

COUNCILLORS' INFORMATION BULLETIN

Bulletin No: IB/888

Date: 29 August 2017

Information Items

- 1. Delegated Planning Decisions**
- 2. Consideration Report: Approval of Section 106 Monies for Education E117**
- 3. Local Discretionary Business Rates Relief Scheme Consultation**
- 4. Pre-Planning Consultation for Southwell Lodge**
- 5. Press Releases**

1. Delegated Planning Decisions

Delegated planning decisions for the week beginning **21 August 2017** are attached as **Enclosure A**.

Contact for enquiries: Jean McPherson, Group Manager: Development Management on 01293 438577.

2. Consideration Report: Approval of Section 106 Monies for Education E117

The consideration report is attached as **Enclosure B**.

3. Local Discretionary Business Rates Relief Scheme Consultation

In the Government Budget on 8 March 2017, the Chancellor announced £300m of extra funding for local authorities to provide discretionary relief to those business facing increases in their business rates bills following the revaluation. The Government have described this initiative as 'revaluation support'.

Local authorities were given the power to design their own discretionary business rates relief schemes to determine how this 'revaluation support' is distributed across business locally. The [document](#) states that the Government expects that billing authorities use their discretionary relief powers under **Section 47 of the Local Government Finance Act 1988**. This was prior to the announcement of the General Election and there was uncertainty as to whether this grant would be available for distribution. There has now been clarification that it will be paid.

The proposed grant allocations for Crawley Borough Council to distribute are shown in the table below

2017/18	2018/19	2019/20	2020/21
£332,663	£161,579	£66,533	£9,505

This was based on a formula – based on the total increase in bills (excluding the impact of transitional relief and other reliefs), for every rateable property in the billing authority's area that satisfies both the following conditions:

- a) the rateable property has a rateable value for 2017-18 that is less than £200,000;
- b) the increase in the rateable property's 2017-18 bill is more than 12.5% compared to its 2016-17 bill (before reliefs);

A summary of the DCLG grant conditions are -

The Government has placed a condition that extra relief can only be targeted at **businesses that have seen their rates bills increased in April as a result of the revaluation** after all other adjustments (e.g. other relief schemes) have been applied, this includes small business rates relief. That billing authorities are to consult with major precepting authorities, in Crawley's case this is West Sussex County Council.

Consultation is up and running along with the consultation document and calculator on our website: <http://www.crawley.gov.uk/consultation>.

4. Pre-Planning Consultation for Southwell Lodge

Crawley Homes will be holding a public information event to display the proposed variations for Southwell Lodge to convert it into temporary accommodation for families.

The only external variation proposed is to remove the gate and fencing to the front of Southwell Lodge, all other variations proposed are to the interior of the property.

Local residents have received letters inviting them to this event so they can comment before the planning application is submitted

The event takes place on **Tuesday 5 September** at **Southwell Lodge, Balcombe Road**, from **3pm to 6.30pm**.

There will also be further opportunity for comment through the statutory channels once the planning application has been submitted.

Please feel free to drop in to this event or contact Andy Mighall, Contracts Manager, to find out more.

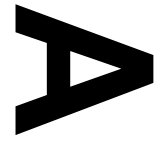
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5. Press Releases

Press releases are available at www.crawley.gov.uk/news

CRAWLEY BOROUGH COUNCIL



DELEGATED PLANNING DECISIONS

The following decisions were issued, subject to conditions, under delegated powers for the period 21/08/2017 and 25/08/2017

