

CRAWLEY BOROUGH COUNCIL

DEVELOPMENT CONTROL COMMITTEE - 6 May 2016

REPORT NO: PES/184

B

<u>ITEM</u>	<u>REF NO</u>	<u>LOCATION</u>	<u>RECOMMEND</u>
001	CR/2016/0160/FUL	11 GOLDING CLOSE, MAIDENBOWER, CRAWLEY, RH10 7NL	PERMIT
002	CR/2016/0226/FUL	FORGE WOOD, (NORTH EAST SECTOR), CRAWLEY	PERMIT
003	CR/2016/0240/PA3	FIRST FLOOR, IFIELD HOUSE, IFIELD GREEN, IFIELD, CRAWLEY	APPROVE
004	CR/2016/0317/ADV	8 - 9 QUEENS SQUARE, NORTHGATE, CRAWLEY	CONSENT

REFERENCE NO: CR/2016/0160/FUL

LOCATION: 11 GOLDING CLOSE, MAIDENBOWER, CRAWLEY, RH10 7NL
PROPOSAL: FIRST FLOOR SIDE EXTENSION OVER GARAGE (AMENDED PLANS RECEIVED)

TARGET DECISION DATE: 13 April 2016

CASE OFFICER: Mr G. Kellett

APPLICANTS NAME: Ms Ruth Austin
AGENTS NAME:

PLANS & DRAWINGS CONSIDERED:

006-01-A01 Site Location Plan, 006-02-A01 Block Plan, 006-03(1)-A01 Existing Floor Plans, 006-04(1)-A01 Existing Elevation Plans, 006-03(2)-A02 Proposed Floor Plans, 006-04(2)-A02 Proposed Elevation Plans

CONSULTEE NOTIFICATIONS & RESPONSES:-

No formal consultation has been undertaken for this type of application

NEIGHBOUR NOTIFICATIONS:-

7, 10 and 12 Golding Close, Maidenbower; 21 Hodgkin Close, Maidenbower.

RESPONSES RECEIVED:-

One letter has been received raising concerns about disruption during construction in particular parking of vehicles and consideration of neighbours.

REASON FOR REPORTING TO COMMITTEE:-

The applicant is related to a member of staff.

THE APPLICATION SITE:-

1.1 The application relates to a two storey (2 bedroom) end of terrace property with an attached single storey side garage. There is provision for one car parking space within the garage and provision for another space sited on the existing drive. There are garden areas to the front and rear with the rear boundaries defined by a 1.8metre high close boarded fence. A one metre access way separates the application site and no.12 Golding to the north. The surrounding area is residential in character with dwellings of mixed but similar style and design.

THE PROPOSED DEVELOPMENT:-

2.1 This application seeks planning permission for a first floor side extension over the existing garage comprising an additional bedroom at first floor level whilst retaining the ground floor garage. The existing footprint of the garage would not be altered. During the course of the application amended plans have been received with the proposed materials changed to brick work and detailing on the first floor walls of the extension (rather than the tile hanging originally proposed) to match the existing dwelling.

PLANNING HISTORY:-

3.1 There are no recent planning permissions on the site.

PLANNING POLICY:-

National Planning Policy Framework (2012):

- 4.1 Paragraph 14). The NPPF has a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.
- 4.2 Paragraph 17 (Core planning principles). Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- 4.3 Chapter 7 (Requiring good design). The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Crawley Borough Local Plan (2015-2030)

- 4.4 Policy CH2 (Principles of Good Urban Design) seeks to assist in the creation, retention or enhancement of successful places in Crawley, new development proposals will be required to respond to and reinforce locally distinctive patterns of development.
- 4.5 Policy CH3 (Normal Requirements of All Development) states all proposals for development in Crawley will be required to make a positive contribution to the area; be of a high quality design, provide and retain a good standard of amenity for all nearby and future occupants of land and buildings and be able to meet its own operational requirements necessary for the safe and proper use of the site.
- 4.6 Policy IN4 (Car and Cycle Parking Standards) states development will be permitted where the proposals provide the appropriate amount of car and cycle parking to meet its needs when it is assessed against the borough council's car and cycle parking standards.

Supplementary Planning Guidance and Documents

- 4.7 Supplementary Planning Guidance Note 5 'Residential Extensions' states in general, two-storey side extensions should leave at least a 1 metre gap between the extension and the side boundary of the property, and a 2m gap between the extension and the neighbouring building in order to avoid creating a terracing effect. If the retention of a 1 metre gap at the boundary is not possible, setting the extension back 2 metres from the front elevation may be a suitable alternative.

PLANNING CONSIDERATIONS:-

- 5.1 The main planning considerations in the determination of this application are:
- Design & appearance of the proposal & Impact on the street scene
 - Impact on neighbouring properties
 - Parking
 - Other Matters

Design & appearance of the proposal & Impact on the street scene

- 5.2 The size, scale and design of the side extension is considered in keeping with the existing dwelling. The tile hung materials have been omitted in favour of brickwork and matching brick detailing which would match and be in-keeping with the existing dwelling. The proposal would be visible from the adjacent road however, there would be a noticeable set back of 2 metres from the existing building line. Given this set back it is considered the extension would be in accordance with SPG Note 5 preventing a terracing effect by virtue of its subservient character and orientation with the neighbouring properties and therefore it is not considered to be harmful to the design and

appearance of the existing dwelling or would cause a detrimental visual impact on the existing street scene.

Impact on neighbouring properties

- 5.3 The neighbouring property most directly affected by the proposal would be no.12 Golding Close to the immediate north. The property has a landing window to the side but no habitable rooms face the extension. The proposed extension would have no side facing windows, and there would be a 1 metre separation gap facing the existing gable of no.12 and it would not project beyond the rear wall of the original dwelling. Therefore it is not considered the proposed development would cause a harmful loss of outlook or be overbearing to the occupants of this property.

Parking

- 5.4 There would be sufficient parking retained for two car parking spaces on site which is acceptable and it is considered a condition retaining these spaces is necessary to ensure that adequate and satisfactory provision is made for the parking of vehicles clear of the highway to allow the enlarged dwelling to meet its operational requirements in accordance with policy CH3 of the Crawley Borough Local Plan 2015-2030 and adopted policy standards which require a maximum of 2-3 spaces.

Other Matters

- 5.5 Any potential noise generated from the development would be only during the construction period and it is envisaged that would be for a limited period of time. The site has an existing garage and has space on the front garden of the site to accommodate trader's vehicles albeit when the existing occupiers have left for work etc during the day. In addition there is a layby in close proximity that could be utilized by traders' vehicles if required during the construction period. The impact on parking for the construction period is unlikely to be significant and would not constitute grounds for refusing the development.

CONCLUSIONS:-

- 6.1 In conclusion it is considered the design and appearance of the proposal is acceptable and would not have a harmful impact on the residential amenity of neighbouring properties or to the visual amenity of the existing street scene. The extension as designed would ensure that the dwelling can retain off-street parking to meet the needs of the occupiers. Therefore the proposal is in accordance with the policies outlined in the Crawley Borough Local Plan 2015-2030 and it is recommended to grant permission for this application subject to conditions.

