

Crawley Borough Council

Minutes of Planning Committee

13 June 2017 at 7.30pm

Present:

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

Also in Attendance:

Councillors	M G Jones and C J Mullins
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Officers Present:

Kevin Carr	Legal Services Manager
Heather Girling	Democratic Services Officer
Jean McPherson	Group Manager (Development Management)
Marc Robinson	Principal Planning Officer
Clem Smith	Head of Economic and Environmental Services

Apologies for Absence:

There were no apologies for absence.

1. Lobbying Declarations

The following lobbying declarations were made by Members:-

Councillor Stone had been lobbied regarding application CR/2017/0247/FUL.

Councillors Guidera and Thomas had been lobbied regarding application CR/2017/0314/CON.

2. Members' Disclosure of Interests

The disclosures of interests made by Members were set out in Appendix A to these minutes.

3. Minutes

The minutes of the meeting of the Committee held on [5 May 2017](#) were approved as a correct record and signed by the Chair. The Chair welcomed Councillor Boxall who was newly appointed to the Committee, as well as those returning members.

4. Planning Application CR/2016/1039/FUL: Crawley Dental Clinic, 158 Buckswood Drive, Gossops Green, Crawley

The Committee considered report [PES/235a](#) of the Head of Economic and Environmental Services which proposed as follows:

Erection of single storey front extension and change of use of part residential (C3) to dental clinic (D1) to create an extra surgery and enlarged waiting room, and creation of self contained first floor flat above. (Amended description, plans and design & access statement received)

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

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

Mr Philip Bryant and Mr Peter Jones spoke in objection to the application, whilst Mr Matt Botha (the applicant) addressed the committee in support.

The Committee then considered the application and noted the concerns raised by the objectors as well as those in support. Some committee members acknowledged the potential increase in parking (particularly on the bend) and congestion however it was observed that West Sussex County Council's Highways Department had not raised an objection to the application and traffic offences were enforceable by Sussex Police. It was also remarked that the extension to the practice would provide improved services to patients and staff.

In response to queries and comments made by the Committee as well as the concerns by the objectors, the Principal Planning Officer stated the following:

- The internal conversion, insulation and sound proofing would be regulated by building control.
- Occasional 'out of hours' emergency use would be permitted under condition 4. Should this usage become excessive, enforcement action could be pursued.
- Confirmation was provided of the boundary and that the main entrance to the dental practice would be relocated from the northern side of the property to the southern side and a new footpath to the entrance is now proposed to serve the entrance.
- Confirmation that any restrictive covenants were not under consideration by the Planning Committee.

RESOLVED

Permit, subject to conditions set out in report [PES/235a](#).

5. Planning Application CR/2017/0341/CON: Northgate Primary School, Green Lane, Northgate, Crawley

The Committee considered report [PES/235\(f\)](#) of the Head of Economic and Environmental Services which proposed as follows:

Consultation from West Sussex County Council (WSSC/013/17/CR) for the addition of two and single storey extensions to allow increase in pupil nos. From 2FE to 3FE and associated works, including increase in car parking, zebra crossings and making permanent the 2 classroom nursery buildings, and demolition of the existing (caretakers) house.

Councillors Guidera and Thomas declared they had visited the site.

The Group Manager provided a verbal summation of the application. The Committee was reminded that the Council was a statutory consultee to provide comments to West Sussex County Council who would be making a decision on the application at their Planning Committee. Since the report had been published a further letter had been received by CBC from a local resident highlighting highway matters and concerns. All responses would be forwarded to WSSC as part of the consultation.

The Committee was updated on the further changes since the publication of the report as amended plans and additional information have been submitted by the applicants to WSSC:

The key changes to the application are that:

- The Hollybush Road Zebra Crossing has been deleted;
- The provision of a full Safety Audit of highways proposals (crossing improvements);
- A raised 'no-dig' area to the north of the car park introduced to avoid archaeological impacts and tree root protection areas;
- Clarifications regarding construction arrangements (site set up, access etc.); and
- Revised drainage plans, arboricultural information, design and access statement etc. to reflect the amendments.

As a result of the amendments to the application the officer report required correction in the following places:

- Para 2.9 – reference should now be to zebra crossing at Barnfield Road only.
- Para 5.7 – Penultimate sentence – correction to single zebra crossing along with the first sentence for paras 5.9 and 5.13
- Condition 5 as recommended would need changing to reflect the single crossing.

