

# Crawley Borough Council

## Minutes of Planning Committee 10 April 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, S J Joyce, P K Lamb, B McCrow, T Rana, A C Skudder, P C Smith, M A Stone and J Tarrant.

### Also in Attendance:

Councillor	R G Burgess.
------------	--------------

### Officers Present:

Roger Brownings	Democratic Services Officer
Kevin Carr	Legal Services Manager
Jean McPherson	Group Manager (Development Management)
Hamish Walke	Principal Planning Officer

### Apologies for Absence:

With all Members in attendance, there were no apologies for absence.

### 72. Lobbying Declarations

Councillors B J Burgess, Guidera and Lamb had been lobbied regarding application CR/2016/0997/FUL.

### 73. Members' Disclosure of Interests

The following disclosures of interests were made by Members:-

Member	Minute Number	Subject	Type and Nature of Disclosure
Councillor Skudder	Minute 75	CR/2016/0997/FUL Northwood Park, Gatwick Road, Northgate, Crawley.	Personal and Prejudicial Interest – Was an employee of Thales. Councillor Skudder left the meeting

Member	Minute Number	Subject	Type and Nature of Disclosure
Councillor P C Smith	Minute 75	CR/2016/0997/FUL Northwood Park, Gatwick Road, Northgate, Crawley.	before consideration of this application and took no part in the discussion or voting on the item.  Personal Interest as he was a Local Authority Director of the Manor Royal Business Improvement District and was the Cabinet Member for Planning and Economic Development.

#### 74. Minutes

The minutes of the meeting of the Committee held on [21 March 2017](#) were approved as a correct record and signed by the Chair.

#### 75. Planning Applications List

The Committee considered report [PES/216](#) 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/216](#) of the Head of Economic and Environmental Services and in the Register of Planning Applications, the decisions be given as indicated:-

##### **Item 001**

##### **CR/2016/0997/FUL**

Northwood Park, Gatwick Road, Northgate, Crawley

Demolition of 3 existing office buildings and erection of a new B1(A) office building.

Councillors B J Burgess, Jaggard, S J Joyce, P C Smith, Stone and Tarrant declared they had visited the site.

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

- Since the publication of the report an additional letter had been received from Gatwick Diamond Initiative expressing its support for the proposals. The letter highlighted the good design of the buildings and the benefits for employment growth, given the limited commercial sites available within Manor Royal.

Mr Iain Millar, Mr John Browning and Councillor R G Burgess, as a Ward Member for Three Bridges, addressed the Committee in objection to the application, whilst Mr Steve Sawyer, representing the Manor Royal BID Company, addressed the Committee in support of the application.

The Committee then considered the application. The Committee discussed the issues arising, including the concerns raised in objection, particularly those made on the grounds of:

- The existing buildings were low level with open space between them.
- The site was part of a buffer zone between the estate and residential properties. The proposed building was too tall, intrusive and too close to people's houses/bungalows.
- The proposed building would be dominant, overbearing and cause loss of light.
- Currently Tinsley Lane had little view of the industrial estate, but this building would be much higher.
- Manor Royal industrial estate was moving closer to adjoining houses.
- The offices and proposed roof terraces would overlook neighbouring houses and cause loss of privacy.
- Many office buildings were vacant and Manor Royal had better sites available for the proposed development.
- Proposed car parking was inadequate, and Tinsley Lane already suffered from overflow parking.
- There could be shift working and incompatible patterns of use.
- The proposal would make it difficult for residents to exit Tinsley Lane. Left in, left out arrangement would increase traffic using Tinsley Lane/Maxwell Way as a rat run to avoid the two Gatwick Road roundabouts.
- The proposal would cause increased noise levels. Increased pollution from traffic queuing to leave the car park, raising already high pollution levels and harming air quality.
- Some residents were shift workers and would suffer disturbance.
- There were gaps in the tree line to the rear of the proposed site and that trees might not survive or might not be replaced.

Some Members raised further matters of concern, including the impact on nearby residents of lighting emanating from the proposed building, and questioned whether proposals, including distances between some residential properties and the proposed buildings, adhered to Local Plan policies. One Member queried whether a "green wall" could be provided on the rear car park elevation. Whilst recognising the issues raised by residents, other Members of the Committee acknowledged the fact that the Authority had to make a decision on balance. This took into account the significant economic benefits of the proposed scheme and its high design quality.

In response to issues raised, the Principal Planning Officer indicated that:

- There was no specific mention of distances in Local Plan policies CH3 or EC4. The Urban Design SPD sets out recommended distances for house extensions, which officers applied pragmatically to other proposals.
- The scheme had sought to address the relationship to houses to the rear. Whilst the close proximity of those houses and the bulk of the proposal were not ideal, any impact in terms of over dominance or overlooking was significantly mitigated by the substantial tree belt along the boundary, the stepping up of the building towards Gatwick Road and through the innovative use of landscaped terraces.
- Whilst the proposed Condition 28 dealt with external lighting, a further requirement would be added to cover the potential impact of internal lighting on the surrounding area.
- A condition could be added to require the submission of details of a "green wall" for the rear of the car park to soften the rear elevation.
- With regard to gaps in the tree lines, there were plans in place for additional planting. Condition 25 required a landscape plan covering a period of no less than 15 years.