RECOMMENDATION RE: CR/2016/0160/FUL

PERMIT - Subject to the following condition(s):-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
REASON: To comply with Section 91 of the Town & Country Planning Act 1990.
2. The development hereby permitted shall not be carried out other than in accordance with the approved plans as listed in this Decision Notice save as varied by the conditions hereafter.
REASON: For the avoidance of doubt and in the interests of proper planning.
3. The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved details associated with the application.
REASON: To enable the Local Planning Authority to control the development in detail in the interests of amenity and in accordance with Policies CH3 of the Crawley Borough Local Plan 2015-2030.
4. The existing garage and car parking space on the site (2 spaces) shall be retained in accordance with the approved drawings and shall thereafter be used only for the parking of cars.
REASON: To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of adjacent highways in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.

NPPF Statement

1. In determining this planning application, the Local Planning Authority assessed the proposal against all material considerations and has worked with the applicant in a positive and proactive manner based on seeking solutions where possible and required, by:
 - Liaising with the applicant and agent and discussing the proposal where considered appropriate and necessary in a timely manner during the course of the determination of the application.
 - Seeking amended plans to address identified issues during the course of the application.

This decision has been taken in accordance with the requirement in the National Planning Policy Framework, as set out in article 35, of the Town and Country Planning (Development Management Procedure) Order 2015.



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Town Hall,
The Boulevard,
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West Sussex RH10 1UZ

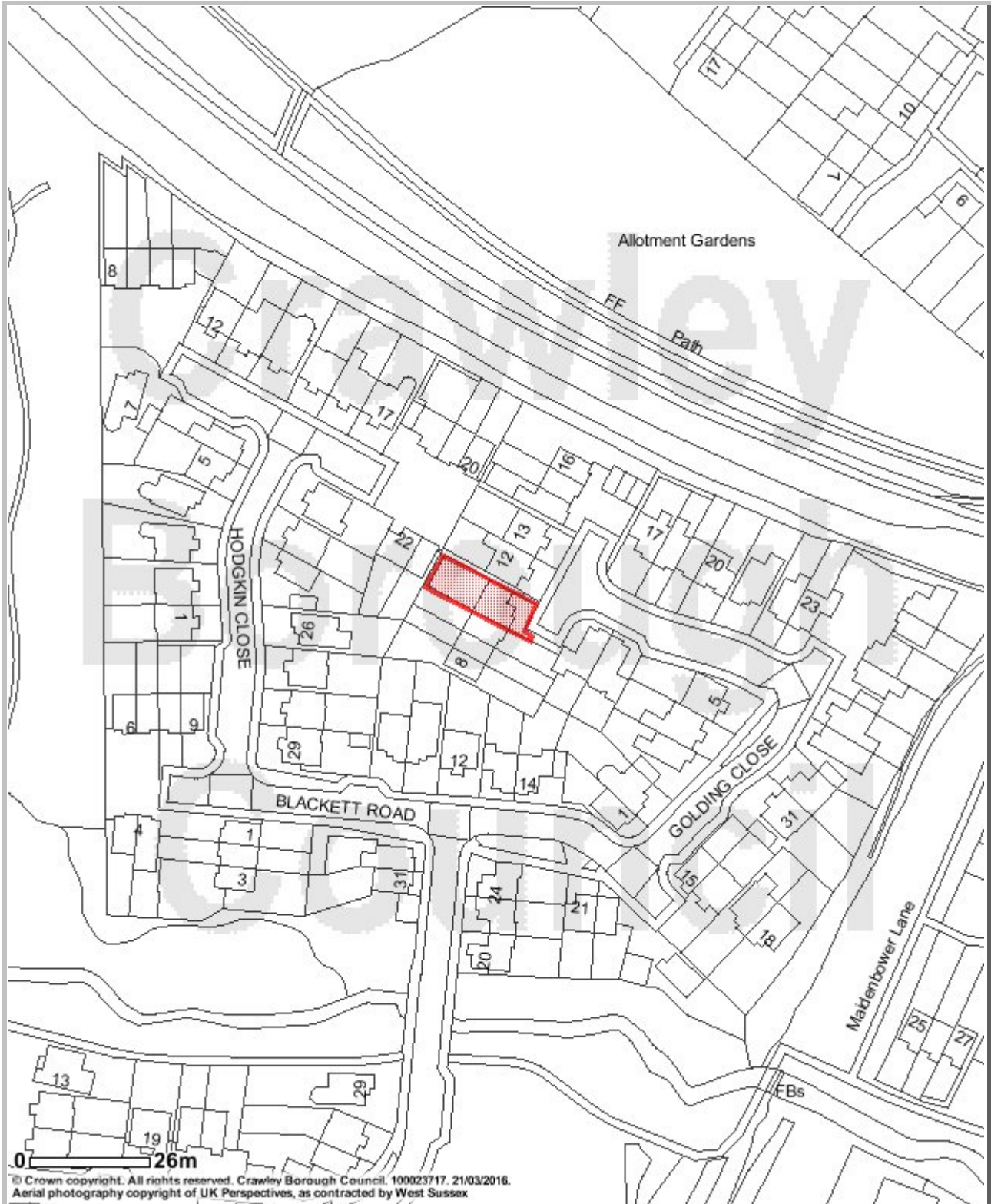
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CR/2016/0160/FUL

Date 17 March 2016

Approx. Scale 1:1,250

**11 GOLDING CLOSE, MAIDENBOWER, CRAWLEY,
RH10 7NL**



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REFERENCE NO: CR/2016/0226/FUL

LOCATION: FORGE WOOD, (NORTH EAST SECTOR), CRAWLEY

PROPOSAL: TEMPORARY CHANGE OF USE OF LAND FOR SITING OF TWO PORTABLE CLASSROOMS FOR TEMPORARY PRIMARY SCHOOL WITH ACCESS, CAR PARKING AND ASSOCIATED INFRASTRUCTURE

TARGET DECISION DATE: 6 May 2016

CASE OFFICER: Mrs V. Cheesman

APPLICANTS NAME: Persimmon Homes & Taylor Wimpey

AGENTS NAME: Pegasus Group

PLANS & DRAWINGS CONSIDERED:

P.0571_08B Embryo Primary School Layout, P.0571_09 Site Location Plan, P.0571_11-1 Floor Plans, P.0571_11-2 Elevations, T258_122A - Swept Path, T258_123 - Drainage layout, T258_124 - Levels plan, T258_125 - Construction details, P.0571_08C Embryo Primary School Layout, P.0571_09A Site Location Plan

CONSULTEE NOTIFICATIONS & RESPONSES:-

- | | | |
|-----|--------------------------------------|---|
| 1. | GAL - Planning Department | No objections |
| 2. | GAL - Aerodrome Safeguarding | No objections subject to cranes informative |
| 3. | National Air Traffic Services (NATS) | No safeguarding objections |
| 4. | Network Rail | No objections |
| 5. | WSCC – Highways | No objections |
| 6. | WSCC – Education | No objections |
| 7. | WSCC - Surface Water Drainage (SWD) | No comments received |
| 8. | Environment Agency | No comments to make |
| 9. | Thames Water | sewerage infrastructure capacity No objection
surface water drainage No objection subject to informative |
| 10. | Southern Water | a water supply can be provided. Informative recommended |
| 11. | Sussex Building Control Partnership | No comments received |
| 12. | Police | No objections |
| 13. | CBC - Drainage Officer | No objections |
| 14. | CBC - Property Division | No comment received |
| 15. | Cycle Forum | No comment received |
| 16. | CBC - Refuse & Recycling Team | No comment received |
| 18. | Ecology Officer | No comments received |
| 19. | UK Power Networks | No objections |

NEIGHBOUR NOTIFICATIONS:-

The application was publicised via press and site notices. In addition Somerley Drive: 57, 59 have been notified as they had made representations in respect of the permanent school CR/2016/0048/ARM.

