

WORTH PARISH COUNCIL

Planning & Highways Committee

Meeting Pack

4th September 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 4th September 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 24th July 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: 14th September 2023 at 2pm.
b) Planning Committee – next meeting: 7th September 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	MSDC
		Withdrawn	
DM/21/1345	Land at Caldyne Park, Wallage Lane, Rowfant, RH10 4NQ	Defer to officer	Refused
DM/23/0660	Tamerind, Copthorne Common, Copthorne	Defer to officer	Permitted
DM/23/1293	4 Grange Crescent, Crawley Down, RH10 4JU	Defer to officer	Permitted
DM/23/1432	Inglewell, Sandhill Lane, Crawley Down, RH10 4LB	Defer to officer	Permitted
DM/23/1568	The Loklamp, Sandhill Lane, Crawley Down, RH10 4LD	Defer to officer	Permitted
DM/23/1572	Ethlinden, Hophurst Hill, Crawley Down, RH10 4LP	Defer to officer	Permitted
DM/23/1611	The Birches, Felcot Road, Furnace Wood, RH19 2QA	Defer to Officer	Permitted
DM/23/1681	Shepherd Hill Farm, Turners Hill Rd, Crawley Down	Defer to officer	Permitted
DM/23/1691	Penkill, Vicarage Road, Crawley Down, RH10 4JJ	Defer to officer	Permitted

	Address	WPC	MSDC
DM/23/1708	2, Bowers Close, Copthorne	Defer to officer	Permitted
DM/23/1714	Whitemead, Shipley Bridge Lane, Copthorne, RH10 3JL	Defer to officer	Permitted
DM/23/1835	Little Frenches Farm, Snow Hill, Crawley Down	Defer to officer	Permitted
DM/23/1957	Ethlindon, Hophurst Hill, Crawley Down	Withdrawn	

9. **Mid Sussex District Plan Briefing Update** – to receive an update from Cllr Gary Marsh, Chair of MSDC Planning Committee
10. **Updates on the Mid Sussex District Plan** - To receive and comment upon any updates in relation to the District Plan
11. **Presentation from David Wilson Homes** – to receive a presentation from David Wilson Homes or its representative on the amended proposals for DM/23/0810 - Erection of 200 dwellings on land south of Crawley Down Rd.
12. **Infrastructure First** – to receive a presentation from this local campaign group on the amended proposals for DM/23/0810 - Erection of 200 dwellings on land south of Crawley Down Rd.
13. **Applications in Neighbouring Parishes** – to receive and note a list of major applications in neighbouring parishes, which may affect Worth Parish; in particular, to consider amended proposals for DM/23/0810 - Erection of 200 dwellings on land south of Crawley Down Rd
14. **Licencing** – To receive and note any new licencing applications.
15. **Appeals** – To receive and note any new appeals.
16. **Bowers Place Parking** – To receive an update.
17. **The Royal Oak Pub** – To receive an update on the possible meeting with the owner.
18. **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.
19. **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.
20. **Gatwick Airport**– to receive and comment upon any updates regarding Gatwick Airport.
21. **WSCC Statement of Community Engagement** – to consider a response to this consultation document.
22. **Ratification of Planning Recommendation made during August Recess** – To consider and ratify the following recommendations submitted to Mid Sussex District Council as the Local Planning Authority during the August Recess:

Applications to be ratified	Submission
<u>DM/23/1835</u> <u>Little Frenches Farm, Snow Hill, Crawley Down, RH10 3EG</u> Retention of an existing disused former piggery building to be used for purposes incidental to the enjoyment of the dwellinghouse on land at Little Frenches Farm	Defer to officer, ask for a non-severance clause
<u>DM/23/1797</u> <u>3 Knowle Drive, Copthorne, RH10 3LW</u> Flat roof garage to pitched roof (Tiled) to include external disability/handicapped covered access.	Defer to officer

