

Crawley Borough Council



Minutes of Development Control Committee 6 May 2016 at 6.30pm

Present:

Councillor I T Irvine (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 and G Thomas

Officers Present:

Kevin Carr Legal Services Manager
Heather Girling Democratic Services Officer
Jean McPherson Group Manager: Development Management
Clem Smith Head of Economic and Environmental Services

Apologies for Absence:

None

71. Lobbying Declarations

The following lobbying declarations were made by Members:-

Councillor P C Smith had been lobbied regarding application CR/2016/0240/PA3.

72. 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 74	CR/2016/0240/PA3 First Floor, Ifield House, Ifield Green, Ifield, Crawley	Personal interest – Co-opted member of the Ifield Village Conservation Area Advisory Committee
Councillor G Thomas	Minute 74	CR/2016/0240/PA3 First Floor, Ifield House, Ifield Green, Ifield, Crawley	Personal interest – CBC Representative on the Ifield Village Conservation Area Advisory Committee

73 Minutes

The minutes of the meeting of the Committee held on [11 April 2016](#) were approved as a correct record and signed by the Chair.

74. Planning Applications List

The Committee considered report [PES/184](#) 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/184](#) of the Head of Economic and Environmental Services and in the Register of Planning Applications the decisions be given as indicated:-

Item 002

CR/2016/0226/FUL

Forge Wood, (North East Sector), Crawley

Temporary Change of Use of Land for Siting of Two Portable Classrooms for Temporary Primary School with Access, Car Parking And Associated Infrastructure

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

The Group Manager provided a verbal summation of the application and update.

Laura Humphries (Agent) spoke in support of the application.

The Committee then considered the application. Support was voiced for the sustainable use of materials and the recyclable nature of the building. Clarification was sought on the insulation to combat acoustic levels together with the siting of the outdoor play space and phasing of construction.

In responding to the Committee, it was confirmed that the temporary classrooms were fully insulated and perform to the same values as permanent buildings. In terms of outdoor play space, an external canopy would provide the required covered play area and outside space surrounds the site which would be secured by a fence. It was confirmed that the temporary school site would not impact upon the delivery of the retail element of the neighbourhood centre which is required to be delivered by completion of the 1000th dwelling currently anticipated around July 2018.

Permit subject to conditions and informatives as set out in report [PES/184](#).

Item 003

CR/2016/0240/PA3

First Floor, Ifield House, Ifield Green, Ifield, Crawley

Prior Approval From Office (B1) To Residential (C3)

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

The Group Manager provided a verbal summation of the application and update. The Committee was informed that a number of letters of representation had been received. However, it was highlighted to the Committee that under the Prior Approval process the following criteria should be considered: Transport and Highways safety impacts on the development; contamination risks on site; and flooding risks on site.

The Committee was informed that it was not considered that the proposal would result in a material increase in the character of traffic movement in the vicinity of the site and a large service yard car park was located at the rear of the property. West Sussex County Council Highways had been consulted and raised no objection and stated in their response that offices generated more vehicle movements compared with residential developments.

Jenny Frost (on behalf of the Ifield Village Conservation Area Advisory Committee) then spoke in objection to the application. Queries and concerns were raised in relation to the application and the national space standards. Other issues raised related to the increase in traffic congestion and impact on the conservation area.

The Committee then considered the application. Strong concerns were raised regarding the potential for increased traffic and congestion. Some Members expressed views that the use of the 1st floor for residential use would result in a requirement for additional parking beyond that identified in the report. Clarification was sought as to the site in relation to the flood zone, together with additional information as to an option to defer as well as listed building status.

In response, the Group Manager confirmed that the application was to be determined by the Committee based on Prior Approval process for the change of use for 3 flats. If material external alterations were necessary, a planning application would be required to be submitted prior to the works commencing. It was confirmed that the building was not listed and all interior building works would be subject to Building Control regulations, whilst the nationally described space standards were outside the remit for consideration in the determination of this Prior Approval application. The site was not located within any flood zone outlined on the Council's constraint map and the Environmental Agency Flood Map. Furthermore, the dwellings were not considered to be a flood risk due to its 1st floor location.

Members were informed that the decision making timescales under the Prior Approval process were time sensitive and a decision was therefore required by the Committee, as any deferral would result in a deemed grant of prior approval for the applicant. Clarification was also provided of any potential issues that could arise from a refusal. It was the officer's view that as the Local Highway Authority had no objection to the proposal based on the transport and highways impacts of the development that this should be considered, along with the guidance in the NPPF and the fact the site had a large service yard for parking in regard of the determination of the application. The Committee enquired whether the service yard car park at the rear of the property could include allocated car parking and an appropriate condition could be added.

New Condition no 1

The flats shall not be occupied until 4 parking spaces are provided and laid out in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The parking spaces shall thereafter be retained for the parking of vehicles in connection with the occupation flats and for no other purpose.

REASON:

To ensure that adequate parking is provided clear of the public highway in accordance with policy CH3 of the Crawley Borough Local Plan 2015.

Approve subject to the new condition and the informatives as set out in report [PES/184](#).

Item 001

CR/2016/0160/FUL

11 Golding Close, Maidenbower, Crawley, RH10 7NL

First Floor Side Extension Over Garage (Amended Plans Received)

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

The Group Manager provided a verbal summation of the application.

The Committee then considered the application.

Permit subject to conditions as set out in report [PES/184](#).

Item 004

CR/2016/0317/ADV

8 - 9 Queens Square, Northgate, Crawley

Erection of 2 No. Vinyl Graphics Boards 2740mm x 4130mm (With Changing Seasonal Tree Feature)

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

The Group Manager provided a verbal summation of the application.

The Committee then considered the application.

Grant Consent subject to conditions in report [PES/184](#).

75. Closure of Meeting

The Committee took the opportunity to compliment the Planning Officers for their reports and also thank the Chair for his work throughout the year.

With the business of the Committee concluded, the Chair declared the meeting closed at 7.30pm.

I T IRVINE
Chair