RESPONSES RECEIVED:-

None.

REASON FOR REPORTING TO COMMITTEE:-

The application is part of Forge Wood in which CBC has a land interest.

BACKGROUND

- 1.1 Outline planning permission (reference CR/1998/0039/OUT) was granted by the Secretary of State on the 16th February 2011, and established the principle of a mixed use neighbourhood to include up to 1,900 dwellings, 5,000 sq m of employment floorspace, 2,500 sq m of net retail space, a local centre/community centre, a primary school, recreational open space, landscaping, the relocation of a 132KV power line adjacent to the M23 and other associated works. The outline application included details of the access arrangements for the site including the design of the principal road junctions with all other matters of detail the subject of later applications for Approval of Reserved Matters in relation to siting, design and external appearance along with the associated landscaping.
- 1.2 More recently, application CR/2015/0552/NCC was considered by the Committee on 11th April 2016 regarding revisions to the outline permission. This involves to a revised Master Plan and variation of conditions and associated plans. The Committee resolved to grant planning permission subject to satisfactory comments from WSCC highways, the drafting of condition 31 to relate to the fire service infrastructure, the re-drafting of condition 6 relating to the time periods for submission of reserved matters and production of an up-to-date list of plans. At the time of preparing this report these matters are ongoing and the decision has yet to be issued.
- 1.3 This proposal relates to land in Phase 1 of the neighbourhood. In respect of Phase 1, the reserved matters application has been approved for the spine road (CR/2012/0357/ARM), and there are 4 separate sub-phases, namely:

Phase 1A for 204 dwellings – CR/2013/0610/ARM - approved

Phase 1B for the local centre – CR/2014/0061/ARM - approved

Phase 1C for 50 flats – CR/2014/0062/ARM – approved

Phase 1D for a health centre – CR/2014/0063/ARM – to be determined.

Primary School – CR/2016/0048/ARM – to be determined

THE APPLICATION SITE:-

- 2.1 The application site is 0.26 ha in area, within Phase 1 and comprises the approved car park area for the local centre (Phase 1B – CR/2014/0061/ARM) although it has not yet been developed as such and is currently grass.
- 2.2 The site is positioned at the north east corner of the junction of roads 1 and 2, which is now known as Somerley Drive, which is the main link road through the development. The flats at Spinks Court lie on the eastern side of the road and immediately to the south would be the community building (Phase 1B - approved under CR/2014/0061/ARM) and a health centre (Phase 1D – CR/2014/0063/ARM – although this has yet to be determined).

THE PROPOSED DEVELOPMENT:-

- 3.1 The application seeks full planning permission for the change of use of the land to a temporary primary school until a permanent primary school facility is built and open. The accommodation would comprise 2 portable classrooms for up to 60 pupils and permission is sought for a temporary period of 2 academic years. The application also includes access to and through the site, parking, outdoor play space provision and other associated infrastructure works, including fencing.
- 3.2 The vehicular access to the site has been designed as a one way route with vehicles entering the site from the south, the road then leads around the western boundary of the site, along which is positioned parking spaces for staff (4 spaces) and parents (13 spaces). Vehicles would then exit back onto Somerley Drive in the north east corner of the site.
- 3.3 The internal access road is separated from the classroom buildings by 1.8m chain link fencing, which would form a safe enclosure for pupils and would mark the perimeter of the school curtilage, with 2

pedestrian access points , one to the west and one to the north east. A parent waiting area is to be provided adjacent to the west entrance point.

- 3.4 The portable classrooms would each provide 1 classroom, a dining space (which could also be used for teaching /meetings), a reception area, toilets, staff room, an office and kitchen facilities. They would also have an external canopy which provides the required covered play area.
- 3.5 The surface of the site will be constructed as per the approved Local Centre car park with block paving and the associated drainage to serve Phase 1B and the unit will be placed on top of this surface.

PLANNING POLICY:-

The National Planning Policy Framework 2012 (NPPF)

- 4.1 The NPPF has a golden thread running through it which seeks to ensure a presumption in favour of sustainable development and states that there are three dimensions to sustainable development and the planning system performs an economic, social and environmental role. These roles are mutually dependent. The Framework requires applications to be determined in accordance with the development plan.
- 4.2 Relevant sections are:
 - paragraph 14: presumption in favour of sustainable development – this means that development that accords with the development plan should be approved without delay, or where the development plan is absent, silent or relevant policies are out of date, unless there would be significant adverse impacts which would outweigh the benefits or it would be contrary to the policies in the NPPF
 - paragraph 17 : core planning principles
 - section 7: requiring good design - this emphasises the importance of good design to achieve high quality and inclusive design for all development, including individual buildings, public and private spaces and wider development schemes. It is proper to seek to promote or reinforce local distinctiveness and the policies and decisions should address the integration of new development into the natural, built and historic environment.

Crawley 2030: The Crawley Borough Local Plan 2015-2030

- 4.3 The plan was adopted on 16th December 2015. Relevant policies include:
- 4.4 Policy SD1: 'Presumption in favour of Sustainable Development' states that the Council will take a positive approach to approving development which is sustainable.
- 4.5 Policy CH1 'Neighbourhood Principle' states the neighbourhood principle will be protected and enhanced by maintaining the neighbourhood structure of the town with a clear pattern of land uses and arrangement of open spaces and landscape features. Development within the neighbourhoods should mainly be residential, in-keeping with the existing neighbourhood.
- 4.6 Policy CH2 'Principles of Good Urban Design' seeks to assist in the creation, retention or enhancement of successful places in Crawley, with new development proposals required to: respond to and reinforce locally distinctive patterns of development and landscape character and protect and/or enhance heritage assets.
- 4.7 Policy CH3 'Normal Requirements of All New Development' states all proposals for development in Crawley will be required to make a positive contribution to the area; be of a high quality design, provide and retain a good standard of amenity for all nearby and future occupants of land and buildings and be able to meet its own operational requirements necessary for the safe and proper use of the site.
- 4.8 Policy ENV6 'Sustainable Design and Construction' states all new dwellings will be required to meet the strengthened on-site energy performance standards of Building Regulations, and any subsequent increased requirements.

