

Crawley Borough Council

Minutes of Planning Committee 5 May 2017 at 6.30pm

Present:

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

Officers Present:

Roger Brownings	Democratic Services Officer
Kevin Carr	Legal Services Manager
Valerie Cheesman	Principal Planning Officer
Marc Robinson	Principal Planning Officer
Clem Smith	Head of Economic and Environmental Services

Apology for Absence:

Councillor F Guidera.

77. Lobbying Declarations

No lobbying declarations were made.

78. Members' Disclosure of Interests

A disclosure of interest was made as follows:-

Member	Minute Number	Subject	Type and Nature of Disclosure
Councillor P C Smith	Minute 80	CR/2017/0078/FUL First Choice House, London Road, Northgate, Crawley.	Personal Interest - a Local Authority Director of the Manor Royal Business Improvement District and the Cabinet Member for Planning and Economic Development.

79. Minutes

The minutes of the meeting of the Committee held on [10 April 2017](#) were approved as a correct record and signed by the Chair.

In response to an issue raised by a Member regarding the recording of Councillors names in the 10 April minutes - with particular reference to Item 1 of minute no. 75, the Committee was advised that more consistency would be sought in future in the use, or not, of Councillors initials prior to their surname.

80. Planning Applications List

The Committee considered report [PES/234](#) 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/234](#) of the Head of Economic and Environmental Services and in the Register of Planning Applications, the decisions be given as indicated:-

Item 001

CR/2017/0070/FUL

63 Tinsley Lane, Three Bridges, Crawley

Erection of single storey and two storey rear extensions (amended plans received).

Councillors Jaggard, Stone and Tarrant declared they had visited the site.

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

The Applicant, Mr Robert Wates, addressed the Committee in support of the application.

The Committee then considered the application. In response to issues raised, the Principal Planning Officer:

- Confirmed that 63 Tinsley Lane had been extended previously - as had a number of nearby properties, and in similar large expansive gardens. The extension, the subject of this application, was considered acceptable and not out of scale with the rest of the area.
- Advised that with the application being for a residential use, there was no change of use involved.

Permitted, subject to the conditions listed in report [PES/234](#)

Item 002

CR/2017/0072/FUL

Ezehaul Unit 3, The Drive, Three Bridges, Crawley

Erection of structure to rear service area for covered loading.

The Principal Planning Officer (Valerie Cheesman) provided a verbal summation of the application.

The Committee then considered the application. In response to an issue raised by a Member, the Principal Planning Officer confirmed that the application sought planning permission for a permanent structure.

Permitted, subject to the conditions listed in report [PES/234](#)

Item 003

CR/2017/0078/FUL

First Choice House, London Road, Northgate, Crawley

Conversion of ground floor associated storage into 12 flats

Councillors P C Smith and Stone declared they had visited the site.

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

The Committee then considered the application. Members felt that the proposal would provide a totally unsatisfactory living environment for future occupiers.

Refused for the reasons listed in report [PES/234](#)

Item 004

CR/2017/0228/FUL

Unit 3, land at Faraday Road, Northgate, Crawley

Erection of a sui-generis 24 hour operation flight simulation facility, ancillary mezzanine, car parking and access.

Councillors P C Smith and Stone declared they had visited the site.

The Principal Planning Officer (Valerie Cheesman) provided a verbal summation of the application. The Committee was advised that conditions had been updated, all as below (in italics):-

Condition 4 – Detailed Surface Water drainage design

The development shall be carried out strictly in accordance with the agreed information submitted to deal with the surface water drainage design as set out within the following plans/ documents:

- *E16-029-102 Rev T5 - External Levels Layout,*
- *E16-029-103 Rev T2 - Drainage Details Sheet 1 of 3,*
- *E16-029-104 Rev T2 - Drainage Details Sheet 2 of 3,*
- *E16-029-105 Rev T3 - Drainage Details Sheet 3 of 3,*
- *E16-029-101 Rev C2 - Foul & Surface Water Drainage Scheme*
- *Micro Drainage Calculations prepared by SDP Consulting Engineers (reference E16.029 – Faraday Road) - dated 13/4/2016 (received 18/04/2017)*

The works shall be implemented in accordance with the details set out in these documents unless written permission is given from the Local Planning Authority for any variation.

