

Crawley Borough Council



Minutes of Development Control Committee 29 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 |
| Heather Girling | Democratic Services Officer |
| Michelle Harper | Principal Planning Officer |
| Jean McPherson | Group Manager: Development Management |
| Clem Smith | Head of Economic and Environmental Services |

52. Lobbying Declarations

The following lobbying declarations were made by Members:-

Councillor B MeCrow had been lobbied regarding application CR/2015/0637/FUL.

53. Members' Disclosure of Interests

The following disclosures of interests were made by Members:

Member	Minute Number	Subject	Type and Nature of Disclosure
Councillor B MeCrow	Minute 55	CR/2015/0637/FUL Land Off Worth Way (South of Saxon Road), Pound Hill, Crawley	Personal and Prejudicial Interest – member of the Worth Conservation Area Advisory Committee. Councillor B MeCrow left the meeting before the presentation and took no part in the discussion or voting on the item

54. Minutes

The minutes of the meeting of the Committee held on [1 February 2016](#) were approved as a correct record and signed by the Chair.

55. Planning Applications List

The Committee considered report [PES/181](#) 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/181](#) of the Head of Economic and Environmental Services and in the Register of Planning Applications the decisions be given as indicated:-

Item 001

CR/2015/0637/FUL

Land Off Worth Way (South Of Saxon Road), Pound Hill, Crawley.

Erection Of A Detached Two Storey Dwelling With Attached Garage
(Amended Description And Plans Received).

Councillor B McCrow withdrew from the meeting before the presentation and took no part in the discussion or voting on the item.

Councillors I T Irvine, K L Jaggard, B McCrow, P C Smith, 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 update. The Committee was informed that a further representation had been received from the ecological advisor which included reference to an additional condition which required the completion of a reptile survey in order to establish the presence or likely absence of reptiles. If reptiles were found to be present, the applicant would need to demonstrate that an appropriate scheme of avoidance, mitigation and compensation measures would be feasible to maintain local reptile populations. The Committee noted that this issue had previously been considered and dealt with and as a result a new condition would be added as part of the permission.

Mr Anthony Ball (Worth Conservation Area Advisory Committee) addressed the Committee, noted that whilst the application wished to retain the rural aspects it was requested that the Committee considered the application alongside that of Land East of Street Hill as stated in the Local Plan 2015-2030, as opposed to a 'piecemeal approach'.

The agent, Mr Tony Fullwood, spoke in support of the application.

The Committee then considered the application. The Committee acknowledged that the design and appearance of the proposal was sympathetic to the area. Additionally some Members felt that the tree cover along the boundaries would assist in screening the dwelling.

New Condition no. 14

No development shall commence until the following information has been submitted to, and approved by, the Local Planning Authority:

A reptile presence / likely absence survey and, if reptiles are present:

- (i) A population size class assessment for each species;
- (ii) Identification of an appropriately-sized receptor area adjacent to the development;
- (iii) An initial enhancement and ongoing five-year management plan for the receptor area; and

- (iv) A method statement for capture and relocation of reptiles to the receptor site and follow up monitoring protocol to ensure the scheme has been successful. The approved details shall be implemented in full unless otherwise agreed with the Local Planning Authority.

REASON: To ensure that the proposals avoid adverse impacts on protected and priority species and contribute to a net gain in biodiversity, in accordance with ENV2 of the Crawley Borough Local Plan 2015-2030 and paragraphs 109 and 118 of the NPPF.

Permit subject to the conditions and informatives set out in report [PES/181](#) and the new condition above.

Councillor B McCrow re-entered the meeting.

Item 003

CR/2015/0720/FUL

Homebase, Crawley Avenue, West Green, Crawley.

Demolition Of Existing Unit And Associated Garden Centre And The Construction Of Five Retail Units Totalling 9,391 Square Metres With Associated Service Yard, Hard Landscaping And Addition Of 21 Car Parking Spaces

Councillors K L Jaggard, C A Moffatt, P C Smith, M A Stone, J Tarrant declared they had visited the site.

The Group Manager provided a verbal summation of the application. The Committee was informed of an amendment to the report, together with a new condition proposed in relation to access for deliveries and collections.

Para 5.28 to read: There are no residential properties in close proximity to the proposed building, the nearest are the 3 storey flats in St. George's Court which are 40m to the north east. In terms of commercial properties, the closest neighbour is 20m to the east and there are no windows facing the application site.

The agent, Mr Craig Blatchford then spoke in support of the application.

The Committee considered the application and there was general support that the proposal offered a wider range of retail opportunities. Concerns were expressed regarding the potential for increased traffic whilst entering and exiting the site, with particular regard to the gating of the site leading to greater congestion and general safety of the site access and exit

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

- Provision of the re-routed footpath at the rear of the existing building had been sought, along with new lighting.
- Provision of cycle parking has been made within the site (end of unit 1A), although the number of cycle bays were to be determined.
- A Transport Assessment was submitted in support of the application. Whilst it was felt that the overall impact on the highway network in terms of traffic volume, delays and queuing would be negligible, it was noted that the traffic movements within the site would need to be considered separately by the applicant.

New Condition no 18

There shall be no deliveries or collections to these premises outside the following hours:-
07:00 – 23:00, Monday – Sunday

REASON: To safeguard the amenities of neighbouring residential occupiers in accordance with Policy ENV11 of the Crawley Borough Local Plan 2015-2030.

Permit subject to the conditions and informatives set out in report [PES/181](#), and the new condition above.

Item 004

CR/2016/0056/RG3

Playground, West Green Park, Ifield Avenue, West Green, Crawley.

Erection of 5.2m High Climbing Net & 4.3m High Zip Wire.

