

Crawley Borough Council

Minutes of Planning Committee 27 February 2017 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, B McCrow, M Pickett, T Rana, A C Skudder, P C Smith, M A Stone and J Tarrant

Officers Present:

Kevin Carr	Legal Services Manager
Mez Matthews	Democratic Services Officer
Jean McPherson	Group Manager (Development Management)
Clem Smith	Head of Economic and Environmental Services
Hamish Walke	Principal Planning Officer

Apology for Absence:

Councillor S J Joyce

58. Lobbying Declarations

The following lobbying declarations were made by Members:

Councillor I T Irvine had been lobbied regarding application CR/2016/1030/FUL.

Councillor P C Smith had been lobbied regarding application CR/2017/0015/CON.

59. Members' Disclosure of Interests

The following disclosures of interests were made by Members:

Member	Minute Number	Subject	Type and Nature of Disclosure
Councillor C Portal Castro	Minute 61	CR/2016/1030/FUL 7 Titmus Drive, Tilgate, Crawley	Predetermination as he had been in discussion with the Applicant and would be speaking on their behalf as Ward Member. Councillor Portal Castro left the meeting once he had

addressed the
Committee and took no
part in the discussion or
voting on the item.

60. Minutes

The minutes of the meeting of the Committee held on [30 January 2017](#) were approved as a correct record and signed by the Chair.

61. Planning Applications List

The Committee considered report [PES/214](#) 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/214](#) of the Head of Economic and Environmental Services and in the Register of Planning Applications the decisions be given as indicated:-

Item 001

CR/2016/0662/FUL

Car Park, 11-13 The Boulevard, Northgate, Crawley.

Demolition of existing car park and the erection of a part 3 storey, part 6 storey and part 9 storey building to provide a total of 91 flats with associated parking (amended plans received).

Councillors B J Burgess, B McCrow, M Pickett, P C Smith and M A Stone declared they had visited the site.

The Principal Planning Officer provided a verbal summation of the application and provided the following updates to the report:

- West Sussex County Council had advised that it would cost within the region of £15,000-£20,000 to set up a car club in the Town Centre.
- The District Valuer had stated that it would not be viable to provide affordable housing on-site, but £200,000 had been secured towards affordable housing off site. As a result, the recommendation detailed in the report would need to be amended to reflect the contribution towards affordable housing.
- Some of the drawings relating to the application had been updated. The Decision Notice would reflect the updated drawing numbers.
- The reasons for Conditions 18 and 19 should be amended to make reference to Policy ENV10 of the Crawley Borough Local Plan 2015-2030.

The Agent (Mr Peter Rainier) addressed the Committee in support of the application.

The Committee then considered the application. Particular reference was made to car parking and sustainable transport, provision of a car club, amenity space, recreational facilities, proximity of the ground floor flats to the adjacent footpath, projection of the building line, potential impact on the Alms Houses, failure to address Town Centre

SPD requirements, material finish and the effect on the streetscene. In response to queries and concerns raised, the Principal Planning Officer advised that:

- Although the proposal provided little open space, most flats would have balconies or patios and a contribution of £10,978 would be sought towards open space which would be spent on enhancing the Memorial Gardens play area.
- The report included a condition which required details of the proposed boundary treatment along the adjacent footpath to be submitted to and approved by the Council. It was envisaged that the proximity of the development to the footpath would enhance security along the footpath.
- The application before the Committee did not include basement car parking. The Committee was required to take a decision on the application before it.
- Potential purchasers of the flats would be aware of the limited parking when buying a property. A car club could be successful in reducing car ownership.
- Although the Urban Design Officer had raised concern that the building projected forward of the building line and did not meet some of the Town Centre SPD requirements, he was satisfied with the design and officers were of the opinion that the benefits of the scheme outweighed the harm caused. The proposed development met the vast majority of the key planning and design principles for land north of The Boulevard which were set out in the Town Centre SPD.
- West Sussex County Council had responsibility for Traffic Regulation Orders and the Borough Council's Parking Team allocates permits.