The Group Manager advised that Officers had also sought further clarification on the pupil numbers for the school as there appears to have been some confusion over the total numbers at the time of drafting the report. As a result further updates were needed to the Officer report. The information set out in para 5.6 in the Officers report is incorrect. It would appear that the pupil role until 2014 was around 420 pupils. Since 2014 there has been an additional class intake every year (3 school years 3 x 30), a further 90 students. The application submission has assumed these 90 pupils are part of the existing school numbers and therefore the application assumes a further 4 school year intake (4 x 30 pupils) 120 pupil increase in total which would be introduced in the period to 2020. Depending on which document was read, there appeared to be some confusion about school pupil numbers however, the missing 100 are pupils currently at the school and being taught in temporary class rooms (2 of which are proposed to be retained). The proposed maximum number of primary pupils is 630. This clarification makes part of para 5.12 incorrect and it is

recommended the words “has reduced pupil numbers by 100 from the previously withdrawn scheme and ” are deleted from the 2nd sentence in this paragraph.

County officers have also sought to provide further information in respect of the other issues raised in the officer’s report since its publication last week.

- In respect of the loss of the residential unit, it was noted that there was still has limited information and no justification for its loss. While not in writing it had been confirmed verbally by the WSCC planning case officer that the caretaker house had been redundant for some time and loss of unit is considered outweighed by the local need for education provision to serve the wide community. He has also confirmed that the house does not just facilitate 12 parking spaces but also an improved car park circulation arrangement which facilitates the improvements in operational requirements for the wider school.
- In para 5.7 officers suggested that there needed to be appropriate arrangements put in place to use the Northgate Playing Fields as a Park and Stride facility. Evidence has been provided that the school received permission from CBC Property services on a trial basis in mid Feb this year and confirmation the use could continue in late April until further notice subject to the car park not being required for other operational purposes and provided no complaints are received.

The Group Manager also provided additional information on the need for the school expansion which is in response to additional demand in north-east Crawley (which this school is situated) as result of the growing younger population in Crawley, new housing demand and immigration due to the proximity of Gatwick airport. The schools in the area are at 91 -103% capacity (this includes the extra 3 forms of entry being provided at Northgate.

Mrs Ann Russell addressed the Committee in objection to the application and raised the following points:

- No parent car drop off/pick up point had been provided within the school grounds which would benefit parents, residents and children.
- Park and stride at Northgate Playing fields would have limited use.
- Proposed plans were ambiguous and clarification was required. Traffic congestion and road safety needed to be further assessed.
- Welcomed deletion of Hollybush Road zebra crossing but considered the proposed tactile crossing point dangerous and raised further questions about the safety audits recently provided.
- The application seemed misleading and new information kept being added.

The Committee then considered the application. Members felt that despite the update provided and the need to meet the growing numbers of pupils in Crawley, there was a lack of information and inconsistency with regards to capacity, access and highways. The committee noted that WSCC Highways had not provided any comments on this application. The committee needed to be satisfied that local highway issues had been appropriately addressed and this current information was still unsatisfactory. They also noted the high level of local concern given the number of representations made to WSCC by local residents. There was concern that the nursery school numbers were not included in the traffic information and that traffic mitigation measures shown would not be practical. There was also concern that the caretaker’s house would be lost and this was contrary to the Council’s Local Plan (H1).

The Committee considered the proposal but upon being put to the Committee the majority of the members did not support the principle of the development for the reasons set out below. The Officer recommendation was not supported.

RESOLVED

TO OBJECT TO THE APPLICATION for the following reasons:

1. **To object on highway grounds due to the existing known congestion problems on local roads around Northgate School (evidenced by both local residents and Committee Members) and that, based on information provided to date, it cannot be seen to have been demonstrated how these additional traffic impacts and highway issues can be satisfactorily addressed and mitigated.**
2. **To object to the unjustified loss of caretakers house which is contrary to policy H1 of the Crawley Borough Local Plan 2015-2030**

6. **Planning Application CR/2017/0146/FUL: 1 Grace Road, Broadfield, Crawley**

The Committee considered report [PES/235b](#) of the Head of Economic and Environmental Services which proposed as follows:

Alteration of existing hips, removal of rear dormer and installation of rear roof Velux windows to facilitate rooms in the roof space (amended description & plans received)

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

Mr Richard Stange spoke in objection to the application noting concerns regarding the hillside location, sight lines and overlooking to neighbouring properties.

