

COUNCILLORS' INFORMATION BULLETIN

Tuesday, 2 January 2018

Bulletin No: IB/905

INFORMATION ITEM

Pages

1	<p>Delegated Planning Decisions</p> <p>Delegated planning decisions for the weeks beginning 18 December 2017 and 25 December 2017 are attached. Contact for enquiries: Jean McPherson, Group Manager: Development Management on 01293 438577.</p>	3 - 8
2	<p>Consideration Report: Setting the Rent for Council Properties within the Housing Revenue Account</p> <p>Consideration report CH/179 of the Head of Crawley Homes is attached.</p>	9 - 10
3	<p>Consideration Report: S106 Monies for Site of Former Ifield Community College, Lady Margaret Road, Ifield (Highway Works)</p> <p>Consideration report PES/267 of the Head of Economic and Environmental Services is attached.</p>	11 - 12
4	<p>Change in Membership: Overview and Scrutiny Commission</p> <p>In accordance with Paragraph 25.2(4) of the Council Procedure Rules contained within the Constitution, and in concurrence with the wishes of the political group, the Head of Legal and Democratic Services has replaced Councillor Dr H S Bloom with Councillor K L Jaggard on the Overview and Scrutiny Commission. This change takes immediate effect.</p>	
5	<p>Press Releases</p> <p>Press releases are available at www.crawley.gov.uk/news</p>	



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CRAWLEY BOROUGH COUNCIL

DELEGATED PLANNING DECISIONS

The following decisions were issued, subject to conditions, under delegated powers for the period 18/12/2017 and 02/01/2018

Application Number	Location	Proposal	Date of Decision	Decision
CR/2017/0801/FUL	46 DARLEYDALE, SOUTHGATE, CRAWLEY	ERECTION OF A SINGLE STOREY REAR EXTENSION, PART TWO AND PART SINGLE STOREY SIDE AND REAR EXTENSION TO FORM AN ANNEXE; AND NEW GARAGE (FOLLOWING DEMOLITION OF EXISTING GARAGE) (AMENDED DESCRIPTION AND AMENDED PLANS RECEIVED)	21 December 2017	REFUSE
CR/2017/0816/OUT	142 THREE BRIDGES ROAD, THREE BRIDGES, CRAWLEY, RH10 1JP	OUTLINE APPLICATION (ACCESS AND LAYOUT) FOR ONE DETACHED DWELLING AND DETACHED GARAGE.	18 December 2017	REFUSE
CR/2017/0835/NCC	PRESTEIGNE BROADCAST HIRE, 9 THE BRUNEL CENTRE, NEWTON ROAD, NORTHGATE, CRAWLEY	VARIATION OF CONDITION 5 (PREVENTING AMALGAMATION OF UNITS IN BOCK C INTO LARGER UNITS IN BLOCK C) PURSUANT TO PLANNING PERMISSION CR/489/90 TO PROPOSE 3 INTERNAL OPENINGS BETWEEN UNITS 9 AND 8 AND JOIN THE UNITS TOGETHER TO OPERATE AS A SINGLE UNIT (AMENDED DESCRIPTION)	22 December 2017	PERMIT
CR/2017/0848/ADV	FLEMING HOUSE, FLEMING WAY, NORTHGATE, CRAWLEY, RH10 9JW	ADVERTISEMENT CONSENT FOR 2 X INTERNALLY ILLUMINATED FASCIA SIGNS AND 1 X INTERNALLY ILLUMINATED PYLON SIGN (AMENDED DESCRIPTION AND AMENDED PLANS RECEIVED)	21 December 2017	CONSENT