- 4.9 Policy ENV8 'Development and Flood Risk' states that development proposals must avoid areas which are exposed to an unacceptable risk from flooding and must not increase the risk of flooding elsewhere. Flood risk assessments should be submitted where required and SUDS should be used to reduce run-off.
- 4.10 Policy ENV11 'Development and Noise' seeks to protect people's quality of life from unacceptable noise impacts and requires noise impact assessments where relevant.
- 4.11 Policy IN3 'Development and Requirements for Sustainable Transport' states that development should be concentrated in locations where sustainable travel patterns can be achieved. In addition, developments should meet the access needs they generate and not cause an unacceptable impact in terms of increased congestion or highway safety. Where appropriate, Transport Statements or Transport Assessments will be required.
- 4.12 Policy IN4 'Car and Cycle Parking Standards' states development will be permitted where the proposals provide the appropriate amount of car and cycle parking to meet its needs when it is assessed against the borough council's car and cycle parking standards.
- 4.13 Policy IN5 'Location and Provision of New Infrastructure' states that the provision of new or improved infrastructure in appropriate locations will be supported where the facilities are required to support the development or they add to the range and quality of facilities in the town. Major facilities should be located in the most sustainable locations and local community facilities should be located close to neighbourhood centres.

Supplementary Planning Guidance and Documents

- 4.14 Planning Obligations and S106 Agreements -- Supplementary Planning Document 2008: Annex B contains the adopted parking standards and infrastructure contributions.

PLANNING CONSIDERATIONS:-

- 5.1 The key issues in considering this application are considered to be:

- The principle of the development
- The location within the Forge Wood development
- Implications for delivery of the neighbourhood
- Impact on the visual amenities and character of the area
- Outdoor play space
- Highway safety and parking
- Noise
- Drainage
- Sustainability measures

The Principle of the Development

- 5.2 The outline planning permission (and the s73) includes provision for a primary school as part of the new neighbourhood within Phase 1 and a site is shown on the Master Plan. The education requirements for Forge Wood are set out in the Education Position Statement (2009) which provided the agreement between the applicants and WSCC with regard to the school places required to support this development of up to 1900 dwellings. The mechanism to secure this provision is covered by condition 32 of the outline permission.
- 5.3 The Education Position Statement (2009) sets out that there would be a need for a 2FE school for up to 420 pupils to be provided within the development. A core site of 1.93ha in a central location is identified on the Master Plan, with an additional 0.87 of land to allow for expansion to a 3FE school if there is further housing in the locality (as per the Forge wood neighbourhood allocation of up to 2700 dwellings). It is also set out that temporary provision of up to 60 places may be required, depending on the timing of the 2FE provision.

- 5.4 A reserved matters application for the permanent school has been submitted and is under consideration (CR/2016/0048/ARM). It is anticipated that, subject to approval, the permanent school would open from September 2017. This subject application has thus been submitted for a temporary school to cover the situation until the permanent school is constructed and open to pupils. The principle of temporary arrangements was thus established at the outline stage and accords with the situation anticipated in the Education Position Statement.
- 5.5 The submitted Planning Statement advises that discussions with WSCC education have been ongoing as to the education requirements for the development, particularly as the dwellings are now being occupied (123 units at time of writing this report).
- 5.6 WSCC education have commented in their consultation response that it was clear that demographic growth, particularly in the Pound Hill area, as well as pupil numbers from the new housing, requires school places to be available from September 2016. Thus 30 reception year places are required from September 2016 and children in other year groups will be accommodated in existing schools in the area. The application site however, allows for 2 temporary classrooms to be stationed on the land and so would provide for up to 60 school places as set out in the Education Position Statement, if so required.
- 5.7 It should be noted that the Education Position Statement does not set out the location for the temporary school, but it was originally envisaged that this would be at an existing school in reasonable proximity to the development. However, circumstances have changed and as set out above, rising pupil numbers have led to existing schools being expanded, so they can no longer accommodate the whole additional temporary provision, nor is there capacity for the reception year to be incorporated into existing classes. WSCC has also considered the potential of other land it owns in the area and investigated using Gatwick School. However, no viable site has been identified by WSCC and thus the possibility of a site on the Forge Wood development itself was then explored, resulting in this current application.

The location within the Forge Wood development

- 5.8 The proposed site is in a central location on the development, being on the intended car park to serve the Local Centre, which itself has yet to be constructed. The site is well located in relation to the residential development, which is under construction in phases 1A and 1C, and so the majority of pupils will be able to walk to the school.
- 5.9 The highway (Sommerley Drive) to the east and west boundaries of the site is already in place, as is the pedestrian route running north/south.
- 5.10 In addition in relation to Steers Lane, it is well placed with regard to the main site access and the temporary bus service that runs to and from Three Bridges Station and Crawley Bus Station.
- 5.11 A further consideration is that the location is in close proximity to the permanent school site and so when that facility is ready, pupils will be able to transfer across with minimal disruption to travel patterns.

Implications for delivery of the neighbourhood

- 5.12 It is important to ensure that this temporary change of use for a school would not prejudice or delay the delivery of other facilities in the neighbourhood, specifically the Local Centre, as the retail units with flats above are to be provided on the car park, which would serve the shops and other facilities on Phase 1.
- 5.13 Condition 28 of the outline permission sets out the triggers for the provision of the local centre facilities, which in relation to the retail units is no more than 1000 dwellings in relation to 50% of the retail floorspace together with the library, covered transport waiting area, children's play centre and associated parking, the health centre and public toilets and 1500 dwellings in relation to all of the retail floorspace.

- 5.14 The application as originally submitted was for a 3 year period (i.e. until 2019) but it is also clear that it is the intention that the permanent school is available from September 2017. However, that application CR/2016/0048/ARM has yet to be determined by the Committee. It is therefore considered that a 2 academic year period (to 31.7.2018) would be an appropriate time period to allow for continuity of schooling, should there be any delays with the completion of the permanent facility, which is still subject to approval, but would not prejudice the delivery of the local centre, in line with the build rate and triggers imposed by condition 28.
- 5.15 The applicants have agreed to the revised time period and have advised that current housing projections would put the 1000th dwelling trigger beyond the suggested time frame of July 2018 for the removal of the temporary school. They state that *'the intention is that the temporary school is only in place until September 2017 until the new permanent school is in place, the additional time provides a contingency buffer in the event that it is required for a further short period. Therefore there would not be an effect on the current plans for the delivery of the Local Centre.'*

Impact on the visual amenities and character of the area

- 5.16 The proposed classroom unit is a standard modular facility, single storey in scale and each unit would incorporate the facilities required for a class of 30 children. The scale and character of the proposal is considered to be acceptable and whilst it is in a prominent corner position within the Forge Wood development, as it is required on a temporary basis only, it is considered to be visually acceptable.

Outdoor Play Space

- 5.17 The proposals include a canopy across the front elevations of the units which meets the requirements for outdoor play and learning. These are positioned to the north/west elevations so that the built form acts as a buffer to the adjacent highway along the east and south boundaries and providing a screened area internal to the site as a whole.

Highway safety and parking

- 5.18 The roads to serve the temporary school facility are already in place and a one way system through the site is proposed to minimise traffic conflict. Car parking is to be provided on the site for staff and parents, although given its central location, it is well placed for residents to reach on foot. WSCC highways have no highway objections to the application.

Noise

- 5.19 The temporary classrooms are fully insulated and are designed to perform to the same values as permanent buildings. This includes external insulation, double glazing and internal insulated partitions.
- 5.20 As GAL Planning set out in their consultation response letter, the use of the temporary classrooms will discontinue well before the coming into operation of any future 2nd runway at Gatwick. In regard to existing noise levels from the airport, GAL advise that noise levels are well below those that would give rise to any material concern for the school's teaching environment.