The Committee then considered the application. In response to queries raised, whilst further conditions could be proposed to the Velux windows it was not be considered that the proposal provided additional impact on neighbouring amenities in terms of overlooking, loss of privacy or light.

RESOLVED

Permit, subject to conditions set out in report [PES/235b](#).

7. **Planning Application CR/2017/0175/RG3: The Tree, 103 High Street, Northgate, Crawley**

The Committee considered report [PES/235c](#) of the Head of Economic and Environmental Services which proposed as follows:

Revisions to approved planning permission (CR/20013/0455/RG3) for change of use to a museum and associated alteration and extension works. The changes to the approved permission and consent include: demolition of a chimney stack, rebuilding exposed walling, minor changes to internal layout and the detailing of the facade/screen to the glazed link extension.

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

The current application and the application to be subsequently considered (CR/2017/0176/LBC) were related. However they were to be determined in isolation by the Committee as the Listed Building Consent would specifically relate to the impact upon the special architectural and historic character of the Listed Building including its physical fabric, the interior and preservation of important features.

The Principal Planning Officer provided a verbal summation of the application and update. The application sought retrospective permission for the alterations made to the building to create a museum. Whilst it was acknowledged that the Listed Buildings Consultant and Urban Design Officer objected to the glazed link as implemented, the Listed Building Consultant had commented the harm to the building overall including the form the glazed link as implemented was less than substantial and that this impact therefore could be balanced against the public benefits of the development. It was noted that the Applicant had advised that the reason for the change was the metal framed glazed link (COMAR) would reinforce the structural integrity of the flat roof. Furthermore the Committee was informed that the unauthorised alterations to the internal layout of the building, had been addressed and the impact upon historic integrity and fabric of the building was now considered to be acceptable.

Mr Nigel Sheehan spoke on behalf of the applicant in support of the application, highlighting the works delivery and management structure for the project together with the major public benefits that Crawley would enjoy from the opening of the new Tree Museum.

The Committee then considered the application. Some members voiced concerns regarding the retrospective application and highlighted dissatisfaction with the quality of the glazed link compared to that previously permitted/consented. It was felt that Crawley's heritage should be treated as a finite resource. Other members recognised the need to balance the benefits of the town of the provision of the museum and the work/time that had been undertaken to date to restore the historically significant elements of the building against the harm caused by the glazed link

RESOLVED

Permit, subject to conditions set out in report [PES/235c](#).

8. Planning Application CR/2017/0176/LBC: The Tree, 103 High Street, Northgate, Crawley

The Committee considered report [PES/235d](#) of the Head of Economic and Environmental Services which proposed as follows:

Listed building consent for revisions to the listed building consent (CR/2016/0703/LBC) for change of use to a museum and associated alteration and extension work, including, the demolition of a chimney stack, rebuilding exposed walling, minor changes to the internal layout and the detailing of the facade/screen to the glazed link extension.

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

The Principal Planning Officer provided a verbal summation of the application and the Committee was also advised that a number of the conditions were to be amended as follows:

2. Prior to the commencement of the use of the building as a museum new doors from room 1.1 into 1.8, and room 0.1 into room 0.9 shall have been implemented in accordance with the Dordogne oak door detail.
REASON: To ensure the special architectural and historic character of the building is protected in accordance with policy CH15 of the Crawley Borough Local Plan 2015-2030.
3. Prior to the commencement of the use of the building as a museum, the installed crittal windows between room 1.1 and room 1.3, and between room 0.1 and room 0.4 indicated as C on fig 1 Treatment to East Windows, and the submitted photographs labelled "first floor window small", "first floor window" and "ground floor window" shall be single glazed and finished in accordance with details that have first been submitted to and been approved in writing by the Local Planning Authority.
REASON: To ensure the special architectural and historic character of the building is protected in accordance with policy CH15 of the Crawley Borough Local Plan 2015-2030.
14. Prior to the commencement of the use of the building as a museum a reflective film shall have been installed on the south, north and east facing elevations of the glazed link in accordance with details that have first been submitted to and been approved in writing by the Local Planning Authority.
REASON: To ensure the development protects the architectural and historic character of the listed building in accordance with policy CH15 of the Crawley Borough Local Plan 2015-2030.
15. Prior to the commencement of the use of the building as a museum the door from room 1.2 into the corridor to the south of room 1.3 shall be installed in accordance with detailed joinery drawings at a scale of no less than 1:5 that have first been submitted to and been approved in writing by the Local Planning Authority.
REASON: To ensure the special architectural and historic character of the building is protected in accordance with policy CH15 of the Crawley Borough Local Plan 2015-2030.
16. The new door from room 1.16 into 1.7 shall be retained in accordance with the approved "door to Tudor room" detail.
REASON: To ensure the special architectural and historic character of the building is protected in accordance with policy CH15 of the Crawley Borough Local Plan 2015-2030.

