

Crawley Borough Council

Minutes of Development Control Committee 4 January 2016 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
Ann-Maria Brown	Head of Legal & Democratic Services
Michelle Harper	Principal Planning Officer
Steve Lappage	Democratic Services Manager
Jean McPherson	Group Manager, Development Management

Apologies for Absence:

None

42. Lobbying Declarations

The following lobbying declarations were made by Members:-

All Councillors had been lobbied regarding application CR/2015/0463/FUL.

Councillors F Guidera and K L Jaggard had been lobbied regarding application CR/2015/0778/RG3.

43. Members' Disclosure of Interests

The following disclosures of interests were made by Members:

Member	Minute Number	Subject	Type and Nature of Disclosure
Councillor P C Smith	Minute 45	CR/2015/0695/FUL Boeing House, Crawley Business Quarter, Northgate	Personal Interest – CBC nominee on the Manor Royal Business Group

44. Minutes

Subject to a clerical amendment adding Councillor K L Jaggard to the list of Members who had declared they had visited the site at Northwest House, Gatwick Road (CR/2015/0638/FUL - minute no 39 item 5 referred), the minutes of the meeting of the Committee held on [7 December 2015](#) were approved as a correct record and signed by the Chair.

45. Planning Applications List

The Committee considered report [PES/179](#) of the Head of Economic and Environmental Services.

The Principal Planning Officer explained that, following the decision of the Full Council on 16 December 2016 to approve the adoption of the new Crawley Borough Local Plan (Crawley 2015 - 2030), all the policies referred to in report PES/179 were now adopted policies and were no longer “emerging” policies.

RESOLVED

That in respect of the applications specified below, details of which are more particularly set out in report [PES/179](#) of the Head of Economic and Environmental Services and in the Register of Planning Applications the decisions be given as indicated:-

Item 1

CR/2015/0463/FUL

Stoner House, London Road, Northgate, Crawley

External alterations and extensions to existing building in connection with its use as 111 flats (Use Class C3), together with site works including landscaping (amended description)

Councillors F Guidera, K L Jaggard, S J Joyce, M A Stone, J Tarrant and G Thomas declared they had visited the site.

The Principal Planning Officer provided a verbal summation of the application and highlighted that:

- Prior approval had previously been granted through permitted development rights for the change of use of the building from offices to flats to provide 76 flats (72 x 1 bed and 4 x 2 bed flats).
- 71 units would be accommodated within the existing building envelope with a further 40 units created as an extension to the building.
- Under the prior approval no affordable housing units would have been provided but 16 (40%) of the 40 additional flats would be affordable housing as a result of the proposed extensions.
- The applicant has sought to address the concerns raised by representations received in respect of the original application by deleting the 3 storey building to the rear (to provide 10 flats), increasing the car parking provision and the erections of screens to the roof top terraces.
- The representations received were made on the basis of the application originally submitted and not the later amendments.

- Shadowing exercises had been undertaken at the rear of the building which demonstrated that there would be no detrimental impact.
- The revised application followed extensive negotiations with officers and adopted a more comprehensive approach to the development.

Mr Mahin, Gillian McCann and Bob Jeans addressed the Committee in objection to the application. Whilst the agent, Daniel Rose, spoke in support of the application.

Councillor P K Lamb, as a Ward Councillor for Northgate, addressed the Committee in objection to the application and raised concerns:

- That proper consideration had not been given to Policy CH8 (Important Views) to help protect the character of the surrounding area and the visual amenity.
- That such high rise development would be out of character with New Town development and the risks that it would lead to more high rise developments.
- That the car parking provision was inadequate.
- About highways and road safety issues by a busy roundabout.

The Committee considered the application in detail and the ensuing discussions included the following issues:

- The impact on neighbouring properties. The Committee acknowledged that the shadowing exercises had demonstrated that there would be no detrimental impact and, furthermore, there was no right to a view. It was also noted that the impact of noise and disturbance on local residents would be kept to a minimum through the Construction Management Plan required under Condition 8 and Informative 6.
- Concerns about highways and road safety issues. It was noted that West Sussex County Council, as the Highways Authority, had not raised any objections to the application.
- Concerns about the level of parking provision. However, it was considered appropriate given the sustainable location of the site and access to other public services.
- Whether such a high rise development would be out of character and the risk that will lead to more high rise developments. However, the Committee noted other examples of tall buildings including Crawley College and that each application had to be judged on its merits.
- Risks of contamination. It was noted that this would be covered by Condition 15 which also required further studies to be undertaken.
- How the Section 106 contributions, detailed in paragraphs 5.26 & 5.27 to the report, would be targeted in the local neighbourhood(s).

Members of the Committee welcomed the modifications which secured improvements to the prior approval design and agreed that, on balance, the proposals were acceptable and accorded with the National Planning Policy Framework and local polices.

Permitted subject to the completion of a Section 106 agreement and the conditions set out in report [PES/179](#).

Item 3

CR/2015/0628/ARM

Forge Wood (North East Sector), Crawley

Approval of reserved matters for Phase 2 – roads and drainage infrastructure pursuant to CR/1998/0039/OUT for a new mixed use neighbourhood

Councillor K L Jaggard declared she had visited the site.

The Group Manager (Development Management) provided a verbal summation of the application and highlighted the reserved matters arrangements, the revised phasing proposals and the reasons for these, the access link road arrangements and the drainage features including the bridge crossing.

The agent (David Hutchison) addressed the committee in support of the application.

The Committee then considered the application.

