

Crawley Borough Council

Minutes of Planning Committee 5 December 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, K L Jaggard, B McCrow, M Pickett, T Rana, A C Skudder, P C Smith, M A Stone and J Tarrant

Officers Present:

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

Apologies for Absence:

Councillor S J Joyce and F Guidera

40. Lobbying Declarations

The following lobbying declaration was made:-

Councillor P C Smith had been lobbied regarding application CR/2016/0840/FUL.

41. Members' Disclosure of Interests

No disclosures of interests were made.

42. Minutes

The minutes of the meeting of the Committee held on [8 November 2016](#) were approved as a correct record and signed by the Chair.

43. Planning Applications List

The Committee considered report [PES/211](#) 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/211](#) of the Head of Economic and Environmental Services and in the Register of Planning Applications, the decisions be given as indicated:-

Item 001

CR/2016/0722/FUL

Land at Faraday Road, Northgate, Crawley.

The Committee noted that with the agreement of the Chair, this application had been withdrawn from the report, and would be resubmitted for the Committee's consideration at its next meeting on 3 January.

Item 002

CR/2016/0781/ARM

Phase 3 and Part Phase 4, Forge Wood (NES), Crawley

Approval of reserved matters for infrastructure comprising:- road & drainage infrastructure, pumping stations, noise barrier (comprising fence and bund along eastern boundary and associated landscaping), undergrounding of 132v power cables and other associated works pursuant to outline planning permission CR/2015/0552/NCC for new mixed neighbourhood (amended plans received and amended description)

The Principal Planning Officer provided a verbal summation of the application. It was confirmed that during the course of consideration of the application, revised plans and documents had been submitted to address concerns raised and issues identified. Additional publicity and re-consultation had since been undertaken in respect of these revised details and to amend the description of the application to refer to the new, recently granted outline permission CR/2015/0552/NCC. The latest expiry date for the receipt of comments was 16 December 2016 (not 14 or 15 December as stated in the report). The Committee was referred to a condition recommended by Highways England that surface water should not run off onto the M23 motorway or in to any drainage system connected to the highway. Whilst this was the case, and with the report setting out further details of this matter, it was emphasised that the recently approved outline planning application, as supported by a Flood Risk Assessment, carried forward the previously agreed principles of the site wide drainage strategy, and Highways England had raised no objections to that application. The Drainage Officer has concurred with the comments from the applicant regarding the drainage strategy and Officers considered that the suggested condition seemed unreasonable in this particular situation. In these circumstances Officers had been actively liaising with Highways England and the applicant to try and find a way forward. If the Committee was minded to accept the Officer's recommendation to approve the application without this particular condition, it should be noted that the Town and Country Planning (Development Affecting Truck Roads) Direction 2015 meant that if the recommended condition was not imposed then the application would have to be referred to the Secretary of State for Transport before a decision was made. Amongst other issues raised, reference was made to a proposal by the applicant to add landscaping as well as fencing around the associated pumping stations to assist their sympathetic integration into the general neighbourhood scene. In response to comments received regarding the planned cycle route, it was proposed that this would pass through the landscaped area to the front of the site before connecting to the Balcombe Road via a toucan (pedestrian and cycle) crossing. The pumping station

landscaping and the cycle route were outside the current application site though and would be resolved through subsequent detailed applications.

The Committee was advised of an updated list of plans, a revised condition and an additional condition, all as below (in italics):-

Revised Plans List

- *T 0347 27 Infrastructure Site Location Plan (Wider Context)*
- *T 0347 06 Rev J Infrastructure Site Location Plan*
- *T 0347 21 Rev A Phase 3 132KV Overhead/Underground Power Cables Plan*
- *T 0347 28 Rev A Phase 3 Roadway Programme*
- *T 0347 31 Indicative Infrastructure Layout Plan*
- *T 255/20 Rev H Phase 3 Drainage Plan*