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Application Number	Location	Proposal	Date of Decision	Decision
CR/2017/0852/FUL	WOODEND, FORGE WOOD, FORGE WOOD, CRAWLEY, RH10 3NH	PROPOSED TWO STOREY DETACHED DWELLING	19 December 2017	REFUSE
CR/2017/0854/FUL	GROUND FLOOR, 36 HIGH STREET, WEST GREEN, CRAWLEY	CHANGE OF USE FROM A1 (RETAIL) TO A3 (RESTAURANT AND CAFÉ) AND THE INSTALLATION OF AN EXTRACTION FLUE TO THE REAR, WITH INTERNAL ALTERATIONS	20 December 2017	PERMIT
CR/2017/0855/LBC	GROUND FLOOR, 36 HIGH STREET, WEST GREEN, CRAWLEY, RH10 1BW	CHANGE OF USE FROM A1 (RETAIL) TO A3 (RESTAURANT AND CAFÉ) AND THE INSTALLATION OF AN EXTRACTION FLUE TO THE REAR, WITH INTERNAL ALTERATION.	20 December 2017	CONSENT
CR/2017/0860/FUL	RED GABLES, CHURCH ROAD, POUND HILL, CRAWLEY, RH10 7RS	PROPOSED TWO STOREY REAR EXTENSION FOLLOWING DEMOLITION OF EXISTING SINGLE STOREY REAR EXTENSION, SINGLE STOREY OPEN FRONT PORCH, HIPPED ROOF OVER EXISTING SINGLE STOREY FRONT EXTENSION REPLACING EXISTING FLAT ROOF AND CONVERSION OF GARAGE TO HABITABLE ROOM (AMENDED DESCRIPTION AND PLANS RECEIVED).	18 December 2017	PERMIT
CR/2017/0878/TPO	6 HEATHFIELD, POUND HILL, CRAWLEY, RH10 3TT	T1 OAK - FELL	20 December 2017	CONSENT
CR/2017/0883/NCC	21 & 28 BROAD WALK, NORTHGATE, CRAWLEY	VARIATION OF CONDITIONS 2 (PLANS) & 3 (MATERIALS) PURSUANT TO PLANNING PERMISSION CR/2015/0137/FUL FOR CHANGE OF USE OF FIRST FLOOR RETAIL SPACE TO 3 X STUDIO FLATS AND 4 X ONE	22 December 2017	PERMIT

Application Number	Location	Proposal	Date of Decision	Decision
		BEDROOM FLATS WITH ASSOCIATED WORKS TO GROUND FLOOR PROVIDING CYCLE AND REFUSE STORAGE AND UPGRADING OF EXTERNAL ELEVATION (REVISED DESCRIPTION)		
CR/2017/0890/FUL	21 & 28 BROAD WALK, NORTHGATE, CRAWLEY	RETROSPECTIVE SUBDIVISION FROM 2 X RETAIL UNITS TO 6 X RETAIL UNITS INCORPORATING NEW SHOPFRONTS	22 December 2017	PERMIT
CR/2017/0894/TPO	LOCKWOOD COURT, WOODFIELD ROAD, NORTHGATE, CRAWLEY, RH10 8XR	T1-T6 OAKS TO BE REDUCED BACK BY 1.5M ALL ROUND (SIDES AND TOP) TO HEALTHY GROWTH POINTS.	19 December 2017	CONSENT
CR/2017/0900/FUL	7 SOUTHGATE ROAD, SOUTHGATE, CRAWLEY, RH10 6BL	LOFT CONVERSION TO HABITABLE SPACE WITH THE INSTALLATION OF 7 VELUX ROOFLIGHTS.	21 December 2017	PERMIT
CR/2017/0901/192	EXPLORER ONE, FLEMING WAY, NORTHGATE, CRAWLEY, RH10 9GT	CERTIFICATE OF LAWFULNESS FOR REPLACEMENT OF ENTRANCE DOORS FITTED WITH AN AUTOMATIC OPENING DEVICE, ASSOCIATED INTERCOM EQUIPMENT AND STEEL PROTECTION HOOPS	19 December 2017	PERMIT
CR/2017/0902/192	EXPLORER ONE, FLEMING WAY, NORTHGATE, CRAWLEY, RH10 9GT	CERTIFICATE OF LAWFULNESS FOR REPLACEMENT OF 7 NO EXTERNAL AIR CONDITIONING UNITS WITHIN THE ROOF.	19 December 2017	PERMIT
CR/2017/0907/FUL	15 BANKS ROAD, POUND HILL, CRAWLEY, RH10 7BT	ERECTION OF TWO STOREY SIDE EXTENSION	20 December 2017	PERMIT
CR/2017/0918/TPO	100 & 102 GRATTONS DRIVE, POUND HILL, CRAWLEY, RH10 3DD	T1 - OAK OUTSIDE OF 100 GRATTONS DRIVE: REDUCE HEIGHT AND CROWN RADIUS BY 1.5M BACK TO HEALTHY GROWTH POINTS. T2 - OAK OUTSIDE OF 102 GRATTONS DRIVE: REDUCE	20 December 2017	CONSENT