Application Number	Location	Proposal	Date of Decision	Decision
CR/2015/0763/NM1	LAND AT 27 - 45, IFIELD ROAD, WEST GREEN, CRAWLEY	<p>NON MATERIAL AMENDMENT FOR: GROUND FLOOR - PLOT 5, CORE 5 - REMOVE BALCONY AND AMEND PODIUM, RELOCATION OF CARETAKERS ROOM INCLUDING LOSS OF CYCLE STORE, CORE 2 - MOVE DOOR TO REFUSE STORE, REMOVAL OF VENTILATION WELLS & AMEND CRECHE GLAZING; FIRST FLOOR - PLOT 12, CORE 5 - REMOVE BALCONY & PLOT 195, CORE 1 - AMEND GLAZING; STEPPING OF PARAPET TO ROOF REDUCED; INCREASE NUMBER OF CAR-PARKING SPACES FROM 181 TO 184 WITHIN THE BASEMENT RELOCATE CYCLE STORAGE FOR CORE 3 FROM GROUND FLOOR TO BASEMENT;</p> <p>PURSUANT TO CR/2015/0763/ARM FOR DEMOLITION OF 45 IFIELD ROAD AND ERECTION OF UP TO 218 FLATS TOGETHER WITH CRECHE, GYM, MANAGEMENT ESTATES OFFICE AND BASEMENT CAR PARK (AMENDED DESCRIPTION).</p>	25 August 2017	PERMIT

Application Number	Location	Proposal	Date of Decision	Decision
CR/2017/0240/FUL	138 LANGLEY DRIVE, LANGLEY GREEN, CRAWLEY	RETROSPECTIVE APPLICATION FOR THE INSTALLATION OF 3 X BOW WINDOWS TO FRONT OF HOUSE	25 August 2017	REFUSE
CR/2017/0338/TPO	12 MAYFIELD, POUND HILL, CRAWLEY	T1 - OAK: REDUCE HEIGHT BY 1.5 METRES; REDUCE BRANCHES EXTENDING TO THE WEST, NORTH AND EAST BY 1.5 METRES; REDUCE BRANCHES EXTENDING TO THE SOUTH BY 2 METRES; LIFT CROWN TO GIVE 6 METRES CLEARANCE OVER GROUND (AMENDED DESCRIPTION).	21 August 2017	CONSENT
CR/2017/0409/192	183 RUSPER ROAD, IFIELD, CRAWLEY	CERTIFICATE OF LAWFULNESS FOR THE ADAPTATION OF THE EXISTING SUMMERHOUSE TO FORM ANCILLARY RESIDENTIAL ACCOMMODATION TO THE MAIN DWELLING	24 August 2017	PERMIT
CR/2017/0452/FUL	33 KEBLE CLOSE, POUND HILL, CRAWLEY	SINGLE STORY REAR EXTENSION AND FIRST FLOOR EXTENSION OVER GARAGE (AMENDED DRAWINGS)	24 August 2017	PERMIT
CR/2017/0494/FUL	80 GRATTONS DRIVE, POUND HILL, CRAWLEY	ERECTION OF SINGLE STOREY FRONT PORCH EXTENSION AND RETROSPECTIVE SINGLE STOREY REAR EXTENSION (AMENDED DESCRIPTION AND AMENDED PLANS RECEIVED)	21 August 2017	PERMIT
CR/2017/0505/ADV	4 KINGSLAND COURT, THREE BRIDGES, CRAWLEY	RETROSPECTIVE ADVERTISEMENT CONSENT FOR 2 NO. NON ILLUMINATED FASCIA SIGNS.	23 August 2017	CONSENT
CR/2017/0507/NCC	FIRCROFT, CHURCH ROAD, POUND HILL, CRAWLEY	VARIATION OF CONDITION 2 (APPROVED PLANS) FOR AMENDMENTS TO ROOF DESIGNS AND FRONT	25 August 2017	PERMIT

