

Crawley Borough Council

Minutes of Development Control Committee 1 February 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 MeCrow, R Sharma, A C Skudder, P C Smith, M A Stone, J Tarrant, G Thomas and W A Ward

Officers Present:

Kevin Carr	Legal Services Manager
Mez Matthews	Democratic Services Officer
Jean McPherson	Group Manager: Development Management
Marc Robinson	Principal Planning Officer
Clem Smith	Head of Economic and Environmental Services

47. Lobbying Declarations

The following lobbying declarations were made by Members:-

Councillors B J Burgess, D G Crow, F Guidera, I T Irvine, K L Jaggard, S J Joyce, B MeCrow, C A Moffatt, R Sharma, A C Skudder, P C Smith, M A Stone, J Tarrant, G Thomas and W A Ward had been lobbied regarding application CR/2015/0763/ARM.

48. Members' Disclosure of Interests

No disclosures of interests were made by Members.

49. Minutes

The minutes of the meeting of the Committee held on [4 January 2016](#) were approved as a correct record and signed by the Chair.

50. Planning Applications List

The Committee considered report [PES/180](#) 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/180](#) of the Head of Economic and Environmental Services and in the Register of Planning Applications the decisions be given as indicated:-

Item 002

CR/2015/0747/FUL

151 London Road, Langley Green, Crawley.

Erection of a two storey x 4 bedroom detached dwelling on land adjacent to 151 London Road.

Councillors K L Jaggard, J Tarrant and G Thomas declared they had visited the site.

The Group Manager, Development Management, provided a verbal summation of the application. The Committee's attention was drawn to paragraph 5.10 of the report and was advised that as the Supplementary Planning Document had not yet been published, officers considered it would be unfair to expect affordable housing contributions in relation to the application.

One objector (Mr Junaideen) addressed the Committee.

The Committee listened carefully to the concerns raised by Mr Junaideen, notably those relating to access issues to 151 London Road due to land levels and footpath width. The Committee questioned whether the 1.8m high fence referred to in paragraph 2.7 of the report would surround the entire boundary as, should the fence along the highway be 1.8m high, it could reduce visibility and cause a safety hazard. The Committee also enquired whether the entire length of the footpath to 151 London Road would be 1m wide as the plans appeared to show that a portion of the path was narrower than 1m.

To alleviate those concerns, the Committee agreed that an additional condition be added and that current condition 11 also be amended to read as follows:

Amended Condition no.11

Before any work for the implementation of this permission commences, detailed plans and particulars of the land levels and the finished floor levels of the dwelling and footpath accesses to the new property and 151 London Road shall be submitted to and approved in writing by the Local Planning Authority, and the building and access paths shall be constructed in accordance with the approved levels.

REASON: To enable the Local Planning Authority to control the development in detail in the interests of amenity in accordance with policy CH3 of the Crawley Borough Local Plan 2015-2030.

New Condition no. 13

Notwithstanding any fencing and boundary details shown on the submitted plans, no development shall take place until details of boundary fences (including details of the design, height and position around each boundary and along the shared boundary with 151 London Road) have been submitted to and approved in writing by the Local Planning Authority. The fencing shall thereafter be implemented in accordance with the agreed details.

REASON: In the interests of visual amenity and to ensure that adequate access is maintained for the occupiers of 151 London Road in accordance with policies CH2 and CH3 of the Crawley Borough Local Plan 2015-2030.

Permitted as set out in report [PES/180](#) and the new and amended conditions above.

Item 004

Land east of Brighton Road, Pease Pottage, West Sussex.

CR/2015/0821/CON

Consultation from Mid Sussex District Council for the phased development of approx. 600 dwellings (use class C3), (including affordable housing), 48 bed care facility (use class C2), community building (use class D1), café (use class A3) and retail (use class A1) up to 1 form-entry primary school (use class D1), hard/soft landscaping including a noise bund/fence, infrastructure provision, creation of accesses and car parking. The application includes demolition of 2 dwelling houses, ancillary agricultural buildings, removal of waste water facility and stopping up existing vehicular access (post construction). (DM/15/4711).

and

CR/2015/0811/CON

Consultation from Mid Sussex District Council for development of 156 dwellings (C3, care facility (C2), shop (A1), café (A3), and community building (D1). (DM/15/4706)

Councillors C A Moffatt, J Tarrant and G Thomas declared they had visited the site.

The Group Manager, Development Management provided a verbal summation of the application and advised the Committee that although Mid Sussex District Council was carrying out the consultation, Thakeham Homes was the applicant.

One objector (Mr Cooban) addressed the Committee. Mr Cooban raised his oppositions to the application and agreed fully with the objections cited in the report. Mr Cooban objected on the grounds that the application did not respect any formally adopted plan by either Crawley Borough Council or Mid Sussex District Council, was not based on comprehensive neighbourhood planning.

The Committee then considered the application and thanked the officers for the powerful report. Although the Committee was entirely supportive of a new hospice, it was of the view that the application site and the proposed development as a whole was not suitable. The Committee raised the following objections:

- The proposed development would erode Crawley's fringe.
- The proposed site was an isolated area and the proposed development would change its dynamics.
- Development of the site would impact on the nearby forest and would damage the ecology.

