

# Crawley Borough Council

## Minutes of Planning Committee 8 November 2016 at 7.30pm

### Present:

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

### Officers Present:

Roger Brownings	Democratic Services Officer
Valerie Cheesman	Principal Planning Officer
Jean McPherson	Group Manager (Development Management)
Clem Smith	Head of Economic and Environmental Services
Astrid Williams	Senior Lawyer (Solicitor)

### Apologies for Absence:

Councillors R S Fiveash and B McCrow.

### 33. Lobbying Declarations

No lobbying declarations were made.

### 34. Members' Disclosure of Interests

No disclosures of interests were made.

### 35. Minutes

The minutes of the meeting of the Committee held on [10 October 2016](#) were approved as a correct record and signed by the Chair.

### 36. Planning Applications List

The Committee considered report [PES/210](#) 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/210](#) of the Head of Economic and Environmental Services and in the Register of Planning Applications the decisions be given as indicated:-

### Item 001

#### CR/2015/0552/NCC

Forge Wood, North East Sector, Crawley.

Application to vary conditions pursuant to application CR/1998/0039/OUT for a new mixed use neighbourhood at Forge Wood, Crawley (updated noise assessment information as part of Environmental Statement - received 09/09/2016).

The Principal Planning Officer provided a verbal summation of the application. In so doing, the Committee was referred to its meeting on 11 April 2016, when it resolved to grant outline planning permission subject to a number of issues arising. It was reported that since the April meeting detailed discussions had been ongoing in order to resolve those issues, including those raised by WSCC and the agent, and to agree the detail of the wording for the respective conditions. In this connection, and following concerns regarding noise issues, specifically the relationship between the railway line, Crawley Goods Yard and the new dwellings, it had become apparent that a revised and updated noise report and chapter for the Environmental Statement (ES) was required to inform the current application. This had necessitated the re-wording of condition 34. The revised noise details and ES had since been submitted and these had been subject to publicity through a press advert and site notices. Re-consultation with consultees had taken place, including those consultations with the Goods Yard, who withdrew an objection it had earlier submitted. Furthermore, since the original Committee resolution, the Council had now adopted CIL (Community Infrastructure Levy), and there was a need to now consider the CIL liability for this development. Since the report was written four conditions have needed to be revised, with an additional informative, all as below (in italics):-

#### Updated Conditions:

31. *Within one month of the date of this permission, a scheme for the provision of new fire and rescue infrastructure to serve the development hereby permitted has been submitted to and approved in writing by the local planning authority. The scheme shall be in substantial accordance with the Framework for Fire Infrastructure document dated xx. The scheme shall be carried out as approved.*
  
34. *Before works comprising the erection of dwellings commence in each phase or sub phase of the development hereby permitted a scheme shall have been submitted to and approved in writing by the local planning authority to protect dwellings within that phase or sub phase against noise from*
  - (a) *the operation of London Gatwick Airport (taking into account noise from a possible second wide-spaced mixed mode runway at London Gatwick Airport as shown on ERCD 0308 figure 3.4 "London Gatwick Year 2030 - Noise contours with wide-spaced parallel runway" or such other noise contours as may be published by the Civil Aviation Authority in respect of such second runway),*

*(b) the operation of the London/Brighton railway line,*

*(c) traffic on the A2011 and M23 and (where applicable)*

*(d) industrial noise sources including the Goods Yard located immediately to the west of the London/Brighton railway line.*

*For the purposes of (a), (b) and (c) (transportation noise sources) the scheme shall include:*

*(i) a plan identifying the dwellings within that phase or sub phase which require protection from noise;*

*(ii) the means by which the noise level within any (unoccupied) domestic living room or bedroom, with windows open, shall be no more than 35 dB L(A)<sub>eq</sub> 16hr (between 0700 and 2300) and no more than 30dB L(A)<sub>eq</sub> 8hr (between 2300 and 0700); and*

*(iii) the means by which the noise level within any (unoccupied) domestic bedroom, with windows open, shall not normally exceed 45 dB L(A)<sub>Max</sub> between 2300 and 0700 using fast time weighting.*

*Where the standards in (ii) and/or (iii) above cannot be achieved with windows open, the scheme must show how those standards will be met with windows shut and the means by which adequate ventilation will be provided.*