Application Number	Location	Proposal	Date of Decision	Decision
		HEIGHT AND CROWN RADIUS BY 1M BACK TO HEALTHY GROWTH POINTS.		
CR/2017/0922/TCA	ASH COTTAGE, TWEED LANE, IFIELD, CRAWLEY, RH11 0NH	REMOVE 20M EUCALYPTUS TREE. REPLACE WITH SILVER BIRCH.	20 December 2017	NO OBJECTION
CR/2017/0931/FUL	40 TUSHMORE LANE, NORTHGATE, CRAWLEY, RH10 8JJ	ERECTION OF GROUND FLOOR INFILL EXTENSION, NEW FRONT ENTRANCE, FIRST FLOOR EXTENSION AND NEW ROOF TO CHANGE A BUNGALOW INTO A TWO STOREY DWELLING. (AMENDED PLANS RECEIVED)	22 December 2017	PERMIT
CR/2017/0932/FUL	2 WILLIAM MORRIS WAY, BROADFIELD, CRAWLEY	ERECTION OF A TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION	22 December 2017	PERMIT
CR/2017/0938/TCA	FOOTPATH OPPOSITE REAR ENTRANCE TO NO 14 CHARLESTON COURT, FURNACE GREEN, CRAWLEY, RH10 6PT	REMOVE ONE LARGE BRANCH WHICH IS OVERHANGING PUBLIC FOOTPATH	20 December 2017	NO OBJECTION
CR/2017/0949/TCA	14 THE TITHE, IFIELD, CRAWLEY, RH11 0NR	REDUCE CROWN OF FIELD MAPLE TO HEIGHT 4.5M, RETAINING ORIGINAL SHAPE.	20 December 2017	NO OBJECTION
CR/2017/0988/HPA	8 CAPSEY ROAD, IFIELD, CRAWLEY, RH11 0UA	PRIOR APPROVAL FOR THE ERECTION OF A SINGLE STOREY REAR EXTENSION, WHICH WOULD EXTEND BEYOND THE REAR WALL OF THE ORIGINAL HOUSE BY 4M, AND HAVE A MAXIMUM HEIGHT OF 3.503M AND AN EAVES HEIGHT OF 2.741M	21 December 2017	PRIOR APPROVAL NOT REQUIRED
CR/2017/0995/CON	LAND EAST OF BRIGHTON ROAD, PEASE POTTAGE, WEST SUSSEX	CONSULTATION FROM MID SUSSEX DISTRICT COUNCIL (DM/17/4656) FOR RESERVED	22 December 2017	NO OBJECTION

Application Number	Location	Proposal	Date of Decision	Decision
		<p>MATTERS APPLICATION FOR THE DETAILS OF APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOLLOWING OUTLINE PERMISSION DM/15/4711 OF PHASE 2 FOR THE PHASED CONSTRUCTION OF A 1 FORM-ENTRY PRIMARY SCHOOL WITH EARLY YEARS PROVISION AND NOISE BUND WITH ASSOCIATED ACCESS, PARKING, LANDSCAPING AND OPEN SPACE AND ASSOCIATED INFRASTRUCTURE AND EARTHWORKS</p>		

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Agenda Item 2

Crawley Borough Council

Consideration Report for Delegated Decision by Cabinet Member for Housing

Expected Date of Decision 17 January 2018

Report of the Head of Crawley Homes Report number CH179

1. Purpose

- 1.1 Varying the rent of dwellings and garages held in the Housing Revenue Account is delegated to the Cabinet Member for Housing in consultation with the Head of Finance, Revenues and Benefits.
- 1.2 The purpose of the report is to present the recommended option.

2. Recommendations

- 2.1 To implement a 1% reduction for all social and affordable dwelling rents
- 2.2 To increase shared ownership and hostel rents by CPI
- 2.3 To increase the amount charged for separately let sheds by 2% rounded to 5p.
- 2.4 To maintain the current charge for lifeline units and maintain the charge of all other telecare equipment at current prices
- 2.5 To increase all other fees and charges, including garages sheltered guest rooms, sheltered hall hire, scooter sheds, by 2% in line with the Council's budget strategy.

3. Reasons for the Recommendations

3.1 Dwelling Social Rents

- 3.1.1 The Welfare and Reform Act required social landlords to reduce their rents by at least 1% per year for 4 years from April 2016. This applies to all social and affordable rents but excludes hostel and shared ownership rents.
- 3.1.2 The only other lawful option for rent setting other than the 1% rent reduction is to have a larger decrease. This is not recommended as this would require further savings to maintain the commitment to delivering 1,250 more affordable homes as given in the manifesto pledge.