- *P804/02 Rev D Vehicle Swept Path*
- *P804/03 Rev B Phase 3 Horizontal Geometry and Setting Out - Sheet 1 of 5*
- *P804/04 Rev B Phase 3 Horizontal Geometry and Setting Out - Sheet 2 of 5*
- *P804/05 Rev A Phase 3 Horizontal Geometry and Setting Out - Sheet 3 of 5*
- *P804/06 Rev A Phase 3 Horizontal Geometry and Setting Out - Sheet 4 of 5*
- *P804/07 Rev B Phase 3 Horizontal Geometry and Setting Out - Sheet 5 of 5*
- *P804/08 Rev B Phase 3 Drainage, Levels and Contours - Sheet 1 of 5*
- *P804/09 Rev B Phase 3 Drainage, Levels and Contours - Sheet 2 of 5*
- *P804/10 Rev A Phase 3 Drainage, Levels and Contours - Sheet 3 of 5*
- *P804/11 Rev A Phase 3 Drainage, Levels and Contours - Sheet 4 of 5*
- *P804/12 Rev B Phase 3 Drainage, Levels and Contours - Sheet 5 of 5*
- *P804/18 Rev A Longitudinal Sections - Sheet 1 of 2*
- *P804/19 Rev A Longitudinal Sections - Sheet 2 of 2*
- *P804/20 Cellular Storage Tank Details*
- *P804/21 Rev A Construction Details*
- *P804/22 Rev A Foul Water Pump Station Compound*
- *P804/24 Rev B Lighting Lux Plan,*
- *P804/27 Existing Levels Plan*
- *P804/28 Temporary Construction Access*
- *P804/43 Emergency Access,*
- *P804 44 Phase 3 Vehicle Swept Path*

- *7827/Phase 3/02 Rev B Tree Protection Plan*

- *CSA/667/226 Rev E Hard & Soft Spine Road Strategy - Sheet 1 of 3*
- *CSA/667/227 Rev C Hard & Soft Spine Road Strategy - Sheet 2 of 3*
- *CSA/667/228 Rev C Hard & Soft Spine Road Strategy - Sheet 3 of 3*
- *CSA/667/229 Rev B Detailed Planting to Bund & SuDS - Sheet 1 of 4*
- *CSA/667/230 Rev D Detailed Planting to Bund & SuDS - Sheet 2 of 4*
- *CSA/667/231 Rev D Detailed Planting to Bund & SuDS - Sheet 3 of 4*
- *CSA/667/232 Rev C Detailed Planting to Bund & SuDS - Sheet 4 of 4*
- *CSA/667/254 Rev A Phase 3 & 4 Bund Landscape Proposals Composite*
- *CSA/667/257 Rev A Acoustic Bund Sectional Elevation (without planting proposals)*
- *CSA/667/258 Rev A Acoustic Bund Sectional Elevation (with planting proposals)*
- *CSA/667/259 Rev A Acoustic Bund Sectional Elevation Detailed Area (Zone B)*

Revised condition 10

No works to develop the noise barrier (comprising fence and bund) shall commence unless and until full details of the materials and specification for the acoustic fencing and details of the future maintenance and management arrangements for the fence and bund have been first submitted to and approved in writing by the Local Planning Authority. 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.

Additional condition 17

The emergency access hereby permitted shall be executed in full with the submitted Arboricultural Impact Assessment (ref JTK/7827/Phase 3 rev C/so) dated November 2016, and drawing numbers P804/43 Emergency Access; and 7827/Phase 3/02 Rev B Tree Protection Plan; which includes the erection of and maintenance of protective fencing, construction details within the root protection area involving the use of 'no dig' construction techniques and utilising a cellular confinement system and use of a gravel finish surface course.

REASON: To ensure the successful and satisfactory retention of important trees on the site in accordance with policy CH3 of the Crawley Borough Local Plan 2015 - 2030.