- The area already had a significant drainage issue and Tilgate and Furnace Green suffered from flooding issues. The proposed development would only exacerbate the situation.
- The proposed development would increase the level of congestion in an area where traffic flow was already an issue and the infrastructure was not in place to support the development.
- Local amenities were not sufficient to support the proposed development.
- The proposed application was premature.
- The proposed school would increase traffic flow to the area.
- The application site was outside both the Crawley Borough Local Plan's built up area boundary and that of Mid Sussex.
- Crawley Borough Council and Mid Sussex District Council should work together to ensure that any proposed developments on the outskirts of their boundaries were both suitable and sustainable.

Although the Committee was supportive of a new hospice, the Committee was strongly against the proposed development and voted unanimously to raise **objection** on the grounds set out in report [PES/180](#).

Item 003

CR/2015/0763/ARM

27-45 Ifield Road, West Green, Crawley.

Approval of reserved matters for appearance, landscaping and layout pursuant to CR/2013/0517/OUT – Outline application for demolition of 45 Ifield Road and erection of up to 218 flats together with crèche, gym, management estates office and basement car park.

Councillors K L Jaggard, B McCrow, C A Moffatt, J Tarrant and W A Ward declared they had visited the site.

The Principal Planning Officer provided a verbal summation of the application and advised the Committee that officers had agreed with the concern raised in representations regarding the screening to neighbouring properties and therefore condition 2 had been included to alleviate those concerns. The Committee was informed that a further representation had been received which raised safety concerns regarding the proximity of the substation. The Committee noted that the issue of the substation had previously been dealt with and considered. The Principal Planning Officer also advised the Committee that the Legal Agreement would need to be amended to take into account the reduction in the number of flats as well as the variation in the forms of tenure.

The applicant's representative (Mr Butler) addressed the Committee.

The Committee then considered the application. The Committee was generally impressed with the layout and the attempt to ensure that the development blended in with the surrounding area. The Committee commended the underground parking solution.

In answer to queries raised by the Committee, the following responses were provided:

- General housing was provided on the upper floor levels and the eastern side of the site, affordable housing was positioned along the western side of the site.
- Parking allocations for privately owned flats would be negotiated when properties were sold, however the Council would require that the properties it owned would include some allocated parking spaces.

- The application provided laybys for service and delivery vehicles.
- Acknowledgment that the windows referred to in condition 4 were a bedroom and kitchens.

It was agreed that condition 2 be amended to read as follows:

Amended Condition no.2

The development shall not be occupied unless and until details of the boundary treatment along the western boundary of the site has been submitted to and been approved in writing by the Local Planning Authority. The agreed details shall thereafter be implemented and retained in accordance with the approved details prior to occupation of the first dwelling hereby approved.

REASON: To ensure the amenities of neighbouring occupiers are protected in accordance with policy CH3 of the Crawley Borough Local Plan 2015-2030.

Approved as set out in report [PES/180](#) and the amended condition above, and subject to a variation of the legal agreement.

Item 001

CR/2012/0371/LBC

Langley Grange, Langley Walk, Langley Green, Crawley.

Listed building consent to rebuild chimneys, remove rooflights and reinstate roof, remove internal partitions, erect partition on ground floor and ancillary internal and external alterations (amended information received).

Councillors K L Jaggard and J Tarrant declared they had visited the site.

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

The Committee considered the application and were concerned that unauthorised works to the property had taken place. The Committee was advised that, although it was not within the Committee's remit to request further investigation into why the work had been carried out without consent, individual Councillors could contact the relevant officers and request that the matter be looked into.

Consent given subject to the conditions set out in report [PES/180](#).

Item 005

CR/2015/0834/LBC

Langley Grange, Langley Walk, Langley Green, Crawley.

Listed building consent for minor reinstatement works to interior and to exterior elevations.

Councillor K L Jaggard declared she had visited the site.

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

The Committee then considered the application.

Consent subject to the conditions set out in report [PES/180](#).

Item 006
CR/2015/0856/RG3

Western side of Crawley Library, Southgate Avenue, Southgate, Crawley.

Removal of Martlets tree art installation from Queens Square and relocation of same to public space at Crawley Library.

Councillors K L Jaggard, P C Smith and G Thomas declared they had visited the site.

The Principal Planning Officer provided a verbal summation of the application and proposed that a new condition be added stating that the sculpture be located at "proposed option 1".

The Committee then considered the application. In answer to queries raised by the Committee, the following responses were provided:

- The proposed location would not obstruct cyclists.
- Without a plinth the sculpture would be too low, the plinth would also help prevent vandalism of the birds.
- The original artist could be contacted regarding the restoration of the sculpture.

The Committee agreed that the following new condition and new informative be added:

New Condition no. 5

For the avoidance of doubt and notwithstanding the approved plans, The Martlets Tree shall be erected at the proposed option 1 as identified on drawing no. W3318 QSR 005 rev 02. The Martlets Tree shall not be erected at proposed option 2.

REASON: For the avoidance of doubt and in the interests of proper planning.

New Informative 1

The applicant is advised to contact the original artist of the sculpture to potentially assist with any repairs and its rededication in its new location.

Permitted as set out in report [PES/180](#) and the new informative above.

51. Closure of Meeting

With the business of the Committee concluded, the Chair declared the meeting closed at 9.45pm.

I T IRVINE
Chair