Permission. WPC comments were 'Defer to officer, but ask that they consider possible noise emanating from the heat pump, as it is sited on higher ground than neighbouring properties'.</p>
Tree Applications	
<p><u>DM/23/1429</u></p> <p>8 Calluna Drive, Copthorne, RH10 3XF</p> <p>T1 Oak - Crowding thinning by 20%.</p>	<p>Suggest defer to tree officer.</p>

Applications in Neighbouring Parishes

12th June 2023

Parish	Planning Ref	Address	Action
Burstow	2019/548/EIA	Roundabouts Farm, Clay Hall Lane, Copthorne RH10 3JE Request for screening opinion for the Proposed Development of circa 360 residential units made up of 2, 3 and 4-bedroom detached, semi-detached and terraced houses, and potentially some 1-bedroom flats and a small amount of commercial development of circa 7,000 sqft. The properties will not exceed 3-storeys.	WPC has commented on the proposals, and asked to be kept updated Confirmed EIA required No change 08/06/2023
Turners Hill	DM/23/1345	Land West Of Rowfant Business Centre Wallage Lane Rowfant West Sussex Erection of a climbing centre with associated access, servicing, parking and landscaping.	Pending consideration 08/06/2023
East Grinstead	DM/23/0810	Land South Of Crawley Down Road Felbridge East Grinstead West Sussex RH19 2PP Demolition of existing structures and erection of 200no. 1, 2, 3 and 4 bedroom homes (30% affordable) with new vehicular accesses via Crawley Down Road together with associated car parking, open space and landscaping.	Pending consideration 08/06/2023
East Grinstead	DM/21/3099	Land West Of Imberhorne Lane, Imberhorne Lane. Scoping Opinion for the proposed Mixed-use development comprising 550 dwellings, Care Village, playing fields associated with Imberhorne Secondary School, land for a 2 Form Entry Primary School (with	Scoping opinion 8/10/21 No change 08/06/2023

		early years provision), a local centre and strategic area of Suitable Alternative Natural Greenspace, formal and informal open space, along with residential access from Imberhorne Lane	
East Grinstead	DM/22/0718	<p>Land Rear Of 61 Crawley Down Road Felbridge East Grinstead West Sussex RH19 2PP</p> <p>Development to provide a mix of 20-, two-, three- and four-bedroom dwellings with access obtained through adjoining site (as approved under DM/20/1078) with associated landscaping and infrastructure.</p>	<p>Pending consideration</p> <p>No Change 08/06/2023</p>
Felbridge	2021/2187	<p>Land to the south of Double Dee, Eastbourne Road, Felbridge</p> <p>Proposed erection of 9no. affordable residential dwellings with associated access, parking and open space.</p>	<p>Not yet determined. Due date 28/2/2022</p> <p>No change 08/06/2023</p>

New Applications in bold