<p><u>DM/23/1832</u></p> <p>45 Tiltwood Drive, Crawley Down, RH10 4XP</p> <p>Proposed two storey rear extension, conversion and the addition of roof side dormers and an increase of the roof ridge height.</p>	Defer to officer
<p><u>DM/23/1920</u></p> <p>Land Adjacent To 49 And 51 Bridgelands Copthorne Crawley West Sussex RH10 3QW</p> <p>Oak tree (T74) (adjacent to number 51), shorten lateral branches that are overhanging boundary by approximately 4.5m, remove dead branches. Oak tree (T81) (adjacent to number 49), shorten lateral branches by approximately 2m, remove dead branches.</p>	Defer to tree officer
<p><u>DM/23/1927</u></p> <p>Greenhedges, Felcot Road, Furnace Wood, RH19 2QA</p> <p>Demolition of existing dwelling and construction of a replacement three bedroom dwelling.</p>	Defer to officer
<p><u>DM/23/1936 LDC</u></p> <p>7 Squires Close, Crawley Down, RH10 4JH</p> <p>Proposed single storey side extension.</p>	Defer to officer
<p><u>DM/23/1982</u></p> <p>28 Kitsmead, Copthorne, RH10 3PW</p> <p>Building works in association with a single storey rear extension.</p>	Defer to officer
<p><u>DM/23/2034</u></p> <p>The Dairy, Shepherds Farm, Turners Hill Road, Crawley Down, RH10 4HQ</p> <p>Variation of condition 2 of planning application DM/22/0154 - to allow new drawings to show the simpler roof form and extension squared off.</p>	Defer to officer
<p><u>DM/22/2122</u></p> <p>Oakmead Lodge, Copthorne Common, Copthorne, RH10 3LA</p> <p>T1 Oak - remove largest lowest limb growing over vegetable patch and reduce crown by 1.5 metres. G1 Group of mature trees situated to the left and right of T1 - lift lower canopies to 4 metres in height from ground level over Oakmead Lodge site only. Shorten back long laterals to suitable growth points where necessary.</p>	Defer to officer

23. 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	
<p><u>DM/23/2098</u></p> <p>The Oaks, Shipley Bridge Lane, Copthorne, RH6 9TL</p> <p>The removal of existing commercial buildings and the erection of 6 dwellings with associated access and parking. All matters reserved except for access and layout.</p>	
<p><u>DM/23/2114</u></p> <p>Steton Works Turners Hill Road Crawley Down</p> <p>Change the use from Class E, previously B1, to Residential C3 use. The existing buildings, identified in the attached plans/drawings will accommodate 5 dwellings. (Prior notification)</p>	
<p><u>DM/23/2164</u></p> <p>27 Knowle Drive Copthorne RH10 3LW</p> <p>Erection of 2 no. bungalows and associated landscaping following the demolition of the existing dwelling. (Amended description 24.08.2023)</p>	

Type 2 Applications	
<u>DM/23/1983</u> <u>21 Pinetrees Close Copthorne Crawley West Sussex RH10 3NX</u> Lowering of the curb and converting front garden to hardstanding for parking space	
<u>DM/23/2123</u> <u>Kilnwood Cottage, Turners Hill Road, Crawley Down, RH10 4HB</u> First floor extension, pool, plus gym and pergola structures	
<u>DM/23/2125</u> <u>Paddock House, Sandhill Lane, Crawley Down, RH10</u> Part conversion of existing triple garage to form annex to host house with the addition of rear facing dormer windows.	
<u>DM/23/2157</u> <u>Woodlands, Vicarage Road, Crawley Down, RH10 4JF</u> Proposed two storey side and rear extension	
<u>DM/23/2178</u> <u>Locketts Farm, Old Hollow Copthorne, RH10 4SZ</u> Proposed alterations to roofline incorporating rear dormer extension loft conversion with 3no. rooflights in front roof slope.	
<u>DM/23/2201</u> <u>Ethlinden, Hophurst Hill, Crawley Down, RH10 4LP</u> Proposed single storey side extension. (Lawful Development Certificate)	
Tree Applications	
<u>DM/23/2148</u> <u>Holly Drive, Copthorne, RH10 3FP</u> G1, Laurel and Rhododendron - Fell. G1 Mixed Group Comprising of Ash, Willow, Oak, Birch, Hazel, Alder - Up to 5.2m cut back minor tertiary branches by no more than 2m, brook side only	