- The layout, vehicular access and car/cycle parking provision was considered to meet the operational needs of the scheme. The level of development was not considered to have an adverse impact on the wider area and surrounding junctions subject to a contribution towards sustainable transport improvements.
- Any harm caused to residential amenity had to be considered as part of the overall planning balance, and whether it was outweighed by the significant economic benefits of the scheme and by its high design quality.

The Committee considered carefully the application information and the issues and concerns raised.

At the request of Councillor B J Burgess, and in accordance with Council Procedure Rule 25.5, the names of the Members voting for and against the motion (to permit) and abstentions were recorded as set out below:

**For the Proposal (to permit):**

Councillors D Crow, R S Fiveash, I T Irvine, S J Joyce, P K Lamb, B McCrow, C Portal Castro, T Rana, P C Smith and M A Stone (10).

**Against the Proposal (to permit):**

Councillors B J Burgess, F Guidera, K L Jaggard and J Tarrant (4).

**Abstentions:**

None.

With the vote being 10 for the proposal (to permit) and 4 against, the proposal was CARRIED, and the application was therefore:

**Permitted**, Subject to the satisfactory conclusion of a Section 106 agreement to secure the provisions set out in paragraph 6.4 of report [PES/216](#), an additional condition regarding internal lighting referred to above, and the conditions listed in the report.

**Item 003**

**CR/2017/0034/RG3**

Southern verge and footpath adjacent to Camber Close, Pound Hill, Crawley, RH10 7DQ

Change of use of existing grass verge and crossovers to a public carriageway to form additional parking spaces.

Councillors Jaggard and Stone declared they had visited the site.

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

Mr Kevin Davidson, whilst indicating that he wasn't objecting to the scheme, addressed the Committee on suggestions to increase the number of parking spaces proposed. Whilst not forming part of the application site within the Close, Mr Davidson referred to spaces currently available to vehicles on the public highway outside No. 7 Camber Close. He advised that approval had since been sought by the occupiers of No. 7 to have a drive / dropped kerb added to the front of their property. With this in mind Mr Davidson proposed plans to compensate for those lost spaces, as well as providing additional spaces, by way of creating an access road across the fronts of Nos. 18-20 Camber Close.

The Committee then considered the application, including the matters raised by Mr Davidson.

In response to issues raised, the Principal Planning Officer emphasised that the Committee had to make its decision based on the application before it. In addition, he stated that the alternative plans proposed the creation of off-street parking spaces within individual residents' gardens, rather than additional spaces available for public use on the highway. Neither the Borough or County Council had control over the use of those gardens. If it was the Committee's wish to approve the application as currently proposed, the suggested plans put forward by Mr Davidson would then be passed to the Applicant for further consideration.

**Permitted**, subject to the conditions listed in report [PES/216](#)

**Item 002**

**CR/2016/1014/FUL**

Ocean House, Hazelwick Avenue, Three Bridges, Crawley

Erection of a two storey roof extension to provide 10 (6 x two bedroom & 4 x one bedroom) self-contained residential flats.

Councillors B J Burgess, Jaggard, P C Smith, Stone and Tarrant declared they had visited the site.

The Group Manager (Development Management) provided a verbal summation of the application and provided the following update to the report:

- Since the publication of the report details of off-site infrastructure contributions had been confirmed as: £1250 for play space and £950 for allotments.

The Committee then considered the application. Members felt that the proposal had a detrimental visual impact on the existing building and the surrounding area.

**Refused** for the reasons listed in report [PES/216](#)

**Item 004**

**CR/2017/0038/RG3**

Northern verge of Fisher Close, Southgate, Crawley

Change of use of existing grass verge/green space adjacent to the public carriageway to form additional parking spaces (amended plans).

Councillors Jaggard, Stone and 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 response to issues raised, the Principal Planning Officer indicated that:

- Potential alternative parking layout/spaces within the turning head at the end of the cul-de-sac did not form part of the application.
- One of the three new trees to be planted would be located in the area of the tree to be removed.
- The creation of a footpath in the area outside, and to the front, of No. 53 Southgate Avenue could be looked at.

**Permitted**, subject to the conditions listed in report [PES/216](#).

**Item 005**

**CR/2017/0100/FUL**

4 Thetford Walk, Bewbush, Crawley.

Erection of single storey front extension.

Councillor Tarrant declared she 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 the conditions listed in report [PES/216](#).

**Item 006**

**CR/2017/0154/FUL**

6 Heathfield, Pound Hill, Crawley

Proposed garage conversion to habitable space and hard standing area.

Councillor Stone declared he had visited the site.

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

The Committee then considered the application. In response to an issue raised, the Group Manager confirmed that the application required planning permission due to a restrictive condition on the original planning permission granted for the estate, however the minimum parking requirements set out in the Urban Design Supplementary Planning Document could be met, by replacing the garage space on the front garden (via condition).

**Permitted**, subject to the conditions listed in report [PES/216](#).

**76. Closure of Meeting**

The meeting ended at 9.13 pm.

I T IRVINE  
Chair