REASON: To safeguard the environment in accordance with policy ENV10 of the Crawley Borough Local Plan 2015-2030.

Condition 5 – Details of maintenance and management of SuDS scheme

The surface water drainage scheme constructed and implemented in accordance with condition 4 shall thereafter be maintained and managed in accordance with Drawing number E16-029-120 Rev T1 and the details set out in the SuDS Maintenance Plan document by SPD Consulting Reference E16.029 Rev P2 dated 13/04/17.

REASON: To ensure the long term maintenance of the drainage system, prevent the increased risk of flooding in accordance with policy ENV8 of the Crawley Borough Local Plan 2015- 2030.

Condition 6 – Land and floor levels

The land levels for the development which include the finished floor levels of the building and finished levels for the parking areas, landscaped areas and access shall be set out in accordance with drawing number E16-029-102 Rev T5 'External Levels layout'.

REASON: To enable the Local Planning Authority to control the development in detail in the interests of amenity in accordance with policy CH3 of the Crawley Borough Local Plan.

Condition 10 – Access

The access to the development shall be designed, laid out and constructed in accordance with drawing numbers E16-029-110 Rev T4 – Section 278 Agreement Layout and E16-029-111 Rev T4 – Section 279 Agreement Details unless written permission is given by the Local Planning Authority for any variation.

REASON: To ensure the operational requirements of the site are met and in the interests of highway safety in accordance with policy CH3 of the Crawley Borough Local Plan 2015-2030.

Condition 12 – Bird Management Plan

Replace XXX with “ dated 24th April 2017 (Ref MA/512(CS))”

Condition 18 – BREEAM

Within three months of the occupation of the development, a post construction report shall be submitted to and agreed in writing by the Local Planning Authority verifying that the development has sought to achieve the minimum Energy and Water standards for BREEAM 'Excellent'.

REASON: In the interests of sustainable design and construction in accordance with Local Plan Policies ENV6 and ENV9.

Condition 19 – DEN

The development shall be implemented incorporating the duct work and its routing shown on drawing ME007 Rev T2 – Combined Services Future District Heating Layout Option 2 to enable the development to be connected to a District Energy Network.

REASON: In the interests of climate change mitigation and to enable the development to be connected to any future District Energy network in accordance with Local Plan Policy ENV7

The Principal Planning Officer also provided the following further updates to the report as follows:

That since the publication of the report,

- The Council's Environmental Health Department had indicated that it had no objections to the application.
- The Council's Economic Development Department had indicated its support for the application, whilst suggesting that the Applicant should sign-up to the Crawley Developer and Partner Charter.

The Committee then considered the application.

Permitted, subject to the completion of a S106 Agreement to secure Manor Royal contributions as set out in paragraphs 5.15 and 5.16 of report [PES/234](#), and the conditions listed in the report and as revised above.

81. Beryl MeCrow

The Chair took this opportunity to refer to the recent resignation of Beryl MeCrow as Ward Member for Pound Hill South and Worth, and who had been a valued Member of this Committee. In so doing, the Chair, on behalf of the Committee, took this opportunity to convey sincere best wishes to Beryl and thanked her for her contribution to the Committee's work.

82. Councillor Irvine, Chair

This was the last meeting of the Committee for this Municipal Year, and the Chair thanked all Members of the Committee and Officers for their help and assistance in contributing to the Committee's work during the year.

In response, the Committee thanked Councillor Irvine for his chairmanship of the Committee during that time.

83. Closure of Meeting

The meeting ended at 7.03 pm.

I T IRVINE
Chair