24. Consideration of items for discussion by the Village 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.

25. Date of the next meeting – Monday, 18th September after the Full Council Meeting

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
24th July 2023, commencing at 09.05pm

Present

Cllr Williams (Chairman) Cllr Bingle Cllr Casella Cllr Coote Cllr King	Cllr Pointer (Vice Chairman) Cllr Kipps Cllr Stewart Cllr Wilson
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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: _____

Clerk's Report

Meeting of the Planning and Highways Committee to be held on Monday 4th September 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 Bingle.

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 approve the Minutes of 24th July 2023

5 Chairmans Announcements

There are no planned announcements at the time of writing this report.

6 Correspondence

To note any correspondence

7 Update on Mid Sussex District Council Planning Committee meetings.

District Planning Committee – 14th September at 2pm.
No agenda has been issued.

Planning Committee – 7th September 4pm.
No items pertaining to Worth PC on the agenda.

8 Planning Decisions from Mid Sussex District Council

To note the planning decisions as listed on the agenda

9 Mid Sussex District Plan Briefing

To receive a briefing from Gary Marsh, Chair of MSDC Planning Committee. Cllr Marsh has been asked to speak about the District Plan, and his views on planning policy and the Crabbett Park development proposals.

10 Updates on the Mid Sussex District Plan

MSDC has advised that it will be holding briefing sessions with town and parish councils prior to the Reg 19 consultation; the Clerk and Chair of Council/Planning committee are to be invited, together with ward councillors. The Clerk and Chair of the Planning & Highways Committee are attending on 20th September.

The Clerk has emailed Cabinet Member Cllr Hobbs asking the best method of feeding s106 requirements into the District Plan; she is awaiting a response.

She has also spoken to a Senior Planning Policy Officer on the same subject, who has assured her that the s106 requirements for the potential sites identified by WPC at the Reg 18 stage have been noted. The Development Infrastructure & Contributions SPD 2018 is not being updated; guidance will be included in other Plan documents. It was this SPD that caused issues previously with the definition of car park versus car parking.

Councillors are asked to note this information.

11 Presentation from David Wilson Homes

A representative has been invited to present amended plans for DM/23/0810 – erection of 200 homes on land south of Crawley Down Rd. However, no response has been received to numerous emails.

12 Presentation from Infrastructure First

A representative will be attending to present objections to amended plans for DM/23/0810 – erection of 200 homes on land south of Crawley Down Rd

13 Applications in Neighbouring Parishes

See table in meeting pack.

DM/23/0810 - Erection of 200 dwellings on land south of Crawley Down Rd

Copies of submissions from East Grinstead Town Council, Felbridge Parish Council, and Infrastructure First have been collated in a separate pack for information.

Councillors are asked to consider a response to this application.

14 Licencing

To note the following:

App no	Date rec	Type	Applicant	Address	Nature	Latest date
LI/23/1123	2/8/23	Premises	WSCC Trading Standards	Morrisons Daily, Copthorne	Review of premises licence	30/8/23

15 Appeals

No new appeals have been lodged since the last meeting.

16 Bowers Place Parking

Mr Hitchcock is assisting with queries raised by WSCC. More work has been commissioned from the Council's planning agent, who hopes to complete mid-September.

17 Royal Oak Pub

The Clerk has asked the owner if she is still interested in meeting, but has received no reply.

18 Planning Compliance Action

The Clerk has reported the Royal Oak in Crawley Down, and Acorns Gym in Copthorne under s215 untidy sites.

The Royal Oak is not considered to be dangerous, and Acorns is not an untidy site.