	1% Reduction
Income Target	£39,327,140
Less 1% Reduction	(£419,840)
Less RTB Provision: 18/19 Estimate	(£301,970)
Add New Rents Estimate	£349,700
Voids & Re-Let Provision	(£55,180)
Projected Income Target	£38,899,850

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3.2 Shared Owner Rents

- 3.2.1 Shared ownership properties are excluded from the 1% rent reduction. Historically these properties have not kept up with the social rent increases as the Council's budget strategy was applied to the rents rather than the requirements under the rent restructuring regime.

*CPI = 3.00%

	1% Reduction	0%	2%	CPI
Income Target	£310,830	£313,970	£320,250	£323,390
Less Buybacks	(£12,000)	(£12,120)	(£12,370)	(£12,490)
Projected Income Target	£298,830	£301,850	£307,880	£310,900

- 3.2.2 It is proposed to increase to the rent for these properties as outlined in the table CPI.

3.3 Hostel Rents

- 3.3.1 Hostel rents are excluded from the 1% reduction

- 3.3.2 Proposal: to increase by CPI.

	1% Reduction	0%	2%	CPI
Income Target	£400,090	£404,130	£412,220	£416,260
Void Provision	(£10,000)	(£10,000)	(£10,000)	(£10,000)
Projected Income Target	£390,090	£394,130	£402,220	£406,260

3.4 **Other Fees and Charges Summary**

- 3.4.1 Along with the other West Sussex telecare providers that form the grouping West Sussex telecare no increase in the Lifeline charge is proposed. All other telecare equipment is charged at cost and it is not proposed to increase these costs.

- 3.4.2 The 2% uplift will apply to sheltered guest rooms, sheltered hall hire, scooter sheds and garages.

- 3.4.3 A small number of sheds are rented separately from dwellings. These charges are currently £1.75 per week. It is now proposed to uplift these by 2% rounded to 5p making the weekly amount £1.80 in 2018/19.

4. **Implications**

- 4.1 The HRA Business Plan has been significantly impacted by the requirement to reduce rents.

5. **Background Papers**

None

Agenda Item 3

Crawley Borough Council

Consideration Report for Delegated Decision by Leader

Expected Date of Decision: On or after 10th January 2018.

Transfer of Section 106 Monies for Highway Works

Report of the Head of Economic & Environmental Services: PES/267

1. Purpose

1.1. This consideration report seeks Council Leader approval for the transfer of S106 Highways monies to West Sussex County Council, these monies have been received for the provision of traffic lights and associated highway works at the junction of Ifield Drive and Ifield Avenue.

2. Recommendations

2.1. To the Leader: Approve the transfer of £229,597.59 of Section 106 monies, for highway works, 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 highway works at the junction of Ifield Drive and Ifield Avenue.

4. Background

4.1. Monies for highway works at the junction of Ifield Drive and Ifield Avenue, has been received through Section 106 legal agreement connected to planning permissions for a residential development, for immediate onward transmission to the County Council.

5. Description of Issue to be resolved

5.1. The need carry out the highway works as set out in the S106 clause below.

PLANNING REF	ADDRESS	VALUE	S106 Clause
CR/2015/0389/FUL	SITE OF FORMER IFIELD COMMUNITY COLLEGE, LADY MARGARET ROAD, IFIELD	£229,597.59	Prior to the occupation of the 50 th unit, pay the council, for immediate onward transmission to the county council, the roundabout works contribution. Roundabout Works means the provision of traffic lights and associated highway works at the junction of Ifield Drive and Ifield Avenue

5.2. This scheme is deemed an eligible use of S106 monies since it is in line with the legal agreement, presented above.

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6. Information & Analysis Supporting Recommendation

- 6.1. WSCC as the Local Highway Works Authority identified where to allocate the S106 monies, taking into account the impact of the development.

7. Implications

Financial Implications

- 7.1. The monies being allocated have been received from one developer through an S106 agreement associated with residential development. The terms of the legal agreement require the monies to be spent on the specific provision of traffic lights and associated highway works at the junction of Ifield Drive and Ifield Avenue. Therefore other uses for the monies cannot be considered. The monies are currently held by the Borough Council and will be transferred to WSCC.

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 as stipulated in the S106 agreement. 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.