

Crawley Borough Council

Minutes of Planning Committee

Monday, 4 December 2017 at 7.30 pm

Councillors Present:

I T Irvine (Chair)

C Portal Castro (Vice-Chair)

N J Boxall, B J Burgess, D Crow, F Guidera, K L Jaggard, S J Joyce, T Rana,
A C Skudder, P C Smith, M A Stone, J Tarrant and G Thomas

Officers Present:

Roger Brownings	Democratic Services Officer
Kevin Carr	Legal Services Manager
Valerie Cheesman	Principal Planning Officer
Jean McPherson	Group Manager (Development Management)
Clem Smith	Head of Economic & Environmental Services

Apologies for Absence:

Councillor R S Fiveash

1. Disclosures of Interest

The following disclosures of interests were made:

Councillor	Item and Minute	Type and Nature of Disclosure
Councillor P C Smith	CR/2017/0762/RG3 Haslett Avenue East and Land Adjacent County Mall, Crawley (Minute 6)	Personal Interest – Member of Crawley Cycling Forum
Councillor P C Smith	CR/2017/0765/RG3 Manor Royal (West of Crawlers Brook), Northgate, Crawley (Minute 7)	Personal Interest – Member of Crawley Cycling Forum
Councillor P C Smith	CR/2017/0765/RG3 Manor Royal (West of Crawlers Brook), Northgate, Crawley (Minute 7)	Personal Interest – a Local Authority Director of the Manor Royal Business Improvement District

Councillor Thomas	CR/2017/0762/RG3 Haslett Avenue East and Land Adjacent County Mall, Crawley (Minute 6)	Personal Interest – Member of Crawley Cycling Forum
Councillor Thomas	CR/2017/0765/RG3 Manor Royal (West of Crawlers Brook), Northgate, Crawley (Minute 7)	Personal Interest – Member of Crawley Cycling Forum

2. Lobbying Declarations

The following lobbying declaration was made by a Member:-

Councillor P C Smith had been lobbied regarding application CR/2017/0596/FUL.

3. Minutes

The minutes of the meeting of the Committee held on 7 November 2017 were approved as a correct record and signed by the Chair.

4. Planning Application CR/2016/0962/ARM - Phase 3B, Forge Wood (NES), Crawley

The Committee considered report PES/242 (a) of the Head of Economic and Environmental Services which proposed as follows:

Approval of reserved matters for Phase 3B for 151 dwellings and associated works pursuant to CR/2015/0552/NCC for a mixed use neighbourhood (amended description and amended plans received).

The Principal Planning Officer provided a verbal summation of the application and the following updates:-

- Following concerns it had raised regarding drainage on to the M23 motorway, Highways England had since confirmed that it had no objection to the revised details received and acknowledged the condition 16 submission will deal with the site wide drainage strategy and management and there were detailed conditions on the reserved matters for the bund and fence along the motorway.
- In respect of road noise, late comments had been received from the Council's Environmental Health Department about the noise modelling report. In response, the Applicants had advised that those comments would be taken on board for the detailed proposals for noise mitigation under condition 34 and they were confident that the noise barriers would provide for the necessary mitigation together with the specific measures for the houses. This was consistent with the approach taken for Phases 3A and 4A.
- Delete Condition 12 as set out in the report and replace as below:

Condition 12

Prior to first occupation, the following windows on the residential flats shall be glazed with obscured glass as shown on the approved plans:

Plot 129 south elevation
Plot 130 south elevation
Plot 134 south elevation
Plot 135 south elevation
Plot 136 south elevation
Plot 148 west elevation

These windows shall thereafter be permanently maintained in accordance with the agreed details.

REASON: To protect the amenities and privacy of future occupiers in accordance with policy CH3 of the Crawley Borough Local Plan 2015 -2030.

Ms Laura Humphries, the Agent, addressed the Committee in support of the application.