She has also raised concerns with MSDC over a property in Burleigh Way, as requested by Cllr Williams, where work has started. The Clerk has asked if compliant with approved plans.

19 Highways Issues

TRO at Westway

At the Parish Council's instigation, West Sussex County Council consulted on to making a permanent Traffic Regulation Order that will extend the existing double yellow lines on both sides of Westway in Copthorne, at its junction with Brookhill Road, westwards by 16m.

This consultation was advertised on social media, and residents in the vicinity were advised direct. It ended on 24th August.

20 Gatwick Airport

The application for a second runway at Gatwick has been accepted for examination by the Planning Inspectorate.

Currently, the Northern Runway is limited to acting as a taxiway, only available when the Main Runway is out of use. The planning application proposes repositioning the centre line of the Northern Runway 12 metres north to allow dual runway operations, aligning with international safety standards.

Gatwick Airport states that "Construction could start in 2025 and be completed and ready for operational use by the end of the decade. The proposals are low impact, with most construction taking place within the current airport boundary."

Bringing the Northern Runway into routine use alongside the Main Runway would unlock new capacity and allow for a more efficient and resilient operation. If approved the £2.2 billion privately financed plan would be one of the largest capital investment projects in the region for decades. And it would help the airport meet future passenger demand by serving around 75 million passengers a year by the late 2030s."

Local communities, councils etc will be invited to register as an "interested party" so that they can participate in the consultation and submit their views. The commencement date for registration has not yet been published; the period for registration is 28 days. The Clerk intends to register the Council as an interested party once registration is open.

More information can be found on the Planning Inspectorate website

<https://infrastructure.planninginspectorate.gov.uk/projects/south-east/gatwick-airport-northern-runway/?ipcsection=overview>

And on the Gatwick Airport website

<https://www.gatwickairport.com/business-community/future-plans/northern-runway/>

21 WSCC Statement of Community Engagement

West Sussex County Council is consulting on the Statement of Community Engagement, which guides how stakeholders can be involved in the preparation of local plans, and the consideration of local plans that the County Council is responsible for determining.

More information can be found via this link

<https://www.westsussex.gov.uk/about-the-council/policies-and-reports/environment-planning-and-waste-policy-and-reports/minerals-and-waste-policy/statement-of-community-involvement-draft-fourth-review/>

Councillors are asked to consider if they wish to respond to this consultation.

22 Ratification of Planning Recommendations made during August

The following responses were submitted to MSDC under delegated powers during the August recess and now need to be ratified.

The Clerk suggests that these applications be ratified en bloc, unless a Councillor wishes to discuss a particular application.

All plans will be on the Powerpoint presentation if required.

Applications to be ratified	Submission
<u>DM/23/1835</u> <u>Little Frenches Farm, Snow Hill, Crawley Down, RH10 3EG</u> Retention of an existing disused former piggery building to be used for purposes incidental to the enjoyment of the dwellinghouse on land at Little Frenches Farm	Defer to officer and ask for a non-severance clause. MSDC – Permitted 23/08/23, with non-severance clause
<u>DM/23/1797</u> <u>3 Knowle Drive, Copthorne, RH10 3LW</u> Flat roof garage to pitched roof (Tiled) to include external disability/handicapped covered access.	Defer to officer. MSDC – still pending consideration
<u>DM/23/1832</u> <u>45 Tiltwood Drive, Crawley Down, RH10 4XP</u> Proposed two storey rear extension, conversion and the addition of roof side dormers and an increase of the roof ridge height.	Defer to officer. MSDC- still pending consideration
<u>DM/23/1920</u> <u>Land Adjacent To 49 And 51 Bridgelands Copthorne Crawley West Sussex RH10 3QW</u> Oak tree (T74) (adjacent to number 51), shorten lateral branches that are overhanging boundary by approximately 4.5m, remove dead branches. Oak tree (T81) (adjacent to number 49), shorten lateral branches by approximately 2m, remove dead branches.	Defer to tree officer. MSDC – still pending consideration
<u>DM/23/1927</u> <u>Greenhedges, Felcot Road, Furnace Wood, RH19 2QA</u> Demolition of existing dwelling and construction of a replacement three bedroom dwelling.	Defer to officer. MSDC – still pending consideration; queries over drainage