Following concerns expressed about recent local and national flooding problems, the Committee noted how the calculations, modelling and assumptions for the drainage capacity and design had been undertaken with drainage experts and the developers. It was confirmed that these had taken into account all factors including climate change, rainfall and implications of future flooding risks including the sort of extreme events experienced recently in other parts of the country.

The concerns about risks of flooding and drainage were acknowledged and it was noted that these would be taken forward by officers.

Permitted subject to the conditions and informatives set out in report [PES/179](#).

Item 2

CR/2015/0609/FUL

15-29 The Broadway, Northgate, Crawley

Demolition of existing building and erection of residential-led scheme incorporating retail at ground level with six storey residential flats (10 x studios, 55 x one bed and 13 x 2 bed) above.

Councillors K L Jaggard, S J Joyce, M A Stone, J Tarrant and G Thomas declared they had visited the site.

The Group Manager (Development Management) provided a verbal summation of the application and highlighted that:

- The penultimate line to paragraph 5.11 should be amended to indicate that the communal terrace would be accessed via the 5th floor and not the 6th floor as incorrectly stated.
- Paragraph 6.4 should refer to paragraph 5.28 and not paragraph 5.29 as printed.
- Planning permission had been granted in 2013 (CR/2013/0015/FUL) for redevelopment of the site with mixed retail and residential (35 one bedroom and 22 two bedroom flats) without car parking provision being required because of its sustainable location so close to the bus and railway stations.
- Mechanical ventilation had been included in the design and related planning conditions added following concerns about noise nuisance to future residents

particularly from existing plant in the vicinity and disturbance from deliveries in the rear service yard.

- Following a viability appraisal independently scrutinised by the District Valuer Service (DVS) that the development could not deliver 40% affordable housing provision in accordance with policies, the developers and DVS (on behalf of the Council) had agreed that an affordable housing contribution of £573,000 would be acceptable in the event that on site affordable housing options were not achievable.

The agent (Stephen Birrell) addressed the committee in support of the application.

The Committee then considered the application.

Although several Members expressed concerns about the absence of the car parking provision it was accepted that the choice of alternative modes of transport and accessibility of local facilities meant this site was an ideal location for a car free development and the principle had already been accepted on this site by the extant residential permission.

Members supported the proposals particularly on the basis that it was an improved design and, in terms of its design and mix of uses, would make a positive contribution to the environment and regeneration of The Broadway and the Town Centre.

Clarification was sought on Condition 9 and it was subsequently agreed that it be amended to include additional words (as set out in bold) so as to read "The use of the ground floor units hereby permitted shall only be open **for business** between the hours of 0700 and 2300."

Permitted subject to the conclusion of a Section 106 Agreement and the conditions set out in report [PES/179](#) as amended by the revised Condition 9 above.

Item 4

CR/2015/0695/FUL

Boeing House, Crawley Business Quarter, Northgate, Crawley
Proposed extensions to Flight Training Centre.

The Principal Planning Officer provided a verbal summation of the application and the Committee then considered the application.

Permitted subject to the applicant entering into a Section 106 agreement securing infrastructure contributions as set out in paragraph 5.17 and in accordance with the prescribed conditions set out in report [PES/179](#).

Item 5

CR/2015/0739/FUL

Worth Park Gardens, Milton Mount Avenue, Pound Hill, Crawley

Erection of 12 information and directional signs.

Councillors K L Jaggard declared she had visited the site.

The Group Manager (Development Management) provided a verbal summation of the application for advertisement consent and confirmed that the signs will be of a traditional wooden design, non-illuminated and would just promote Worth Park's features and not contain any commercial adverts.

The Committee then considered the application.

Consent given subject to the standard advert conditions set out in report [PES/179](#).

Item 6

CR/2015/0778/RG3

23 Barnfield Road, Northgate, Crawley

Demolition of existing redundant retail building and erection of a 2.5 storey apartment block comprising 3 x 1 bedroom apartments and 2 x 2 bedroom apartments with associated bin store and cycle shed (amended description).

Councillors J Tarrant and G Thomas declared they had visited the site.

The Principal Planning Officer provided a verbal summation of the application and explained that no objections had been received to date although there had been a delay in consulting The Black Dog Public House. Therefore the consultation period needed to be extended to 7 January 2016 and the decision be delegated back to the Head of Economic and Environmental Services to accommodate this in case an objection is received.

The Committee then considered the application from the Council. Whilst several Members welcomed the proposals, one Member did question whether it should have been retained as a retail unit which would have added more value and helped to rejuvenate the parade. A Member also expressed concerns about the current state of the site and suggested that the overhanging vegetation be addressed.

It was agreed that new conditions on landscaping and a new informative on overhanging vegetation be added.

New Condition (12)

No development shall take place unless and until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, hard and soft, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

REASON: In the interests of amenity and of the environment of the development in accordance with policy CH7 of the Crawley Borough Local Plan 2015 - 2030.

New Condition (13)

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

REASON: In the interests of amenity and of the environment of the development in the accordance with policy CH7 of the Crawley Borough Local Plan 2015 - 2030.

New Informative (3)

The applicant is reminded to ensure existing trees and hedges on the site do not overhang the site's boundary to the adjacent public highway.

Permitted subject to the conditions and delegation back to the Head of Economic and Environmental Services after expiry of the neighbour consultation on 7 January 2016 as set out in report [PES/179](#) and the additional conditions and informative set out above.

46. Closure of Meeting

With the business of the Committee concluded, the Chair declared the meeting closed at 9.53pm.

I T IRVINE
Chair