

Crawley Borough Council

Minutes of Development Control Committee 12 October 2015 at 7.30pm

Present:

Councillor	I T Irvine (Chair)
Councillor	C A Moffatt (Vice-Chair)
Councillors	B J Burgess, D G Crow, F Guidera, K L Jaggard, S J Joyce, B McCrow, R Sharma, A C Skudder, P C Smith, M A Stone, J Tarrant, G Thomas and W A Ward

Officers Present:

Tony Baldock	Environmental Health Manager
Kevin Carr	Legal Services Manager
Michelle Harper	Principal Planning Officer
Mez Matthews	Democratic Services Officer
Jean McPherson	Group Manager, Development Management
Dominic Smith	Highways Manager (West Sussex County Council)

26. Lobbying Declarations

The following lobbying declarations were made by Members:-

Councillors B J Burgess, I T Irvine, S J Joyce, B McCrow, R Sharma, A C Skudder, P C Smith and G Thomas had been lobbied regarding application CR/2015/0298/FUL.

Councillors B J Burgess, F Guidera, I T Irvine, K L Jaggard, S J Joyce, B McCrow, C A Moffatt, R Sharma, P C Smith, M A Stone, J Tarrant, G Thomas and W A Ward had been lobbied regarding application CR/2015/0389/FUL.

Councillor I T Irvine had been lobbied regarding application CR/2015/0539/FUL.

27. Members' Disclosure of Interests

The following disclosures of interests were made by Members:-

Member	Minute Number	Subject	Type and Nature of Disclosure
Councillor G Thomas	Minute 29	CR/2015/0389/FUL Site of Former Ifield Community College, Lady Margaret Road, Ifield, Crawley	Personal Interest as he was Chair of the Ifield Medical Practice Patients' Participation Group.

28. Minutes

The minutes of the meeting of the Committee held on [21 September 2015](#) were approved as a correct record and signed by the Chair.

29. Planning Applications List

The Committee considered report [PES/176](#) of the Head of Economic and Environmental Services.

RESOLVED

That in respect of the applications specified below, details of which are more particularly set out in report [PES/176](#) of the Head of Economic and Environmental Services and in the Register of Planning Applications the decisions be given as indicated:-

Item 2

CR/2015/0389/FUL

Site of former Ifield Community College, Lady Margaret Road, Ifield, Crawley.

Erection of 193 dwellings, together with associated car parking, open space, landscaping, vehicular access on Lady Margaret Road and formation of further access for emergency vehicles only.

Councillors B J Burgess, I T Irvine, K L Jaggard, S J Joyce, B McCrow, C A Moffatt, P C Smith, M A Stone, J Tarrant, G Thomas and W A Ward declared they had visited the site.

The Principal Planning Officer provided a verbal summation of the application and emphasised that the land was an allocated housing site which benefited from outline planning permission. The Principal Planning Officer informed the Committee that following the request from Sussex Police for Section 106 contributions, officers had sought further justification for the amounts being sought and also informed the Police that contributions could potentially be gained in future via the emerging Plan and the Community Infrastructure Levy. Officers had not received any further communication from the police so the Committee was advised that it assume that the Police raised objection to the application on the grounds that they would not receive any Section 106 contribution.

The Committee noted that paragraph 6.3 of the conclusion should include reference to Ifield Drive roundabout. The Committee was also advised that conditions 12 and 13 should be amended as follows:

Condition 12

No part of the development shall be occupied until the car parking serving that dwelling or block of dwellings has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

REASON: To ensure adequate provision of parking clear of the highway in accordance with 'saved' policy GD3 of the Crawley Borough Local Plan 2000.

Condition 13

No part of the development shall be first occupied until the road(s), footways, and casual parking areas serving that part of the development have been constructed, surfaced and drained in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

REASON: To secure satisfactory standards of access for the proposed development in accordance with 'saved' Policy GD3 of the Crawley Borough Local Plan 2000.

One objector (Mr Ron Binmore) addressed the Committee and raised concerns relating to an increase in congestion, traffic noise and movements, number of vehicles which would be parked in Lady Margaret Road, as well as lack of visibility when exiting the his garage and need for more parking for medical practice.

The Ward Councillor for Ifield (Councillor J Stanley) address the Committee and stated that although he was happy that the site would be developed for housing, he had concerns regarding the road layout and the increase in traffic. He requested that the Applicant, West Sussex County Council Highways and local Councillors work together to ensure minimal disruption during construction. Councillor Stanley also requested that bat boxes be installed on the site.

The Applicant (Mr Nick Keeley) addressed the Committee and reminded the Committee that it was a brownfield site which had been identified as a key housing site in the Local Plan. A consultation event had shown that the public supported development of the site. Mr Keeley informed the Committee that additional parking and a crossing would be provided as well as improvements to the roundabout and the widening of Lady Margaret Road.

The Committee then considered the application. The majority of the Committee was concerned that there were already parking issues in Lady Margaret Road as result of road layout, school and medical practice and that the development would only worsen the situation. Several Members were of the opinion that the proposed improvements to the road were not sufficient.

Following questions from the Committee, the Highways Manager for West Sussex County Council (WSSC) advised the Committee that known future developments in the area had been taken into account as well as the natural traffic growth of the area.