*For the purposes of (d) (industrial noise sources) the scheme shall include:*

*(iv) A noise assessment in accordance BS4142:2014 Methods for rating and assessing industrial and commercial sound. The assessment shall be in accordance with the approach taken in the assessment included in the Environmental Statement Updated Noise Chapter (Addendum) Technical Appendix 13.29 dated September 2016 and shall identify the dwellings within that phase or sub phase where the noise rating level exceeds the background level and will therefore require protection from existing industrial noise sources;*

*(v) A detailed scheme of noise mitigation measures to protect the living rooms and bedrooms of those affected dwellings and which as a minimum accords with the recommendations set out in paragraphs 6.10, 6.11 and 6.12 of the Environmental Statement Updated Noise Chapter (Addendum) Technical Appendix 13.29 dated September 2016 or other alternative measures which achieve the same mitigation.*

*(vi) Where the identified noise mitigation measures require windows to be sealed or closed to achieve acceptable internal noise levels, the scheme must include means by which adequate ventilation will be provided for those dwellings.*

*(vii) A sequence of works for the construction of the proposed mitigation (including the construction of the 'employment' building on the western part of the application site and the residential barrier blocks) in relation to the dwellings demonstrating that the necessary mitigation (including the 'employment' building on the western part of the application site and the residential barrier blocks ) will be in place prior to the substantial completion of any dwelling that would enable occupation likely to be affected by industrial noise*

*(viii) That the 'employment' building on the western part of the application site and the residential barrier blocks shall be substantially completed to provide the approved attenuation prior to the occupation of any dwelling for which it is required to mitigate noise.*

*Each phase or sub phase of the development shall be carried out in accordance with the approved scheme in respect of that phase or sub phase. No dwelling hereby permitted shall be substantially complete that would enable occupation until the approved mitigation scheme has been implemented in respect of that dwelling. The approved noise mitigation shall thereafter be retained unless otherwise agreed in writing by the Local Planning Authority.*

52. *No more than 300 dwellings within the development hereby permitted shall be occupied until items (i), (ii) and (iii) listed below have been completed and have been brought into public use in accordance with a scheme previously submitted to and approved in writing by the local planning authority, unless in the case of items (iv) and (v) an alternative number of occupation is agreed in writing. The scheme shall also outline how items (iv) and (v) are to be delivered.*

*(i) a combined footway/cycleway along the western side of Balcombe Road from the junction between the new link road and Crawley Avenue/Balcombe Road in a southerly direction to St. Catherines Road, Pound Hill;*

*(ii) an on road cycle route within Pound Hill to connect the Balcombe Road cycleway to the shops at Grattons Park and Milton Mount Schools;*

*(iii) an on road cycle route along Grattons Drive and Chaucer Road to link to St. Mary's Drive;*

*(iv) the installation of no less than 60 cycle parking stands on highway land, or such other location as may be agreed with the local planning authority, adjacent to Three Bridges railway station; and,*

*(v) the installation of real time information screens at 4 existing bus shelters within the Manor Royal industrial area, at the locations which are shown on drawing number 0560/SK/130.*

54. *Before the occupation of the 300th dwelling within the development hereby approved, the following works shall have been completed and brought into public use, in accordance with a scheme previously submitted to and approved in writing by the local planning authority, unless in the case of Item (v) an alternative number of occupation is agreed in writing. The scheme shall also outline how item (v) is to be delivered:*

*(i) a short length of combined footway/cycle way along the eastern side of Gatwick Road between Tinsley Lane in the south to the existing traffic signal controlled pedestrian crossing of Gatwick Road in the north, and the conversion of two existing signal controlled pedestrian crossings of Gatwick Road and Fleming Way to toucan crossings, in accordance with drawing number 0560/SK/131;*

*(ii) a combined footway/cycleway along the southern side of Radford Road between Gatwick Road in the west, to a point to the west of the existing public footpath to the east of the public house in the east, to be constructed in conjunction with the traffic signal controlled shuttle working of traffic flows across the railway bridge and to form part of the Sustrans cycleway in*

*accordance with drawing numbers T261/13 rev.B, T261/09 rev.C and T258/18 rev.A;*

*(iii) an on road cycle route along Tinsley Lane between Crawley Avenue in the south and Gatwick Road in the north in accordance with drawing number 0560/SK/132;*

*(iv) a combined footway/cycleway along the eastern side of Hazelwick Avenue to link between Crawley Avenue in the north and the Tesco superstore on Hazelwick Avenue in the south and to include the conversion of the pedestrian footbridge and approach ramps over Crawley Avenue, to the east of the Hazelwick roundabout to a combined footway/cycleway, in accordance with drawing number 0560/SK/133; and*