Drainage

- 5.21 The proposed positioning of the classrooms is outside of the floodplain. The surface of the site will be prepared in advance of the local centre car park along with the approved drainage. The temporary building will be placed on top of this surface. The EA and the CBC Drainage Officer have no objections.

Sustainability measures

- 5.22 The applicant has provided information about how the procurement, assembly and eventual removal (and potential re-use) of the buildings will take account of the goal of reducing the CO2 emissions associated with the development process as required by Policy ENV 6.

- 5.23 It is stated that the proposal is a temporary building which is placed on an existing part of the site. This use of this part of the site does not require the surface or the services to be changed after the temporary building is removed. The buildings are rented for the temporary period and are relocatable and will be re-used on other sites once no longer required at Crawley. Therefore from a sustainability point of view the whole building is recycled for the next use. The buildings are designed with a lifespan of 60 years and meet all required Building Regulation standards.
- 5.24 In addition, it is stated that the company who provide the product deliver the units to site with sheeting protecting the sides, these transport sheet are also re-used. All timber used in the buildings are sourced from an approved source of re-generated timber. The manufacturing systems are extremely energy efficient, using minimal hot or mechanised processes. Up to 67% less energy is required to produce a modular building than a traditionally constructed one. (Source: Arup Research and Development). Due to minimal site deliveries, there are up to 90% fewer vehicle movements on a modular building site than a traditional building project, reducing on-site dust levels and congestion as well as emissions associated with vehicle use. The highly insulated, steel-framed modular building system features a unique composite panel construction that ensures continuity of insulation across the building envelope. This design reduces the risk of condensation and delivers optimum thermal efficiency. The insulation materials used in the walls, roof and floor of Modular buildings have an Ozone Depleting Potential (ODP) of zero - minimising their impact on the environment.
- 5.25 It is considered that this explanation is satisfactory and addresses the requirements of policy ENV6.

CONCLUSIONS:-

- 7.1 The provision of temporary education facilities was envisaged when the original application for the neighbourhood was considered. This proposal would be in accordance with that situation and the location, scale, access arrangements and other details of the facilities for this temporary period are considered to be satisfactory.

RECOMMENDATION RE: CR/2016/0226/FUL

It is recommended that temporary planning permission is granted, subject to the following conditions:

1. The use of the land hereby permitted shall be discontinued permanently, the temporary classrooms permanently removed 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 on 31st July 2018.
REASON: In order not to prejudice the future delivery of the Forge Wood Local Centre neighbourhood and to safeguard the future amenities of the area because of the temporary nature of the accommodation in accordance with policies SD1, CH1, CH2, CH4, and H2 of the Crawley Borough Local Plan 2015-2030.
2. The development hereby permitted shall not be carried out other than in accordance with the approved plans as listed in this Decision Notice save as varied by the conditions hereafter.
REASON: For the avoidance of doubt and in the interests of proper planning.
3. The temporary classrooms hereby permitted shall not be brought into use unless and until the accesses serving the site, the parking spaces and perimeter fencing have been installed , all in accordance with the approved plans.
REASON: To ensure a satisfactory standard of development in accordance with policy CH3 of the Crawley Borough Local Plan 2015 2030.

INFORMATIVES

1. Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal

of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. REASON - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

2. A formal application for connection to the water supply is required in order to service this development. Please contact Southern water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (tel 0330 303 0119) or visit www.southernwater.co.uk.
3. Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. Gatwick Airport requires a minimum of four weeks' notice. For crane queries/applications please email gal.safeguarding@gatwickairport.com. The crane process is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at <http://www.aoa.org.uk/operations-safety/>).

NPPF Statement

1. In determining this planning application, the Local Planning Authority assessed the proposal against all material considerations and has worked with the applicant in a positive and proactive manner based on seeking solutions where possible and required, by:
 - Liaising with consultees/applicant/agent and discussing the proposal where considered appropriate and necessary during the course of the determination of the application.
 - Seeking additional information to address identified issues during the course of the application.

This decision has been taken in accordance with the requirement in the National Planning Policy Framework, as set out in article 35, of the Town and Country Planning (Development Management Procedure) Order 2015.



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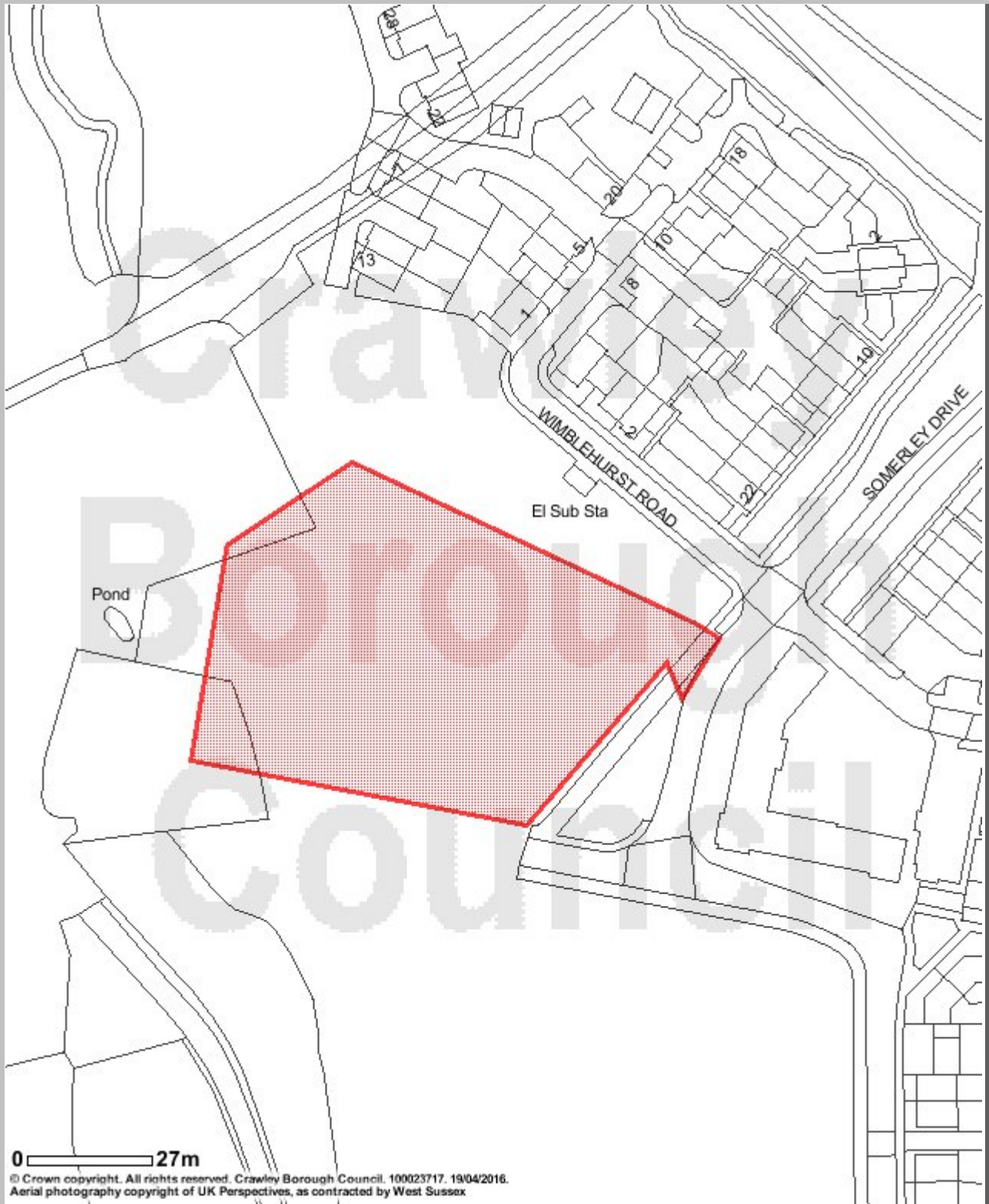
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CR/2016/0226/FUL