Application Number	Location	Proposal	Date of Decision	Decision
		ELEVATION OF PLOT 3 PURSUANT TO CR/2016/0494/FUL FOR ERECTION OF FOUR NEW HOUSES TOGETHER WITH GARAGES AND ASSOCIATED ACCESS DRIVE FOLLOWING THE DEMOLITION OF GARAGE AND GARDEN BUILDING		
CR/2017/0514/TPO	HIGHWAY VERGE TO THE FRONT OF 1 REIGATE CLOSE, POUND HILL, CRAWLEY, RH10 3TZ	T1 OAK - CROWN LIFT TO GIVE 5M CLEARANCE OVER GROUND ON ALL SIDES; CLEAR AROUND CABLES TO GIVE 1M CLEARANCE; CUT BACK BOUNDARY OVERHANG BY 2M (AMENDED DESCRIPTION) T2 OAK - CROWN LIFT TO GIVE 6M CLEARANCE OVER CARRIAGEWAY; CLEAR AROUND CABLES AND LAMP COLUMN TO GIVE 1M CLEARANCE (AMENDED DESCRIPTION)	21 August 2017	CONSENT
CR/2017/0520/FUL	84 TEESDALE, SOUTHGATE, CRAWLEY	CHANGE OF USE FROM AMENITY LAND TO PRIVATE RESIDENTIAL CURTILAGE (AMENDED DESCRIPTION)	23 August 2017	REFUSE
CR/2017/0544/FUL	UNIT 12, WORLD CARGO CENTRE, CARGO FORECOURT ROAD, GATWICK, CRAWLEY, WEST SUSSEX,	TEMPORARY CHANGE OF USE FROM A WAREHOUSE USE (CLASS B8) TO LIGHT INDUSTRIAL USE (CLASS B1C)	24 August 2017	PERMIT
CR/2017/0560/TPO	4 COLONSAY ROAD, BROADFIELD, CRAWLEY	T1 - OAK TREE: REDUCE HEIGHT AND CROWN RADIUS BY 2 METRES (AMENDED DESCRIPTION).	21 August 2017	CONSENT
CR/2017/0568/FUL	DURAND HOUSE, MANOR ROYAL, NORTHGATE, CRAWLEY, RH10 9PY	PROVISION OF 5 NO. ADDITIONAL FLUES: 2NO. X 3M HIGH OUTLET FLUES, 1NO. X 1M HIGH OUTLET FLUE AND 2NO. X 1M HIGH INLET FLUES TO THE MAIN ROOF OF BUILDING	25 August 2017	PERMIT

Application Number	Location	Proposal	Date of Decision	Decision
		CONNECTED TO ADDITIONAL INTERNAL PAINT BAYS.		
CR/2017/0581/FUL	67 DEERSWOOD ROAD, WEST GREEN, CRAWLEY	ERECTION OF A SINGLE STOREY SIDE & REAR EXTENSION	25 August 2017	PERMIT
CR/2017/0628/HPA	20 FELBRIDGE AVENUE, POUND HILL, CRAWLEY	PRIOR APPROVAL FOR THE ERECTION OF A SINGLE STOREY REAR EXTENSION, WHICH WOULD EXTEND BEYOND THE REAR WALL OF THE ORIGINAL HOUSE BY 3.3M, AND HAVE A MAXIMUM HEIGHT OF 3.2M AND AN EAVES HEIGHT OF 2.3M	23 August 2017	PRIOR APPROVAL NOT REQUIRED
CR/2017/0654/ADV	DELOITTE PARK HOUSE, CRAWLEY BUSINESS QUARTER, NORTHGATE, CRAWLEY	ADVERTISEMENT CONSENT FOR 1 INTERNALLY ILLUMINATED AMENDED FASCIA SIGN, 1 NON-ILLUMINATED CAR PARK ENTRANCE SIGN, 4 NON-ILLUMINATED PARKING SIGNS, 1 NON-ILLUMINATED AMENDED GOODS IN SIGN, 1 NON-ILLUMINATED DIRECTIONAL PANEL SIGN AND 2 NON-ILLUMINATED AMENDED TOTEM LOGOS	22 August 2017	CONSENT
CR/2017/0656/HPA	26 BOUNDARY ROAD, NORTHGATE, CRAWLEY	PRIOR NOTIFICATION FOR THE ERECTION OF A SINGLE STOREY REAR EXTENSION WHICH WOULD EXTEND BEYOND THE REAR WALL OF THE ORIGINAL HOUSE BY 4.5M, FOR WHICH THE MAXIMUM HEIGHT WOULD BE 2.7M AND FOR WHICH THE HEIGHT OF THE EAVES WOULD BE 2.4M	23 August 2017	PRIOR APPROVAL NOT REQUIRED

Crawley Borough Council



Consideration Report for Delegated Decision by Leader

Expected Date of Decision 11th September 2017

Transfer of Section 106 Monies for Education

Report of the Head of Economic & Environmental Services: PES256

1. Purpose

- 1.1. This consideration report seeks Council Leader approval for the transfer of S106 monies to West Sussex County Council as the Local Education Authority since these monies have been received for the provision of education services.