*(v) the installation of a bus shelter on the north side of Haslett Avenue East, opposite Three Bridges railway station, in accordance with drawing number TC 17/1A.*

Additional informative:

5. *This development constitutes Community Infrastructure Levy 'CIL' liable development. CIL is a mandatory financial charge on development. For more information on CIL and associated forms visit [www.crawley.gov.uk/cil](http://www.crawley.gov.uk/cil), email [development.control@crawley.gov.uk](mailto:development.control@crawley.gov.uk) or telephone 01293 438644 or 438568. To avoid additional financial penalties the requirements of CIL must be managed before development is commenced and subsequently payment made in accordance with the requirements of the CIL Demand Notice issued. Please also note that any reliefs or exemptions from CIL are subject to the correct procedures being followed as laid down in the regulations, including the following:*
- Where a CIL exemption or relief has to be applied for and granted by the council, it can only be valid where the development in question has not yet commenced at the time when exemption or relief is granted by the council.*
  - A person will cease to be eligible for any CIL relief or exemption granted by the council if a Commencement Notice is not submitted to the council before the day on which the development concerned is commenced.*
  - Any event occurred during the 'clawback period' for a CIL relief or exemption which causes the relief or exemption to be withdrawn is known as a 'disqualifying event'. When such an event occurs the person benefitting from the relief or exemption must notify the council of the event within 14 days, or a surcharge will become applicable.*

The Agent, Mr David Hutchison, addressed the Committee in support of the application.

The Committee then considered the application. Particular reference was made to density and noise issues. In response to queries made, the Principal Planning Officer confirmed that:

- The development's minimum average density was proposed as being no lower than 41 dwellings per hectare (Condition 1). The permission allows for up to 1900 dwellings and this is the number of dwellings needed to make the neighbourhood viable including other facilities and address Borough housing need. (Condition 4 restricted the maximum number to 1900 dwellings).
- In terms of noise, the related noise information had been investigated in detail, and the developer would be obliged to meet the strict requirements assigned.

- In relation to the employment building on the western edge of the site, it was explained that this was an integral part of the noise mitigation. The western phases of development needed to be built out in the right sequence and a condition is worded to protect the future occupants.

**Permitted** subject to the conditions and informatives set out in report [PES/210](#) and the updated conditions and additional informative above.

**Item 002**

**CR/2016/0089/FUL**

Car Park adjacent to Crawley College, Northgate Avenue, Northgate, Crawley

Erection of a part 8 and part 6 storey building to provide a total of 90 flats, with associated parking, landscaping and frontage service bay on car park land fronting Northgate Avenue.

Councillors B J Burgess, K L Jaggard, S J Joyce, 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 of a clerical correction to informative 11, whereby the condition 19 referred to in that informative should read as condition "23". In addition there had also been some minor amendments made to the plan including an alteration to the development's layby, and 3 amended plans had been received since the report's preparation.

The Agent, Mr Ian Coomber, addressed the Committee in support of the application.

The Committee then considered the application. The issues raised by Members included on-car parking provision for residents, lack of provision of affordable housing, viability and the height and scale of the building. The Committee wished to highlight its reservations regarding a number of issues relating to highway matters. These included:

- The perceived impacts on traffic flow along Northgate Avenue and the implications for the already busy junction with Woodfield Road and that for the proposed junction of the development.
- It was the view of some Members that the junction with Woodfield Road and Northgate Avenue was already confusing and busy and there was concern the highway modifications proposed would make this worse and detrimental to highway safety.
- The adequacy of cycle path provision.
- The creation of the lay-by and its potential conflict with existing traffic manoeuvres in particular the Woodfield Road junction.
- The potential of the proposed lay-by (intended for refuse vehicle operations on the development) being used as a passenger drop off point by other vehicles and college patrons along this already busy section of road.

The Committee requested that written representations be sent by Officers to the Highways Authority conveying its reservations and seeking arrangements to mitigate these issues.

It was also confirmed that a clause about the early review of scheme viability is proposed in the S106 Agreement.

**Permitted** subject to the conclusion of a Section 106 agreement to secure the infrastructure contributions and provisions set out in paragraph 6.2 of report [PES/210](#), and the conditions and informatives set out in that report, including the clerical correction above to Informative 11.