<p><u>DM/23/1936</u></p> <p><u>7 Squires Close, Crawley Down, RH10 4JH</u></p> <p>Proposed single storey side extension.</p>	<p>Defer to officer.</p> <p>MSDC – still pending consideration (Lawful Development Certificate)</p>
<p><u>DM/23/1982</u></p> <p><u>28 Kitsmead, Copthorne, RH10 3PW</u></p> <p>Building works in association with a single storey rear extension.</p>	<p>Defer to officer.</p> <p>MSDC – still pending consideration (Lawful Development Certificate)</p>
<p><u>DM/23/2034</u></p> <p><u>The Dairy, Shepherds Farm, Turners Hill Road, Crawley Down, RH10 4HQ</u></p> <p>Variation of condition 2 of planning application DM/22/0154 - to allow new drawings to show the simpler roof form and extension squared off.</p>	<p>Defer to officer.</p> <p>MSDC – still pending consideration.</p>

23 New Planning Applications

Type 1 Applications	
<p><u>DM/23/2098</u></p> <p><u>The Oaks, Shipley Bridge Lane, Copthorne, RH6 9TL</u></p> <p>The removal of existing commercial buildings and the erection of 6 dwellings with associated access and parking. All matters reserved except for access and layout.</p>	<p>No relevant planning history.</p>
<p><u>DM/23/2114</u></p> <p><u>Steton Works Turners Hill Road Crawley Down</u></p> <p>Change the use from Class E, previously B1, to Residential C3 use. The existing buildings, identified in the attached plans/drawings will accommodate 5 dwellings. (Prior notification)</p>	<p>NB Change of use from Class E – “business, commercial and service use” to residential (Class C3) now comes under Permitted Development rights.</p> <p>Councillors are asked to note the application.</p>
<p><u>DM/23/2164</u></p> <p><u>27 Knowle Drive Copthorne, RH10 3LW</u></p> <p>Erection of 2 no. bungalows and associated landscaping following the demolition of the existing dwelling. (Amended description 24.08.2023)</p>	<p>DM/22/3530 - Erection of 2 detached No. 3 bed dwellings and associated landscaping following the demolition of the existing dwelling; Refused.</p> <p>WPC - Object, as loss of bungalow would be contrary to Copthorne NP Policy CNP3.1, due to net loss of single storey residential floor space. Proposals would be out of keeping with the street scene, would result in over intensification of the site, and also would result in increased crossovers.</p> <p>Please note – the applicant will be at the meeting and would like to speak on the proposals.</p>
Type 2 Applications	
<p><u>DM/23/1983</u></p> <p><u>21 Pinetrees Close, Copthorne, RH10 3NX</u></p> <p>Lowering of the curb and converting front garden to hardstanding for parking space</p>	<p>No relevant planning history</p> <p>Please note – it is understood that a neighbour will be present and wishes to speak on the proposals</p>

