

Crawley Borough Council

Minutes of Planning Committee

10 October 2016 at 7.30pm

Present:

Councillor	I T Irvine (Chair)
Councillor	C Portal Castro (Vice-Chair)
Councillors	B J Burgess, D Crow, R S Fiveash, F Guidera, K L Jaggard, S J Joyce, B McCrow, M Pickett, T Rana, A C Skudder, P C Smith and J Tarrant

Officers Present:

Ann-Maria Brown	Head of Legal and Democratic Services
Mez Matthews	Democratic Services Officer
Jean McPherson	Group Manager (Development Management)
Marc Robinson	Principal Planning Officer
Clem Smith	Head of Economic and Environmental Services
Hamish Walke	Principal Planning Officer

Apology for Absence:

Councillor M A Stone

27. Lobbying Declarations

The following lobbying declarations were made by Members:-

Councillors B J Burgess, D Crow, R S Fiveash, F Guidera, I T Irvine, K L Jaggard, S J Joyce, B McCrow, M Pickett, C Portal Castro, A C Skudder, P C Smith and J Tarrant had been lobbied regarding application CR/2016/0156/FUL.

28. Members' Disclosure of Interests

No disclosures of interests were made.

29. Minutes

The minutes of the meeting of the Committee held on [30 August 2016](#) were approved as a correct record and signed by the Chair.

30. Planning Applications List

The Committee considered report [PES/209](#) 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/209](#) of the Head of Economic and Environmental Services and in the Register of Planning Applications the decisions be given as indicated:-

Item 001

CR/2016/0156/FUL

Land adj Lowfield Heath Service Station, London Road, Northgate, Crawley.

Use of undeveloped land for off-airport car parking for a temporary period of 5 years, including the provision of a new vehicular access, associated reception facilities, toilets, perimeter fencing, CCTV cameras, associated lighting, road scalping hardstanding and landscaping (amended description).

Councillors S J Joyce, M Pickett and J Tarrant declared they had visited the site.

The Principal Planning Officer, Marc Robinson, provided a verbal summation of the application and advised the Committee that the following wording should be included under paragraph 5.5 of the report:

“The Council is now clear that the inspector’s decision on the City Place appeal was incorrect. The inspector in the decision did not explain how the application satisfied the requisite demonstrable need in the context of proposals agreed between GAL and the Council in the Surface Access Strategy for a more sustainable approach to surface transport access. The application, and the decisions that followed, were contrary to Policy GAT8 – Airport Related Parking of the Local Plan 2000 as there was no need for off-airport provision “*in the context of proposals for achieving a more sustainable approach to surface access*” (GAT8) because those Proposals showed that all need could and would be met on airport. This was discussed and then accepted by the Local Plan Inspector in his report on the examination into the Crawley Local Plan 2015-2030. Even if the GAT8 policy still existed it would not justify this proposal for the same reasons. The airport is also the most sustainable location and this proposal is in the countryside.”

The Principal Planning Officer, Marc Robinson, informed the Committee that updated correspondence had been received from the Agent regarding ecology, drainage and public transport levy, and that the information had subsequently been considered by the relevant Council’s departments. However, the Officers’ objections, outlined in report PES/209, remained for the following reasons:

- Drainage – Officers still did not feel satisfied that the application would not cause a flood risk.
- Ecology – Officers were not satisfied that information received from the Agent addressed the concerns raised within the report.
- Public transport levy – the application did not pass the Community Infrastructure Levy (CIL) test and therefore the Council would not be able to justify seeking a contribution.

The Head of Legal and Democratic Services drew the Committee's attention to paragraph 4.33 of the report (GAT3: Gatwick Airport Related Parking) and advised the Committee that a High Court action had been brought under Section 113 of the Planning and Compulsory Purchase Act 2004 which challenged Local Plan Policy GAT3, with the Council as the first defendant. The Committee was advised that the case would be heard in the High Court at the end of November 2016 and that until the case was heard and judgement given, Policy GAT3 of the adopted Local Plan remained current and relevant when determining the planning application before the Committee.

The Agent, Mr Tim North, addressed the Committee in support of the application.

The Committee then considered the application and were of the view that safeguarding and flooding were important issues and the Local Plan needed to be rigorously defended. The Principal Planning Officer, Marc Robinson, advised that, if approved, the proposed application could impact on a second runway at Gatwick

Refused for the reasons outlined in report [PES/209](#).

Item 002

CR/2016/0664/FUL

9 Denchers Plat, Langley Green, Crawley.

Erection of single storey rear extension.

The Group Manager (Development Management) provided a verbal summation of the application.

The Committee then considered the application. Following a query from the Committee, the Principal Planning Officer, Marc Robinson, advised that the eave height was sufficient to allow clearance for the average vehicle.

Permitted subject to conditions set out in report [PES/209](#).

Item 003

CR/2016/0682/LBC

Ifield Water Mill, Hyde Drive, Ifield, Crawley.

Listed building consent for repair/replacement works to rear bridge link including temporary support works to rear entrance porch structure of a grade II listed building.

The Group Manager (Development Management) provided a verbal summation of the application.

The Committee then considered the application.

Consent subject to conditions set out in report [PES/209](#).

Item 004

CR/2016/0735/RG3

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

Installation of 3 no. life-sized oak cow sculptures in the meadow area of the park.

Councillor K L Jaggard declared she had visited the site.

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

The Committee then considered the application. In response to comments made by the Committee, the Principal Planning Officer, Marc Robinson, advised that the sculptures would be secured to a concrete base in the ground, and that management of the sculptures would be the responsibility of the Park.

Permitted subject to conditions set out in report [PES/209](#).

31. Execution of Works under Section 209 of the Town and Country Planning Act 1990 for Non-Compliance with a Tree Replacement Notice: TRN/2015/0203

The Committee noted that report PES/221 had been withdrawn from the agenda with the agreement of the Chair.

32. Closure of Meeting

With the business of the Committee concluded, the Chair declared the meeting closed at 8.10pm.

I T IRVINE
Chair