2. Recommendations

- 2.1. To the Leader: Approve the transfer of £150,061 of Section 106 monies for education services to West Sussex County Council.

3. Reason for Recommendations

- 3.1. Section 106 monies must be used for the purpose specified in the associated legal agreement. The monies that are being allocated in this report are specifically required to be allocated to education and to assist in the provision of additional school places.

4. Background

- 4.1. Monies for education improvements have been received through Section 106 legal agreements connected to planning permissions for residential development. These are required to be spent on improving education provision in Crawley in order to help meet the extra demands placed on schools as a result of the development.
- 4.2. As the Local Education Authority, West Sussex County Council is responsible for the provision of education services in Crawley and intends to spend the S106 monies as summarised below.

5. Description of Issue to be resolved

- 5.1. West Sussex County Council have procured a scheme to expand Northgate Primary School. The project is to move the school from a 420 place (2 form entry) to a 630 place (3 form entry) primary school. The total project cost is £2.55m which consists of 6 additional general teaching rooms at Key Stage 2 and one additional classroom at Key Stage 1. Phase 1 of the scheme is due to complete in November 2017 and the final phase 2, Phase 2 in June 2018.

- 5.2. WSCC have requested £150,061 from S106 Education be transferred by Crawley Borough Council as a contribution to the final stage of phase2. The applicable S106 monies that have been received are from the following developments: -

PLANNING REF	ADDRESS	VALUE	S106 Clause
CR/2013/0517/OUT	27-45 IFIELD ROAD, WEST GREEN	£84,745	Towards primary education facilities within the Borough of Crawley'. If after ten years any part of the said Contributions remains unspent or where relevant has not been transferred to the County Council the Council shall return the part of the Contributions which remains unspent, on receipt of a written request from that party
CR/2014/0046/FUL	LAND FORMERLY LANGLEY GREEN PRIMARY SCHOOL, STAGELANDS, LANGLEY GREEN	£46,512	
CR/2014/0317/NCC	FAIRFIELD HOUSE SITE, WEST GREEN DRIVE, WEST GREEN	£18,804	towards primary education services and facilities necessitated by the development in accordance with SPD1'

- 5.3. This scheme is deemed an eligible use of S106 monies since it is in line with the legal agreements related to the three sites as presented above. .

6. Information & Analysis Supporting Recommendation

- 6.1. WSCC as the Local Education Authority identified where to allocate the S106 monies, taking into account the urgent need for additional school places.
- 6.2. A statutory public consultation exercise was undertaken in the Autumn term 2015 and agreement from the West Sussex Cabinet Member for Education and Skills has been secured to commence the project. The governing body of the school are also in agreement to commence building subject to appropriate accommodation being constructed and accessibility issues being addressed.

7. Implications

Financial Implications

- 7.1. The monies being allocated have been received from developers through S106 agreements associated with residential development. The terms of the legal agreements require the monies to be spent on the provision of education services.. Therefore other uses for the monies cannot be considered. The monies are currently held by the Borough Council and will be transferred to WSCC as Local Education Authority.

Legal Implications

- 7.2. Planning obligations under Section 106 of the Town and Country Planning Act 1990 (as amended), commonly known as s106 agreements, are a mechanism which make a development proposal acceptable in planning terms. The legal agreement sets out the obligations which are appropriate to that development and must be complied with.

Other Implications

- 7.3. The monies will be spent by WSCC in their role as the local education authority. Therefore there are no other direct implications to the Borough Council in relation to the implementation of the schemes to which the monies are being allocated.

- 7.4. The Constitution states that the Leader has the authority to approve the transfer of S106 monies between £100,000 and £500,000 to West Sussex County Council which have been collected specifically for spend categories within the County Council's remit.