The Committee's reservations in relation to highway matters resulting from the development would be the subject of written representations to the Highways Authority.

**Item 003**

**CR/2016/0114/ARM**

Phase 2D, Forge Wood (North East Sector), Pound Hill, Crawley.

Approval of reserved matters for phase 2D for the erection of 75 dwellings, car parking including garages, internal access roads, footpaths, parking and circulation area, hard and soft landscaping and other associated infrastructure and engineering works and noise barrier comprising bund and acoustic fence pursuant to outline planning permission CR/1998/0039/OUT for a new mixed use neighbourhood (revised application site, amended plans, and documents received).

The Principal Planning Officer provided a verbal summation of the application. The Committee was advised that a revised noise report had been submitted and the objection raised by the Goods Yard had been removed. The Committee was advised that the conditions and informatives had been updated, all as below (in italics):-

Updated Conditions

1. *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.*
2. *Provision shall be made for high speed broadband to serve all dwellings on the development in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.  
REASON: To ensure delivery of high quality communications in accordance with Policy IN2 of the Crawley Borough Local Plan 2015-2030.*
3. *Provision shall be made for combined aerial facilities to serve all flat development in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.  
REASON: In the interests of the visual amenities in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.*
4. *Before the properties approved in this phase are first occupied, details of the design and location of lighting to be provided in the parking areas shall be submitted to and approved in writing by the Local Planning Authority, and the lighting thereafter implemented in accordance with the agreed details.  
REASON: To safeguard the appearance of the development and the amenities of the area in accordance with Policies GD2 and CH3 of the Crawley Borough Local Plan 2015 -2030.*
5. *The secure cycle store(s) and refuse stores shown on the approved drawings shall be constructed and operational prior to the first occupation of the dwellings which they are intended to serve.*

*REASON: To safeguard the appearance of the development and the amenities of the area and to ensure the operational requirements of the development in accordance with Policies GD2 and CH3 of the Crawley Borough Local Plan 2015 -2030.*

- 6 *No solar panels or renewables which may be required pursuant to the discharge of a condition on the outline planning permission shall be installed unless and until full details of their design and location are submitted to and agreed by the Local Planning Authority in writing. The works shall thereafter be implemented in accordance with the agreed details.*  
*REASON: To control the design of the development in detail and to ensure a satisfactory visual appearance in the interests of visual amenity in accordance with GD3 of the Crawley Borough Local Plan 2015 – 2030.*
- 7 *No development, including site works of any description shall take place on the site unless and until all the trees/bushes/hedges to be retained on the site have been protected in accordance with the approved drawing(s) and submitted details. Within the areas thereby fenced off the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant machinery or surplus soil shall be placed or stored thereon without the prior written approval of the Local Planning Authority. If any trenches for services are required in the fenced off areas they shall be excavated and backfilled by hand and any roots with a diameter of 25mm or more shall be left un-severed.*  
*REASON: To ensure the retention and maintenance of trees and vegetation which is an important feature of the area in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.*
- 8 *The construction of the development shall be undertaken in accordance with the safeguards detailed within the submitted Ecological Assessment dated January 2016 as amended by Addendum dated October 2016 – Phase 2D – Residential provided by Ecology Solutions.*  
*REASON: To ensure that the ecology of the site is protected and enhanced in accordance with policy ENV2 of the Crawley Borough Local Plan 2015-2030 and Para 118 of the NPPF 2012.*
- 9 *All landscaping works shall be carried out in accordance with the approved drawings and details. No alterations to the approved landscaping scheme are to take place unless submitted to and approved in writing by the Local Planning Authority.*  
*REASON: In the interests of visual amenity and because the scheme has been designed to mitigate bird hazard and avoid endangering the safe movements off aircraft and the operation of Gatwick Airport through the attraction of birds.*
- 10 *All planting, seeding or turfing comprised in the approved details of landscaping within Phase 2D shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.*  
*REASON: In the interests of amenity and of the environment of the development in the accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.*
- 11 *Before the dwellings approved in this phase are first occupied, details of the design and location of external flues and gas pipes to be provided to serve the*



*dwellings (including flats/apartments) shall be submitted to and approved in writing by the Local Planning Authority, and the external flues and gas pipes shall thereafter be implemented in accordance with the agreed details.*

*REASON: To control the design of the development in detail and to ensure a satisfactory visual appearance in the interests of visual amenity in accordance with GD3 of the Crawley Borough Local Plan 2015 – 2030.*