Following the Committee's request that the green bay adjacent to the Medical Centre be converted to a parking bay, it was informed that the layby was owned by WSSC's Property Department and not WSSC Highways or the developer. The Highways Manager had spoken to WSSC's Property Department but have not received a response to date. The Committee were advised that it would not be reasonable for the applicant to undertake these works as the land was not in their control.

Permitted subject to the conditions and informatives as set out in report [PES/176](#), the amended conditions above and the completion of a Section 106 Agreement.

Item 1

CR/2015/0298/FUL

Three Bridges Station Car Park, Haslett Avenue East, Three Bridges, Crawley.

Change of use from car park to farmers' market operating on Sundays only throughout the year.

Councillors B J Burgess, K L Jaggard, C A Moffatt and P C Smith declared they had visited the site.

The Group Manager provided a verbal summation of the application and an update that the applicant had confirmed that customers to the market would be able to park in the station car park free of charge.

A Borough Councillor (Councillor P K Lamb) addressed the Committee in objection to the application. He was of the opinion that the proposal would increase parking in the local area the control of which is already a problem even with the community parking zone, could impact on the local highways and that the remaining parking spaces at the station could be insufficient for rail passengers. Councillor Lamb was concerned that the operation of the market would clash with the station improvement and would cause further disruption when the bus replacement service was in place. Councillor Lamb requested that a more detailed parking survey be sought, that the market be merged with the other local markets in the Town Centre and that, should the Committee be minded to approve the application, a condition be added regarding the market operation at times of a bus replacement service.

The Committee then considered the application.

Several Committee members drew attention to Paragraph 5.2 of the report which stated that National Planning Policy Framework encouraged new and existing markets in the Town Centre in the first instance and the Committee was of the opinion that the Town Centre would be a more suitable location for the farmer's market. The Committee felt that the proposed location of the market would undermine the vitality and viability of the Town Centre and that, should the market be relocated in the centre of town, it would help regenerate the Town Centre.

The Committee questioned the vehicle and visitor numbers identified in paragraph 5.5 of the report as they did not appear to be evidence based. Several Committee members felt that the station car park was frequently very busy and reducing the number of parking spaces would have a detrimental effect. The Committee was also concerned that the free parking provided for visitors to the market could be open to abuse.

Paragraph 5.6 identified the site as a sustainable location, however the Committee was of the opinion that the majority of people visiting the market would not travel by public transport and would drive due to the market's out of town location.

The Committee was concerned that Paragraph 5.6 of the report stated that the traffic survey submitted to the Council was limited. The Committee was of the view that the roads surrounding Three Bridges Station and station forecourt were already congested. Several Committee members stated that there were often queues on the roads leading to the station, especially when access to the station was blocked due to the bus replacement service which occurred at the weekends. The Committee felt strongly that the introduction of a market, especially during a period when improvements to the station were scheduled to take place and when a bus replacement service was regularly in place, would only increase congestion on roads within the vicinity. In addition, paragraph 5.13 of the report stated that the bus

replacement service which operated from the car park on Sundays was not a planning matter. The Committee contended that the congestion the bus replacement service had on the neighbouring roads was a consideration for the Committee. The Committee was therefore of the opinion that the impact the market would have on the surrounding highways was unacceptable.

It was proposed that the temporary permission period be reduced from two years to 12 months to allow for an early review of the market and its operation. The Committee considered the proposal, but upon being put to the Committee, the proposal was LOST. The Committee took a further vote on the officer's recommendation as set out in the report, but the majority of the Committee did not support the application for the reasons set out below.

The Officer recommendation was overturned.

Refused for the following reasons:

1. The proposal is located outside the Main / Primary Shopping Area and based on the information supplied it has not been demonstrated that the development cannot be met on more central town centre sites and is therefore contrary to the NPPF Paragraph 23, Core Strategy 2008 Policy TC4 and Policy EC7 in the Modifications Draft Local Plan 2015.
2. The applicants have not provided adequate information to demonstrate that the use can be operated without prejudicing the operational requirements of Three Bridges station and without adverse impact on the surrounding highway network. The proposal is therefore contrary to 'saved' policy GD3 in the Local Plan 2000 and Policy CH3 in the Modifications Draft Local Plan 2015.

Item 3

CR/2015/0539/FUL

Broadfield House, Brighton Road, Broadfield, Crawley.

Change of use from D1 (education) to C2 (residential school).

Councillor C A Moffatt declared he had visited the site.

The Group Manager provided a verbal summation of the application and informed the Committee that reference to "Highams Hill" in paragraph 1.1 of the report was incorrect and should be amended to read "Highwood Park".

The Committee then considered the application.

Permitted as set out in report [PES/176](#).

Item 4

CR/2015/0607/TPO

Gales Place, Three Bridges, Crawley.

Crown raise to give 4m clearance over ground and reduce branches by 2m on west side. Remove deadwood.

Councillor B J Burgess declared she had visited the site.

The Principal Planning Officer provided a verbal summation of the application.

The Committee then considered the application.

Consent as set out in report [PES/176](#).

30. Closure of Meeting

With the business of the Committee concluded, the Chair declared the meeting closed at 9.15pm.

I T IRVINE
Chair