A Member of the Committee stated that the development was outside the nearest resident's parking zone.

Permitted subject to the conclusion of a Section 106 agreement to secure affordable housing, infrastructure contributions and provisions and the conditions and informatives set out in report [PES/214](#).

Item 002

CR/2016/0919/RG3

114 & 128 Woodfield Road, Northgate, Crawley.

Installation of insulated render to the external walls of the properties.

Councillors 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 then considered the application.

Permitted subject to conditions set out in report [PES/214](#).

Item 003

CR/2016/0948/FUL

5 Forge Lane, Three Bridges, Crawley.

Erection of single storey rear extension.

Councillor J Tarrant declared she had visited the site.

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

The Committee then considered the application.

Permitted subject to conditions set out in report [PES/214](#).

Item 004

CR/2016/1016/FUL

Milton Mount Hall, Milton Mount Avenue, Pound Hill, Crawley.

Erection of 19no 250mm wide metal ducts housing new gas supply pipes to all existing flats. Risers to have 125mm horizontal spur ducts.

Councillors 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 then considered the application.

Permitted subject to conditions set out in report [PES/214](#).

Item 005

CR/2016/1030/FUL

7 Titmus Drive, Tilgate, Crawley.

Retrospective application for a front porch with flat roof and replacement lounge window.

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

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

Councillor Portal Castro addressed the Committee from the public gallery and spoke as Ward Member on behalf of the Applicant. Councillor Portal Castro stated that the Applicant had hired a contractor to carry out the work and who had assured them that they would deal with the necessary legalities. The Applicant had therefore relied upon the contractor to carry out the necessary checks and complete the relevant procedures, and was unaware and embarrassed that appropriate steps had not been taken. Demolition of the extension and its re-build would cause the Applicant financial hardship. Councillor Portal Castro thanked the Planning Officers for the assistance they had provided him with regard to the matter. Following Councillor Portal Castro's address, he withdrew from the meeting and took no part in the discussion or voting on the item.

The Committee then considered the application. Although the Committee was sympathetic to the fact that the Applicant had built the extension in good faith, it was of the opinion that the extension protruded excessively from the established front building line and was contrary to Council Policy. The Committee was of the view that it was necessary to uphold planning policy.

Refused for the reason set out in report [PES/214](#).

Item 006
CR/2016/1032/RG3

Little Trees Guide Camp, Old Brighton Road (north), Broadfield, Crawley.

Erection of portacabin for toilet facilities at new cemetery site (approved under CR/2015/0524/RG3).

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

The Committee then considered the application. The Group Manager (Development Management) provided the following clarification in response to Committee comments:

- The portacabin would include all the facilities which would be provided by the permanent structure.
- The portacabin would include disabled access.
- Should the temporary structure not be replaced by a permanent facility within five years, the material condition of the structure would be reviewed before any further temporary permission was considered.

Permitted for a temporary period of 5 years subject to conditions set out in report [PES/214](#).

Item 007
CR/2017/0015/CON

Northgate Primary School, Green Lane, Northgate, Crawley.

Consultation from West Sussex County Council (WSSCC/001/17/CR) for the addition of a single storey and a two storey extension to allow increase in pupil numbers from 2 forms of entry to 3 and associated works including increase in hard play area and reconfiguration of car park.

The Group Manager (Development Management) advised the Committee that the application had been withdrawn by the applicant.

Withdrawn.

62. 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.

63. Land to the East of Crawley College, Three Bridges, Crawley, West Sussex (ENF/2015/0216)
(Exempt Paragraph 5)

The Committee considered report PES/231 of the Head of Economic and Environmental Services.

Councillor J Tarrant declared she had visited the site.

RESOLVED

That the Planning Committee note the action of the Council in seeking permission of the High Court to challenge the decision of the Planning Inspector.

64. Closure of Meeting

With the business of the Committee concluded, the Chair declared the meeting closed at 8.55pm.

I T IRVINE
Chair