The Committee then considered the application. In response to the issues raised, the Principal Planning Officer:

- Confirmed that the amended plans now showed an increased provision of visitor car parking spaces throughout the scheme, especially in the areas of the flats.
- Explained that in terms of those dwellings where there was a 20m separation distance of habitable room window to window relationship, these dwellings were affordable housing, and whilst the amended plans had endeavoured to ensure that the separation distances were compliant with the Urban Design UPD's minimum requirement of 21m, it had not been possible to revise this any further due to physical constraints of the layout.
- Advised that with regard to the 26 dwellings that did not meet the garden size standards, some were private dwellings whilst others were affordable. (Garden sizes were set out as guidance not policy)
- Explained further that the scheme had now been amended and redesigned to a point where the additional rear garden space for these dwellings could not be achieved without resulting in harm to the aesthetic urban environment, the public realm and soft landscaping.
- Indicated that given the location of the site and surrounding open space, the relationship to the sports and play facilities in Phase 4 to the north and the proximity to the nearby woodland, it was considered that the development in this sub phase would benefit significantly from the range of additional open space provision.
- Advised that because permitted development rights had been removed in terms of all site dwellings, any occupier who wished to make improvements / extensions would first need to seek planning permission and the resultant garden size would be taken into account in the determination of those applications.
- Clarified that the use of the word "requested" in the second line of Informative 5 was appropriate as it was an Informative and not a Condition / Obligation.

RESOLVED

Approved, subject to the conditions set out in report PES/242 (a), and the updated Condition 12 above.

5. Planning Application CR/2017/0596/FUL - Northwest House, 23 Gatwick Road, Northgate, Crawley

The Committee considered report PES/242 (b) of the Head of Economic and Environmental Services which proposed as follows:

Temporary permission to allow continued use of school for one further academic year with a maximum of 537 pupils

Councillors Jaggard, P C Smith, Stone and Thomas declared they had visited the site.

The Principal Planning Officer provided a verbal summation of the application and the following updates:-

- Delete Conditions 1, 3 and 4 as set out in the report and replace as below:

Condition 1

The use(s) of land/building(s) hereby permitted shall be discontinued permanently and the land restored to its former condition, or to a condition to be agreed in writing by the Local Planning Authority, on or before the expiration of the period ending 31st August 2018.

REASON: The Local Planning Authority would not normally grant permission for such a development in this location but under the circumstances prevailing it is considered reasonable to make an exception in this instance and to allow the development for a limited period.

Condition 3

The school hereby permitted shall operate with a maximum number of 537 pupils, comprising 237 primary pupils and 300 secondary pupils, as set out in the application.

REASON: To control the operation of the school in the interests of highway safety, the character and function of Manor Royal as a main employment area and to provide a suitable level of development for the site, in accordance with policies SD1, CH3, EC1, EC2, EC3 and IN4 of the Crawley Borough Local Plan 2015 – 2030.

Condition 4

The development hereby approved shall be carried out in accordance with the Travel Plan dated December 2017 and document titled "Responses to WSCC Highways Comments dated 21 August 2017" unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of highway safety, to reduce the need for private car travel to the school and to encourage and promote sustainable transport, in accordance with policies SD1, CH3 and IN4 of the Crawley Borough Local Plan 2015 – 2030.

- WSCC Highways Authority had advised that they had reviewed the information submitted for this application, and following amendments to the Travel Plan and given the small increase in both pupil and staff numbers over the previous temporary permission, for a further year, it was raising no objections, subject to conditions.

- The Applicants had asked for the following additional areas of Planning Policy to be highlighted:
 - (i) Section 72 of Paragraph 8 (Promoting Healthy Communities) of the National Planning Policy Framework (NPPF) (2012).
 - (ii) The Department for Communities and Local Government (DCLG) Planning for Schools Development (2011).

Mr Tom Lamshead, the Agent, and Mr Tim McCarthy, CEO of Aurora Academies Trust, addressed the Committee in support of the application.

The Committee then considered the application. A number of Members expressed concerns that the provision of this educational facility was not in a sustainable location, was in an unsuitable environment, and did not relate to the character of its surroundings. In response to issues and concerns raised, the Principal Planning Officer:

- Clarified that the school car park currently had 62 marked spaces in the main / front car park of which 15 were for staff. The School operated a strict parking policy, and there were no plans to vary this.
- Explained that the submitted Travel Plan would seek to reduce the reliance on the private car and encourage alternative modes of travel. Whilst options for pupils travelling by other modes would be limited, there was more scope in relation to staff travel in respect of walking, bus or cycling, and therefore these aims were more achievable.
- The measures outlined within the Travel Plan would be secured by condition.
- Indicated that given that the application was temporary, following receipt of revised information through the submitted Transport Assessment, and subject to condition, it was not considered that the further use with additional pupils and staff, would adversely affect the road network and WSCC Highways had raised no objections.
- Advised that in terms of air quality in relation to the application site, Officers would relay to the Council's Environmental Health Team a request by Members to undertake an air quality survey, and for concerns and issues raised by Members be taken on board as part of that exercise.
- Indicated that in terms of the temporary nature of the application, discussions with the Applicant were continuing to seek permanent solutions, although no formal application had been received as yet.