- 12  *No development, including site works of any description shall take place on the site unless and until full details of the proposed noise bunding and acoustic fencing have been first submitted to and approved in writing by the Local Planning Authority, including full details of contouring (including sections), planting/landscaping and materials and specification for the acoustic fencing and in addition future maintenance arrangements. The development shall be implemented in accordance with the agreed details and retained thereafter and no dwelling shall be occupied until the bunding and acoustic fencing has been provided in accordance with the details so approved..*

*REASON: To safeguard the appearance of the development and the amenities of the occupiers of the proposed dwellings and to ensure a satisfactory visual appearance area and to ensure the operational requirements of the development in accordance with Policies GD2 and CH3 of the Crawley Borough Local Plan 2015 -2030.*

#### Updated Informatives

- 1  *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](mailto:gal.safeguarding@gatwickairport.com) The crane process is explained further in Advice Note 4, 'Cranes and Other Construction Issues', (available from [www.aoa.org.uk/policy-campaigns/operations-safety/](http://www.aoa.org.uk/policy-campaigns/operations-safety/))*
- 2  *This development constitutes Community Infrastructure Levy 'CIL' liable development. CIL is a mandatory financial charge on development. For more information on CIL and associated forms visit [www.crawley.gov.uk/cil](http://www.crawley.gov.uk/cil), email [development.control@crawley.gov.uk](mailto:development.control@crawley.gov.uk) or telephone 01293 438644 or 438568. To avoid additional financial penalties the requirements of CIL must be managed before development is commenced and subsequently payment made in accordance with the requirements of the CIL Demand Notice issued. Please also note that any reliefs or exemptions from CIL are subject to the correct procedures being followed as laid down in the regulations, including the following:*
- Where a CIL exemption or relief has to be applied for and granted by the council, it can only be valid where the development in question has not yet commenced at the time when exemption or relief is granted by the council.*
  - A person will cease to be eligible for any CIL relief or exemption granted by the council if a Commencement Notice is not submitted to the council before the day on which the development concerned is commenced.*
  - Any event occurred during the 'clawback period' for a CIL relief or exemption which causes the relief or exemption to be withdrawn is known as a 'disqualifying event'. When such an event occurs the person benefitting from*

*the relief or exemption must notify the council of the event within 14 days, or a surcharge will become applicable.*

- 3 *The applicant is advised that the management and maintenance of the drainage proposals for this site and Forge Wood as a whole must be the subject of an application to discharge condition 16 of the outline planning permission.*
- 4 *The applicant is advised that this permission does not extend to include the proposed materials for the development the subject of this permission. The submitted details have been excluded from the list of approved drawings. Approval is not granted to the proposed materials as submitted and proposed materials must be the subject of an application under condition 38 of the outline planning permission.*

#### NPPF Statement

*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 members/consultees/respondents/applicant/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/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.*

The Agent, Mr David Hutchison, addressed the Committee. In supporting the application, he advised that he had nothing further to add.

The Committee then considered the application. In response to issues raised by the Committee, the Principal Planning Officer indicated that whilst there were some inconsistencies in terms of sizes of gardens and some were below adopted standards, each phase of development was being looked at individually in terms of policy, but also in terms of the large areas of open space and play areas to be available. Whilst it was not a planning requirement, overhead power cables would be relocated by undergrounding them.

**Approved** subject to the approval of CR/2015/0552/NCC, as considered earlier at this meeting, amendment of the description of this application, further publicity and consultation if required and subject, but not limited, to the imposition of the updated conditions and informatives above.

#### **Item 004**

##### **CR/2016/0170/FUL**

Southways Business Park, London Road, Langley Green, Crawley.

Continued use of site for airport parking together with retention of associated office building for a temporary period of 3 years, to include extended parking area in lieu of

off airport parking site permitted at site E2, Crawley business quarter, Northgate under CR/2014/0080/FUL.

Councillor M A Stone declared he had visited the site.

The Group Manager (Development Management) provided a verbal summation of the application. The Committee was advised of two clerical correction:-

- In the third line of paragraph 5.7, delete the word “exiting” and replace with “existing”
- In the fourth line of paragraph 5.37, delete the word “compressive” and replace with the word “comprehensive”.

The Applicant, Mr Tom Kiss, addressed the Committee in support of the application, and requested the committee to consider deferring the decision in light of the legal challenge against Policy GAT3.