Councillor C A Moffatt, M A Stone and J Tarrant declared they had visited the site.

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

Permit subject to the conditions set out in report [PES/181](#).

Item 002

CR/2015/0694/FUL

7 - 13 The Broadway & 1 - 3 Queens Square, Northgate, Crawley, RH10 1DX.

Conversion Of & Alteration To 1st & 2nd Floors From Ancillary Retail (A1) & Office (B1) To Residential (C3) To Provide 18 Flats (12 X 1 Bed & 6 X 2 Bed Units) & Erection Of Additional Floor To Provide 7 Flats (2 X 1 Bed & 5 X 2 Bed Units) To Give A Total Of 25 Units; & Retention & Refurbishment Of Existing Ground Floor Retail (A1) Units.

Councillors K L Jaggard, C A Moffatt, P C Smith, M A Stone and J Tarrant declared they had visited the site.

The Group Manager, Development Management provided a verbal summation of the application. The Committee was advised that a new condition was proposed in relation to the provision of refuse stores and that following the publication of the agenda amended drawings had been received with revised cycle parking/storage details. The new drawings were 14168 100 Rev F, 14168 101 Rev E, 14168 102 Rev E and 14168 103 Rev E. As a result condition 7 had been amended:

Amended Condition no.7

Prior to first occupation of the residential units, 34 secure cycle spaces for residential occupiers shall be provided in accordance with approved drawing number 14168 100 Rev F. The spaces shall thereafter be retained for cycle parking unless written permission is given for any variation.

REASON: To ensure adequate cycle parking is provide for future residents in accordance with sustainable travel objectives and Policy IN4 of the Crawley Borough Local Plan 2015-2030 and SPD1.

The Committee was further informed that a comprehensive viability assessment had been undertaken on the scheme's viability for affordable housing and the development had not been considered viable. The Committee then considered the application.

Members supported the proposals on the basis that it was an improved design and would make a positive contribution to the environment and regeneration of The Broadway and Queens Square. There were concerns raised by several Members in relation to the pollution and noise nuisance due to its location adjacent to the bus stops, although it was accepted that alternative additional ventilation would be required.

Clarity was sought on the overlooking impact of the proposed flats on the south facing 'Queens Square facade facing the upper floors of the Pavilion building and the use of 'obscure glazing film'. It was confirmed that oriel windows were proposed for the corner flats which would prevent any overlooking and loss of privacy (the applicants have provided supporting information to demonstrate this point). The glazing to the windows was covered by condition.

The absence of the car parking provision was noted but it was recognised that the choice of alternative modes of transport and accessibility of local facilities meant this was a sustainable site for car free development.

Members of the Committee referred to the affordable housing provision and sought clarification on the appraisal that had been undertaken by the applicant and the District Valuer. The Committee was reminded that due to the commercial sensitive nature of the viability report, discussions would need to be taken in Part B business (Exempt item).

56. Exclusion of public

RESOLVED

That in accordance with Section 100A(4) of the Local Government Act 1972, the public be excluded from the meeting for the following item of business consideration of the viability appraisal report submitted as part of planning application CR/2015/0694/FUL 7 - 13 The Broadway & 1 - 3 Queens Square, Northgate, Crawley on the grounds that it involves the likely disclosure of exempt information as defined in Part 1 of Schedule 12A of the Act.

57. Planning Applications List

Item 002

CR/2015/0694/FUL

7 - 13 The Broadway & 1 - 3 Queens Square, Northgate, Crawley, RH10 1DX.
(Exempt Paragraph 3)

The Group Manager, Development Management provided an explanation as to the calculations within the viability report. It had been clearly demonstrated that the development would not be able to deliver a policy complaint scheme, either in terms of providing affordable housing, or indeed any other contributions, normally sought in accordance with the Council's SPD on Planning Obligations and Section 106 Agreements.

58. Re-Admission of the Public

The Chair declared the meeting reopen for consideration of business in public session

The Committee enquired whether the period in condition 1 during which the development shall begin could be reduced from 3 years in order for the development to commence sooner.

The Committee agreed that current condition 1 be amended as follows:

Amended Condition no.1

The development hereby permitted shall be begun before the expiration of 2 years from the date of this permission.

REASON: To comply with Section 91 of the Town & Country Planning Act 1990, and in order for an early review of the viability of the scheme.

New Condition no 12

Before the residential units hereby permitted are occupied the refuse stores shall be provided as part of the development in accordance with drawing ref. 14168 100 Rev F and shall thereafter be retained for this purpose and exclusively for the use of the residential units.

REASON: To safeguard the amenities of the area in accordance with Policy CH3 of the Crawley Local Plan 2015-2030.

Permit subject to the conditions and informatives set out in report [PES/181](#), with the amended condition and new condition above.

59. Change of Committee Name

The Committee considered the proposal that the Development Control Committee be renamed the Planning Committee. The Terms of Reference of the Committee would remain unchanged. The majority of Crawley's neighbouring authorities, including West Sussex County Council, entitle it the Planning Committee, and it is believed to be a term more easily understood by the public. It is good practice to regularly review the Council's democratic structures to promote openness and transparency.

Some Members were concerned that 'Planning' only contributes to one aspect of the work undertaken by 'Development Control' and this should be acknowledged. However it was noted that the term 'Planning Committee' was more easily recognised, transparent and understood by the public, thus avoiding confusion.

RESOLVED

That the Full Council agrees that the name of the Development Control Committee be changed to the Planning Committee, and that the change take effect from the new municipal year.

60. Closure of Meeting

With the business of the Committee concluded, the Chair declared the meeting closed at 9.23pm.

I T IRVINE
Chair