The Agent, Ms Laura Humphries, addressed the Committee in support of the application.

The Committee then considered the application. A Member asked how an objection raised by this Authority's Refuse and Recycling Team relating to communal collection points for individual houses, had been addressed. In response, the Committee was advised that this would be considered in detail through later detailed housing applications, rather than through this infrastructure application. However, the current application included plans demonstrating that refuse and recycling vehicles would be able to access all neighbourhood roads proposed.

Approved, subject to the expiry of the consultation period as set out above, referral to the Secretary of State for Transport if the matter of the drainage condition and the M23 is not resolved, the updated list of plans above, and subject to the imposition of conditions, including the updated conditions above, and, but not limited, to the conditions listed in report [PES/211](#)

Item 003

CR/2016/0840/FUL

20 Milton Road, Pound Hill, Crawley

Retrospective Permission for single storey rear extension.

The Principal Planning Officer provided a verbal summation of the application. He indicated that the construction was at an advanced stage, with the main issues for

consideration being the proposed rendered finish, the colour that the rendered finish would be painted and the impact of the extension on the visual amenities and character of the wider area and the amenities of neighbouring occupiers.

Mrs Rita Richardson, of 18 Milton Road, addressed the Committee in objection to the application.

The Committee listened carefully to the matters raised in objection. One such matter related to Mrs Richardson's concern regarding potential flooding in her property's rear garden as a result of hard surfacing put into the rear garden of no 20. Mrs Richardson had referred to the fact that her garden was lower than that of no. 20 Milton Road, and it was not apparent that extra drainage had been included to make up for the natural drainage afforded by the former lawns. In response to a Member's comments on this matter, and on that relating to the alignment of the extension's rear wall with that property's garage, the Principal Planning Officer confirmed that: (i) the hard surfacing of the rear garden did not require a planning application (the Local Planning Authority had no control over that matter), and (ii) the rear wall of the extension extends slightly beyond the front elevation of the property's garage. It was generally felt that whilst the extension was of a significant size, it would have very limited visibility from public viewpoints, and that, subject to control over paint colour, the extension was considered acceptable.

Permitted subject to the conditions set out in report [PES/211](#).

44. The Crawley Borough 114-118 Three Bridges Road Tree Preservation Order No. 21/2016

The Committee considered report [PES/228](#) of the Head of Economic and Environmental Services which sought to determine whether to confirm the Tree Preservation Order (TPO) with or without modification for continued protection or, not to confirm the TPO.

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

Mr Steven Chalk spoke in objection to the TPO.

The Committee then considered the report. The Committee acknowledged the concerns raised in objection, including those relating to amenity value (with reference made to the previous removal of other trees along Three Bridges Road), and safety/nuisance issues. Some Members acknowledged that trees can be a nuisance, whilst others noted that the oak tree concerned was a healthy specimen, required regular maintenance as with all garden trees and considered that it added to the amenity and environmental value of the area. Whilst noting the apparent confusion around the previous status of the tree and whether it was protected, it was generally considered that the tree was, in any case, worthy of protection for its amenity value and because of the potential threat of its removal. It was further recognised that the confirmation of the Order would not preclude further application for works to the trees in terms of any maintenance required.

Having considered the issues raised in the report, including those raised through the objection, the Committee agreed to confirm the TPO without modification.

Confirmed

45. The Crawley Borough Tinsley Lane South Tree Preservation Order No. 16/2016 and Tinsley Lane North Tree Preservation Order No. 17/2016

The Group Manager (Development Management) introduced the report [PES/227](#) which sought to determine whether to confirm these two Tree Preservation Orders (TPOs) with or without modification for continued protection or, not to confirm the TPOs.

Having considered the issues raised in the report, including those raised through an objection, the Committee agreed to confirm the two TPOs without modification.

Confirmed.

46. Closure of Meeting

The meeting ended at 8.18 pm.

I T IRVINE
Chair