Date 18 April 2016

Approx. Scale 1:1,250

**FORGE WOOD, (NORTH EAST SECTOR),
CRAWLEY**



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REFERENCE NO: CR/2016/0240/PA3

LOCATION: FIRST FLOOR, IFIELD HOUSE, IFIELD GREEN, IFIELD, CRAWLEY
PROPOSAL: PRIOR APPROVAL FROM OFFICE (B1) TO RESIDENTIAL (C3)

TARGET DECISION DATE: 10 May 2016

CASE OFFICER: Mr G. Kellett

APPLICANTS NAME: Helen Bewsey
AGENTS NAME: Studio Heathfield

PLANS & DRAWINGS CONSIDERED:

Location Plan - TP01, Existing and Proposed First Floor Layouts - TP02

CONSULTEE NOTIFICATIONS & RESPONSES:-

- | | |
|-------------------------------|--------------|
| 1. WSCC - Highways | No objection |
| 2. CBC - Environmental Health | No objection |

NEIGHBOUR NOTIFICATIONS:-

The Tithe Ifield Crawley RH11 0NR;
Crosshill Ifield Green Ifield Crawley RH11 0ND

A site notice was displayed on the site on the 22.3.15 for not less than 21 days.

RESPONSES RECEIVED:-

Two letters and a representation from the Ifield Village Conservation Area Advisory Committee have been received objecting to the application on the grounds of:-

- Impact on the safety of the nearby highways caused by existing and exacerbated parking issues due to the need for parking for up to 6 additional cars close to the village shop and relationship to road junctions.
- Out of character with the Conservation Area as it would be high density occupation of the flatted development in an area of Victorian and Edwardian houses and cottages.
- Unsuitable accommodation.

REASON FOR REPORTING TO COMMITTEE:-

There is an objection from the Ifield Village Conservation Area Committee.

THE APPLICATION SITE:-

- 1.1 The application site relates to a stand-alone two storey building comprising a ground floor beauty salon and vacant unit at first floor. The site is within the Ifield Village Conservation Area. The surrounding area primarily comprises residential uses but with some commercial uses.

THE PROPOSED DEVELOPMENT:-

- 2.1 Prior approval is sought for the change of use of the first floor of Ifield House from B1 (Office) to C3 (Residential) for 1 x 2 bedroom and 2 x 1 bedroom flats (3 flats in total). Access for flat no.1 and no.2

would be gained from the ground floor on the north elevation and for flat no 3 via an existing fire escape in the existing car park to the south.

PLANNING HISTORY:-

- 3.1 In 1988 planning permission was granted for the permanent use of the 1st floor of this building (at that time part of Ifield Garage), for use as offices. Ref. CR/640/88.

PLANNING POLICY:-

- 4.1 There are no policy considerations for these types of application. The application has been submitted as a prior approval and is to be determined under the Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 3, Class O, adopted on the 15th April 2015 which relates to the change of use of Office (B1) to residential.
- 4.2 The issue to consider is whether the proposed conversion of office to residential would constitute development permitted by Class O and the conditions attached through Paragraph O.2. The application was submitted on 14th March 2016 and seeks a determination as to whether prior approval is required. The proposal would be subject to the provisions of paragraph W of that 2015 Order.

PLANNING CONSIDERATIONS:-

- 5.1 Class O – ‘Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class B1 (a) (offices) of the Schedule to the Use Classes Order, to a use falling within Class C3 (dwellinghouses) of that Schedule is permitted development subject to O.1 and the conditions of O.2 below.

- 5.2 O.1 Development is not permitted by Class O if—
(a) the building is on article 2(5) land;
This section is not applicable.

(b) the building was not used for a use falling within Class B1(a) (offices) of the Schedule to the Use Classes Order—

(i) on 29th May 2013, or

(ii) in the case of a building which was in use before that date but was not in use on that date, when it was last in use;

The applicant has confirmed use of the first floor of the building has been in use as B1 (a) office use as indicated on the application form on or before 29th May 2013. In addition the planning history confirms that the 1st floor of the building was granted permission in 1988 for use as offices and on inspection it was evident the floor layout of the building was that of an office. The application therefore complies with this requirement.

(d) the site is, or forms part of, a safety hazard area;

This section is not applicable as the site is not and does not form part of a safety hazard area.

(e) the site is, or forms part of, a military explosives storage area;

This section is not applicable as the site is not and does not form part of a military explosives storage area;

(f) the building is a listed building or is within the curtilage of a listed building; or

This section is not applicable as the building is not a listed building or within the curtilage of a listed building.

(g) the site is, or contains, a scheduled monument.

This section is not applicable as the building is not a scheduled monument or contains a scheduled monument.

- 5.3 Condition O.2 which states:

'Development under Class O is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to-

- a) Transport and highways impacts of the development;
- b) Contamination risks on the site; and
- c) Flooding risks on the site

and the provisions of paragraph W (prior approval) apply in relation to that application.

- a) A number of issues relating to the highway and the parking impacts in the area have been raised by both nearby residents and the Ifield Village Conservation Area Committee. The NPPF 2012 para. 32 states *"that development should only be prevented or refused on transport grounds where the residual cumulative impacts of the development are severe"*.

The site would be located within easy access to modes of transport and it is not considered that the proposal would result in a material increase or a material change in the character of traffic movement in the vicinity of the site as the previous use of as an office would have had its own parking requirements.

In terms of the Council's adopted standards in the Planning Obligations and S106 Agreements Supplementary Planning Document 2008, there would be a requirement for 1 space per 30sqm or a total requirement for 5 spaces based on a floor area of 150sqm. The use of the 1st floor as 1x 2 bed and 2x1 bed flats would result in a requirement for 4 parking spaces.

West Sussex County Council Highways have been consulted and raises no objection stating:- *"The Local Highway Authority acknowledges that offices generate more vehicle movements compared with residential developments. As such, there is no expectation for this proposal to give rise to any increase or material change in the character of traffic in the vicinity of the site"*.

It is not therefore considered that there are highway grounds to refuse this application.

- b) There are no known land contamination issues on the site.
- c) The site is not located within any flood zone as outlined on the Council's constraint maps and the Environment Agency Flood Maps.

- 5.4 An additional requirement to be taken into consideration was inserted in the amended Town and Country Planning (General Permitted Development) (England) Order 2016 where the local planning authority will be required to consider the *"impacts of noise from commercial premises on the intended occupiers of the development"*.