The Committee then considered the application. The Committee conveyed its concerns regarding highway safety and access from the site to the A23, whilst expressing the view that Gatwick Airport related parking was an important issue and that the adopted Local Plan needed to be protected and complied with. Whilst there had been a formal notification of a legal challenge to the Policy, it was acknowledged that until the case had been heard and judgement given, Policy GAT3 of the Local Plan remained current and relevant when determining the planning application before the Committee. A view was expressed that the request for the deferral did not appear to be unreasonable. In response to this the Committee was advised by the Group Manager (Development Management) that to defer because of the legal challenge in respect of GAT3 was not appropriate given that GAT3 was only 1 of 4 reasons given for the officer's recommendation to refuse.

**Refused** for the reasons set out in report [PES/210](#)

**Item 006**

**CR/2016/0568/FUL**

Butts End & 1, Butts Close, West Green, Crawley.

Erection of single storey front porch, first floor side and roof extension, conversion of garage and garden room to habitable space (1 Butts Close). New pitched roof over adjoining properties at 1 Butts Close and Butts End.

Councillors M A Stone and J Tarrant declared they had visited the site.

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

The Applicant, Mr Graham Hobden, addressed the Committee in support of the application.

The Committee considered carefully the application information and was of the view that there were a variety of houses in the locality of differing designs and styles. There were also various types of extensions in the area. It did not accept the design considerations in the Officers report.

The Officer's recommendation to refuse was overturned.

It was then moved to grant planning permission subject to standard conditions and this was seconded. A vote was taken.

**Permitted** subject to the following standard conditions:-

- 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. No development shall be carried out unless and until a schedule of materials and finishes and, where so required by the Local Planning Authority, samples of such materials and finishes to be used for external walls (and roofs) of the proposed building(s) have been submitted to and approved by the Local Planning Authority.  
REASON: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.

**Item 005**

**CR/2016/0325/FUL**

Quality dry cleaners and launderette, 10 Pound Hill Parade, Pound Hill, Crawley

Demolition of rear lean-to and sub-division of existing unit and change of use from dry cleaners/laundrette (sui generis) to dry cleaners/laundrette (sui generis) & hot food takeaway (A5) (including ventilation and filtration system; installation of new shopfront, erection of two chimneys on the roof to provide extract outlets, alterations to rear elevation to provide additional rear access doors (amended plans received).

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

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

The Committee then considered the application. In raising issues on this matter, particularly in relation to noise and neighbouring residents, the Committee noted the associated conditions and informatives proposed.

**Permitted** subject to the conditions and informatives set out in report [PES/210](#).

**Item 007**

**CR/2016/0693/ADV**

Verge adjacent to Tilgate Drive, Tilgate, Crawley

Advertisement consent for erection of free standing pole mounted directional/information sign.

Councillor J Tarrant declared she had visited the site.

The Principal Planning Officer provided a verbal summation of the application and advised the Committee that the proposed conditions 1 and 2 had been inadvertently applied to this application, and as such should be deleted.

The Committee then considered the application.

**Consent** subject to condition 3 set out in report [PES/210](#)

**Item 008**

**CR/2016/0695/FUL**

4 Athelstan Close, Pound Hill, Crawley

Erection of first floor side extension above existing garage.

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

The Committee then considered the application.

**Permitted** subject to the conditions set out in report [PES/210](#)

**37. Exclusion of the 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 on the grounds that it involves the likely disclosure of exempt information as defined in Part 1 of Schedule 12A of the Act by virtue of the paragraph specified against the item.

**38. ENF/2016/0170 Proposed Enforcement Action at Southways Business Park, London Road, Langley Green, Crawley, West Sussex.**

**(Exempt Paragraph 6 – notice/order)**

The Committee considered report PES/224 of the Head of Economic and Environmental Services which requested that the Committee consider whether the Council should issue and serve Enforcement Notices under Section 172 of the Town and Country Planning Act 1990.

**RESOLVED**

That it is expedient to issue and serve enforcement notices pursuant to Section 172 of the Town and Country Planning act 1990 (as amended) in the form set out in report PES/224, in respect of:

(1) the unauthorised use of land for purposes of airport car parking, the erection of portacabins and other temporary buildings; and

(2) the creation of areas of hardstanding, and the creation of bunds.

**39. Closure of Meeting**

The meeting ended at 9.42 pm.

I T IRVINE  
**Chair**