With the Committee having considered the application further, and whilst acknowledging that the application would be for a further temporary period, Members generally indicated their support for the proposals, albeit a number of Members conveyed the strong view that for the longer term (and before the expiry of the proposed further temporary period) permanent solutions needed to be found.

RESOLVED

Permit, subject to the conditions set out in report PES/242 (b), and the updated Conditions above.

6. Planning Application CR/2017/0762/RG3 - Haslett Avenue East and Land Adjacent County Mall, Crawley

The Committee considered report PES/242 (c) of the Head of Economic and Environmental Services which proposed as follows:

Upgrade of the existing footpath close to the junction with College Road along County Mall to a shared pedestrian and cycle path in order to create a continuous link to the existing toucan crossing at the junction. This short length area will be upgraded to a 3.5m wide shared path. (Amended plans received).

Councillors Jaggard, P C Smith, Stone, Tarrant and Thomas declared they had visited the site.

The Group Manager (Development Management) provided a verbal summation of the application.

The Committee then considered the application.

RESOLVED

Permit, subject to the conditions set out in report PES/242 (c)

7. Planning Application CR/2017/0765/RG3 - Manor Royal (West of Crawters Brook), Northgate, Crawley

The Committee considered report PES/242 (d) of the Head of Economic and Environmental Services which proposed as follows:

Manor Royal cycle path scheme to connect Crawters Brook shared facility with the existing cycle path on Manor Royal which stops just before Newton Road through the upgrade of existing pedestrian footways to shared facilities for pedestrians and cyclists.

Councillor P C Smith declared he had visited the site.

The Group Manager (Development Management) provided a verbal summation of the application.

The Committee then considered the application, whilst indicating its support for the proposals. In response to issues raised, the Group Manager (Development Management):

- Confirmed that the submitted Arboricultural Method Statement identified measures to safeguard the trees on the application site including the root protection areas.
- Emphasised that there would be no removal of highway trees.

RESOLVED

Permit, subject to the conditions set out in report PES/242 (d)

8. Planning Application CR/2017/0813/FUL - Milton Mount, Milton Mount Avenue, Pound Hill, Crawley

The Committee considered report PES/242 (e) of the Head of Economic and Environmental Services which proposed as follows:

Erection of external supply pipes to all existing flats. Vertical pipework to be 63mm diameter with horizontal spurs.

Councillors Jaggard and Tarrant declared they had visited the site

The Group Manager (Development Management) provided a verbal summation of the application.

The Committee then considered the application. In response to issues raised, the Group Manager (Development Management):-

- Indicated that the Planning Authority did not specifically state by condition that brackets and fixings required to attach the pipes to the building should be finished in black. This could be rectified by way of an amendment to Condition 3, as follows:

Amended wording to Condition 3

The pipes hereby approved including any brackets and fixings required to attach the pipes to the building shall be finished in matt black unless otherwise approved in writing by the Local Planning Authority.

- Confirmed that installation of the pipes would be into each flat.

RESOLVED

Permit, subject to the conditions set out in report PES/242 (e), and the updated Condition 3 above.

9. Planning Application CR/2017/0866/RG3 - Tilgate Nature Centre, Tilgate Park, Tilgate Drive, Crawley

The Committee considered report PES/242 (f) of the Head of Economic and Environmental Services which proposed as follows:

Erection of an aviary measuring 32.5m long x 8.1m wide, and 5.2m max height with external materials comprising timber uprights, painted mesh and viewing windows.

The Group Manager (Development Management) provided a verbal summation of the application.

The Committee then considered the application.

An amendment was required in respect of the "Applicants Name" recorded near the top of the first page of the report, which should read "Crawley Borough Council"

RESOLVED

Permit, subject to the conditions set out in report PES/242 (f)

**10. Objections to the Crawley Borough Council Tree Preservation Order
Midhurst Close, Ifield No. 1 - 10/2017**

The Group Manager (Development Management) introduced report PES/263 which sought to determine whether to confirm this Tree Preservation Order (TPO) with or without modification for continued protection or, not to confirm the TPO.

Having considered the issues raised in the report, the Committee agreed to confirm the TPO without modification.

RESOLVED

Confirmed.

Closure of Meeting

With the business of the Planning Committee concluded, the Chair declared the meeting closed at 9.00 pm

I T IRVINE
Chair