"commercial premises" means any premises normally used for the purpose of any commercial or industrial undertaking which existed on the date of application under paragraph O.2(1), and includes any premises licensed under the Licensing Act 2003(a) or any other place of public entertainment."

- 5.5 However this additional requirement was adopted on the 6th April 2016 subsequent to the submission of the application on the 14th March 2016. The application is considered in regard to the requirements of legislation on the date it was submitted and noise cannot therefore be taken into consideration in this instance.

- 5.6 The provisions of paragraph W of the 2015 Order have been addressed and sufficient information submitted to validate the application, including a written description of the development, plan indicating the site and developers contact details. A site notice has been displayed for not less than 21 days.

- 5.7 Paragraph W (10) (b) requires the Local planning authority to *"have regard to the NPPFas if the application were a planning application"*. The NPPF sets out a presumption in favour of sustainable development and makes it clear that development that accords with the development plan should not be delayed. Furthermore, Local Planning Authorities should deliver a wide choice of homes and enable empty housing and buildings to be brought back into use. Changes of use from B

classes to residential should normally be approved where there is an identified need and there are not strong economic reasons why such development would be inappropriate. There are currently no requirements to comply with the National described space standards for housing.

- 5.8 It is considered that the development would be sustainable and bring back into use a building and accord with the NPPF's stance on changes of use from the B Classes to residential in accordance with the requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 3, Class O.1 as outlined above. Therefore it is recommended that prior approval is not required.

CONCLUSIONS:-

- 6.1 The first floor of the building was in use as B1 (a) office on or prior to the 29th May 2013 and the proposal therefore meet the requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 3, Class O.1.

RECOMMENDATION RE: CR/2016/0240/PA3

It is recommended that:-

PRIOR APPROVAL IS GIVEN

The first floor of the building was in use as B1 (a) office on or prior to the 29th May 2013 and the proposal therefore meet the requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 3, Class O.1.

INFORMATIVES

1. The applicant is advised to consider revising the internal layout to meet Nationally adopted Space Standards.
2. The applicant is advised to contact the Council's Amenity Services Department to discuss the provision of appropriate bin and refuse storage to meet the requirements of the proposed residential units.
3. It should be noted that this prior approval does not allow for any works or alterations to be made to the exterior of the building. If such works or alterations are required, planning permission will need to be sought.



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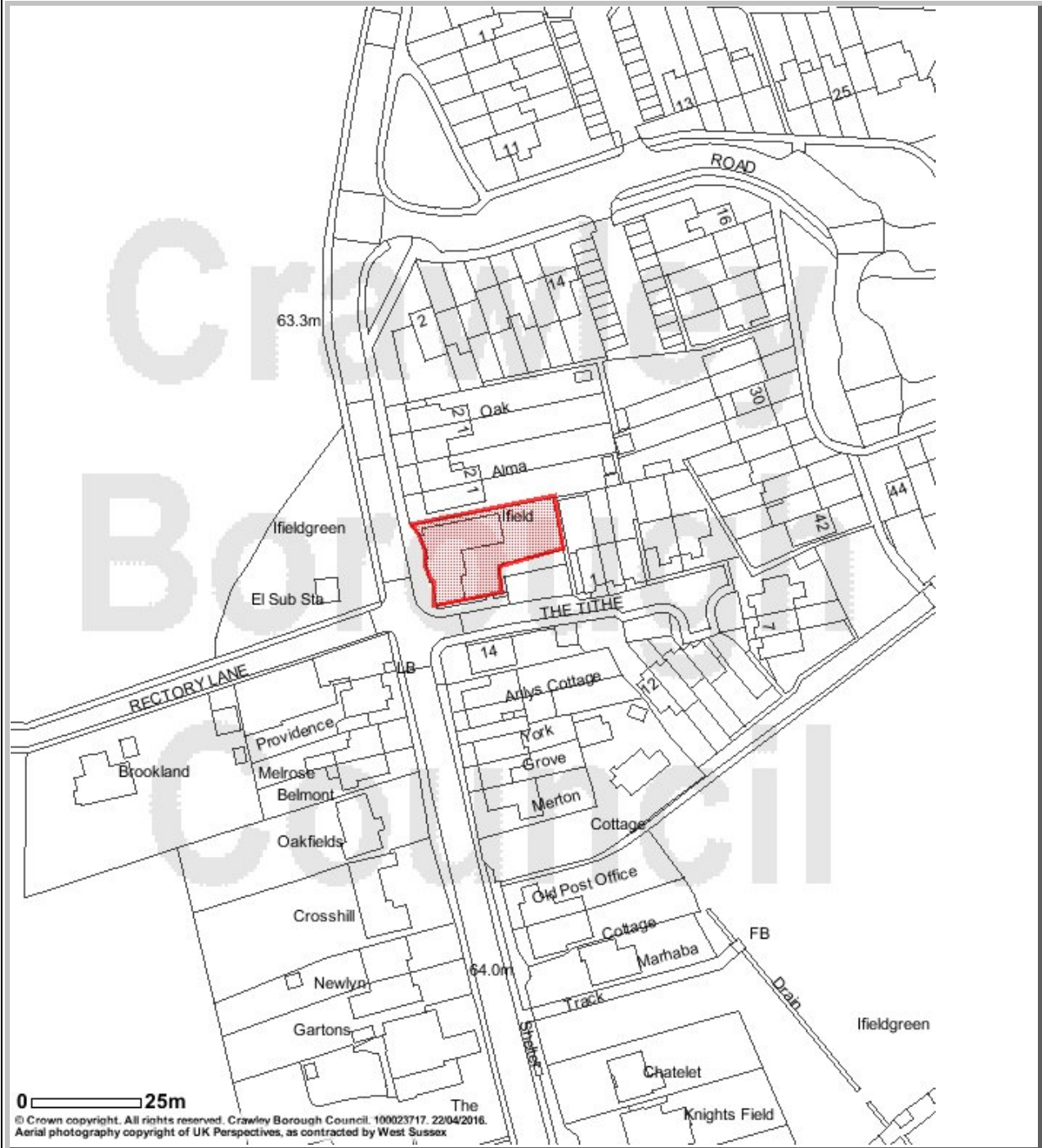
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CR/2016/0240/PA3

Date 22 APRIL 2016

Approx. Scale 1:1,250

**FIRST FLOOR, IFIELD HOUSE, IFIELD GREEN,
IFIELD, CRAWLEY**



REFERENCE NO: CR/2016/0317/ADV

LOCATION: 8 - 9 QUEENS SQUARE, NORTHGATE, CRAWLEY
PROPOSAL: ERECTION OF 2 NO. VINYL GRAPHICS BOARDS 2740MM X 4130MM (WITH CHANGING SEASONAL TREE FEATURE)

TARGET DECISION DATE: 1 June 2016

CASE OFFICER: Mr M. Robinson

APPLICANTS NAME: Mrs Samantha Sheppard
AGENTS NAME:

PLANS & DRAWINGS CONSIDERED:

CBC0001 Site Location Plan, CBC0002 Proposed Vinyl Advertising Signage, CBC0003 Proposed Right Window Vinyl Signage, CBC0004 Proposed Left Window Vinyl Signage, CBC0005 Example of Alternating Signage - Left Window, CBC0006 Spring Tree Design, CBC0007 Summer Tree Design, CBC0008 Autumn Tree Design, CBC0009 Winter Tree Design

CONSULTEE NOTIFICATIONS & RESPONSES:-

None

NEIGHBOUR NOTIFICATIONS:-

There are no neighbour notifications for advertisement consent applications.