<p><u>DM/23/2123</u></p> <p><u>Kilnwood Cottage, Turners Hill Road, Crawley Down, RH10 4HB</u></p> <p>First floor extension, pool, plus gym and pergola structures</p>	<p>DM/17/2738 - Proposed single storey side extension; Permitted. WPC - Support</p>
<p><u>DM/23/2125</u></p> <p><u>Paddock House, Sandhill Lane, Crawley Down, RH10</u></p> <p>Part conversion of existing triple garage to form annex to host house with the addition of rear facing dormer windows.</p>	<p>DM/17/2755 - erection of single dwelling with detached garage; Permitted. WPC - Object, as this site is outside the BUAB this proposal is contrary to Policy C1 of the Mid Sussex Local Plan which is still relevant.</p> <p>DM/19/2912 - detached car port; Permitted. WPC - no objection.</p> <p>Suggest non-severance clause.</p>
<p><u>DM/23/2157</u></p> <p><u>Woodlands, Vicarage Road, Crawley Down, RH10 4JF</u></p> <p>Proposed two storey side and rear extension.</p>	<p>No relevant planning history</p>
<p><u>DM/23/2178</u></p> <p><u>Lockets Farm Old Hollow Copthorne RH10 4SZ</u></p> <p>Proposed alterations to roofline incorporating rear dormer extension loft conversion with 3no. rooflights in front roof slope. (Lawful Development Certificate)</p>	<p>DM/22/3673 - Proposed single storey rear extension extending beyond the rear wall of the original house by 8.00m, to a maximum height of 2.60m and the height of the eaves to 2.60m; Prior Approval Not Required. WPC - No comment submitted.</p> <p>DM/22/3678 - Addition of first floor to existing single storey detached bungalow; Prior Approval Not Required. WPC - Defer to officer.</p> <p>DM/22/3679 - Proposed single storey side extension; Permitted. WPC - Defer to officer.</p> <p>Councillors are asked to note the application.</p>
<p><u>DM/23/2201</u></p> <p><u>Ethlinden, Hophurst Hill, Crawley Down, RH10 4LP</u></p> <p>Proposed single storey side extension. (Lawful Development Certificate)</p>	<p>Previous history - going back up to 5 years only.</p> <p>DM/19/3772 - Underground storage and associated remedial landscaping; Permission. WPC - No objection but concerns over what is to be stored in this structure. Request non-severance clause.</p> <p>DM/22/0456 - Proposed home gymnasium and home office. Amended plans received showing revised design, form, scale and layout of outbuilding; Permission. WPC - Defer to the opinion of the officer and ask for a non-severance clause.</p> <p>DM/22/3298 - home gymnasium and home office. (New application for the reorientation of the building - to previously approved DM/22/0456 application): Permission. WPC - Defer to officer.</p> <p>DM/23/1572 - Proposed single storey rear extension; Permission. WPC - Defer to officer.</p> <p>DM/23/1757 - Proposed single storey side extension; Withdrawn. WPC - Defer to officer.</p> <p>Councillors are asked to note the application</p>

Tree Applications	
<u>DM/23/2148</u> <u>Holly Drive, Copthorne, RH10 3FP</u> G1, Laurel and Rhododendron - Fell. G1 Mixed Group Comprising of Ash, Willow, Oak, Birch, Hazel, Alder - Up to 5.2m cut back minor tertiary branches by no more than 2m, brook side only.	Suggest defer to tree officer.

24 Consideration of items for discussion by the two Working Parties

Both Working Parties have been asked to consider infrastructure requirements to be prepared for Reg 19 Consultation for the District Plan.

Both Working Parties have been asked to consider revising the Vision Document, which was due for review last July.

25 Date of the next meeting

Monday, 18th September, after the Full Council Meeting.

Applications in Neighbouring Parishes

4th September 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 29/08/2023
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 Plans amended 22/08/2023 to show enlarged car park and updated information on local amenity, trees etc
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 To be discussed at this meeting 4/9/2023
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 issued 8/10/21

		early years provision), a local centre and strategic area of Sutable Alternative Natural Greenspace, formal and informal open space, along with residential access from Imberhorne Lane	
East Grinstead	DM/22/0718	Land Rear Of 61 Crawley Down Road Felbridge East Grinstead West Sussex RH19 2PP 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.	Pending consideration Still live 29/08/2023 To be superseded by DM/23/0810?
Felbridge	2021/2187	Land to the south of Double Dee, Eastbourne Road, Felbridge Proposed erection of 9no. affordable residential dwellings with associated access, parking and open space.	Not yet determined. Due date 28/2/2022 No change 29/08/2023

New Applications in bold