RESPONSES RECEIVED:-

No responses have been received.

REASON FOR REPORTING TO COMMITTEE:-

Crawley Borough Council is the applicant.

THE APPLICATION SITE:-

- 1.1 Located on the north side of Queens Square the application site is a ground floor purpose built retail unit with two glazed windows either side of the boarded over entrance.

THE PROPOSED DEVELOPMENT:-

- 2.1 This application seeks advertisement consent for the application of two vinyl signs, one on each of the shop windows on either side of the boarded over entrance. Each sign would be 2.7m in height by 4.1m wide and would cover the windows. The left hand (west) sign would advertise activities going on in Crawley and would include a tree in the centre that would be changed to show the different events in each season. The right hand (east) sign would advertise 8/9 Queens Square for rent and promote the Queens Square regeneration with images of how Queens Square will appear after being redeveloped, as well as.

PLANNING HISTORY:-

- 3.1 There have been a number of applications for shopfronts and advertising on this premises, none are relevant in respect of this application.

PLANNING POLICY:-

National Planning Policy Framework (2012):

- 4.1 Chapter 7 (Requiring good design), paragraph 56 indicates, the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Crawley Borough Local Plan (2015-2030) Modifications Consultation Draft June (2015):

- 4.2 Policy CH3 (Normal Requirements of All Development) states all proposals for development in Crawley will be required to make a positive contribution to the area; be of a high quality design, provide and retain a good standard of amenity for all nearby and future occupants of land and buildings and be able to meet its own operational requirements necessary for the safe and proper use of the site.

Supplementary Planning Guidance and Documents

- 4.3 The guidance within SPG Note: 8 'Signs and Advertisements' is also relevant when determining this application.

PLANNING CONSIDERATIONS:-

- 5.1 The main planning considerations in the determination of this application are:
- Impact on visual amenity
 - Impact on public safety and highways

Impact on visual amenity

- 5.2 The signs would primarily be advertising activities and developments that are positive for the town on a shop front that is currently empty with a boarded up front entrance. It is therefore considered that they would enhance the current appearance of the ground floor of this building and they would not have a harmful impact on visual amenity.

Impact on public safety and highways

- 5.3 The signs would not be illuminated and would face directly onto a pedestrianised area. As there would be no projection it is not therefore considered that there would be an obstruction or other risk to public safety.

CONCLUSIONS:-

- 6.1 The signs would not be harmful to the visual amenities of the area or a risk to public safety and they are therefore considered to comply with the relevant development plan policies.

RECOMMENDATION RE: CR/2016/0317/ADV

To grant consent subject to the following conditions:

- A. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
- B. No advertisement shall be sited or displayed so as to-
- (i) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (ii) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (iii) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

- C. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
- D. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
- E. Where an advertisement is required under these regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

REASONS: (A) to (E) - To comply with Schedule 2 of the Town & Country Planning (Control of Advertisements) Regulations 2007.



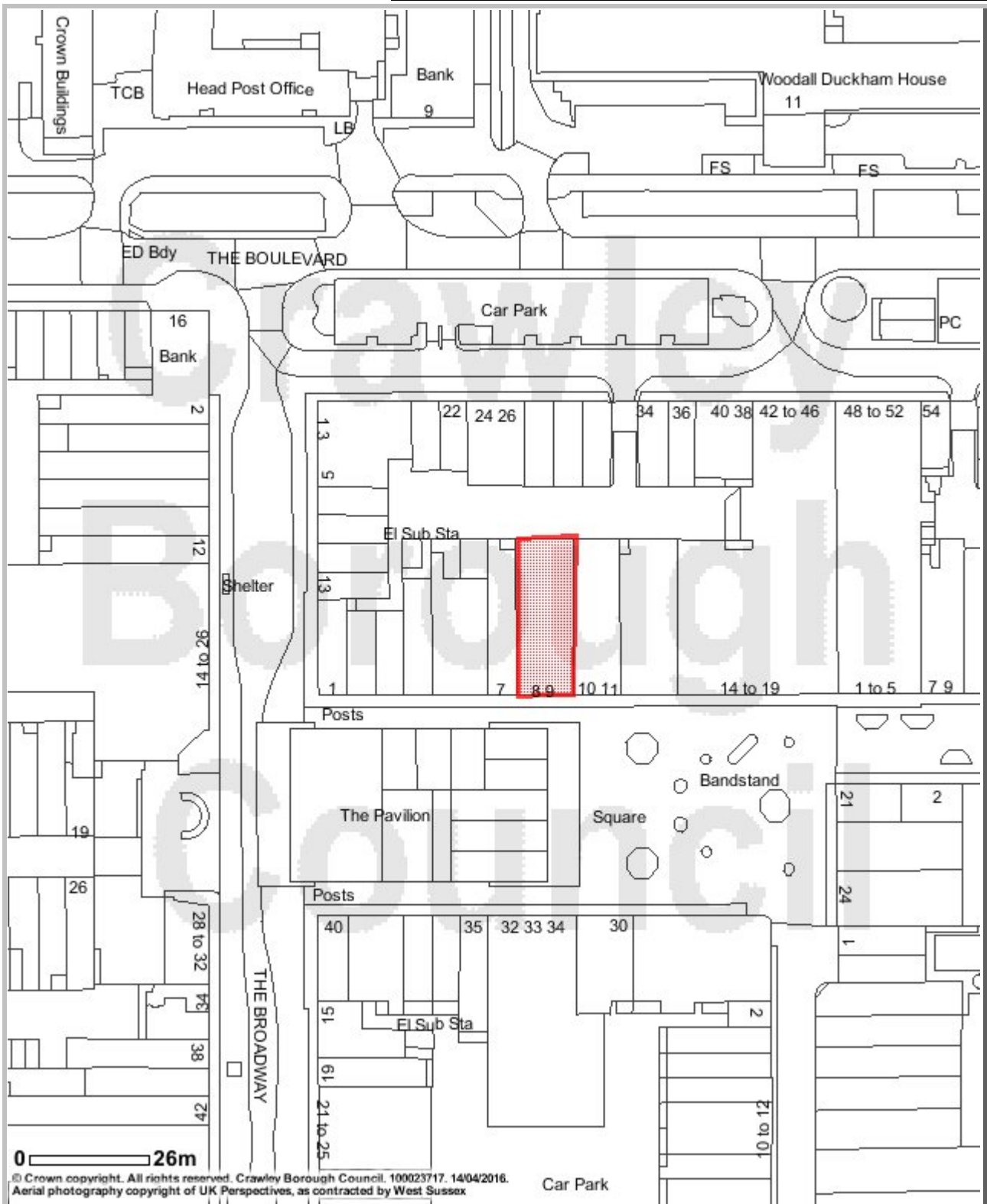
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CR/2016/0317/ADV

Date 13 April 2016

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8 - 9 QUEENS SQUARE, NORTHGATE, CRAWLEY



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