The Committee then considered the application.

RESOLVED

Consent, subject to conditions set out in report [PES/235d](#) and the amended conditions above.

9. Planning Application CR/2017/0247/FUL: Part Ground Floor, Ifield House, Ifield Green, Ifield, Crawley

The Committee considered report [PES/235e](#) of the Head of Economic and Environmental Services which proposed as follows:

Retrospective application for change of use from A1 retail to mixed use comprising hairdressing, furniture sales, beauty treatments and tattoo studio

Councillors Stone and Thomas declared they had visited the site.

The Group Manager provided a verbal summation of the application and update. Mr Peter Jordan addressed the Committee in objection to the application and highlighted issues of traffic congestion, inadequate parking and the potential increase in customer numbers to the premises.

The Committee then considered the application and noted the concerns raised by Mr Jordan. Some Committee members acknowledged that the traffic congestion could cause inconvenience for local residents, although it was recognised that there had been no objection raised by West Sussex County Council Highways and the number of parking spaces provided was adequate for the development. Additionally there were comments that the premises provided a contribution towards local economic growth.

RESOLVED

Permit, subject to conditions set out in report [PES/235e](#).

10. Proposed Deed of Variation to Planning Applications CR/2016/1020/FUL relating to the Former Thales Site (now numbers 2 -7 Gatwick Road), Northgate, Crawley

The Committee considered report [PES/251](#) of the Head of Economic and Environmental Services. The report set out the proposed changes to two Section 106 (S106) Agreements prepared pursuant to planning permissions CR/2014/0764/OUT and CR/2016/1020/FUL. The proposed changes related to the required delivery and timing for junction improvements. The changes were deemed necessary to ensure appropriate traffic management and would enable opportunities to enhance the junctions to be fully explored should any additional funding become available.

The Committee were informed that WSCC were in agreement with the revised triggers and that an updated junction plan for the Manor Royal/Gatwick Road junction would be referred to in the Deed. It was also requested that a final legal point was delegated to Officers to cover the applicant's concern about possible delay to the junction works due to circumstances beyond their control and that this matter be delegated to officers to work to find an enforceable clause that could be agreed and added into the Deed of Variation.

The Committee was informed that there was an amendment to the first bullet point within 5.1 which should now read as follows:

- For Parcel 1 to deliver the Manor Royal/Gatwick Road roundabout works within 24 months of {date of signed Deed} or the 1st occupation of any building (whichever shall be later).

RESOLVED

That the Planning Committee agree the making of a proposed Deed of Variation to reflect the changes as set out in section 5.1 of report [PES/251](#) with the amendment above.

11. Section 106 Monies – Annual Report 2016/17

The Committee considered report [PES/249](#) of the Head of Economic and Environmental Services. The report summarised the Section 106 (S106) monies received/spent and committed to project schemes in the financial year 2016/2017.

Members took the opportunity to pass on their thanks to the Regeneration Programme Officer for the compilation of the report.

RESOLVED

That the Planning Committee noted the contents of report [PES/251](#) together with the update of S106 monies received, spent and committed in 2016/2017.

12. Closure of Meeting

The meeting ended at 10.00pm.

I T IRVINE
Chair

Appendix A

Members' Disclosure of Interests

Member	Minute Number	Subject	Type and Nature of Disclosure
Councillor B J Burgess	Minute 4	CR/2016/1039/FUL Crawley Dental Clinic, 158 Buckswood Drive, Gossops Green, Crawley	Personal Interest – Patient at dental practice
Councillor Crow	Minute 5	CR/2017/0341/CON Northgate Primary School, Green Lane, Crawley	Personal & Prejudicial Interest – Chair of WSCC Planning Committee. Councillor Crow left the meeting for this item and took no part in the discussion or voting.
Councillor Guidera	Minute 5	CR/2017/0341/CON Northgate Primary School, Green Lane, Crawley	Personal interest – Patient at Northgate Hollybush road dental practice
Councillor Thomas	Minute 5	CR/2017/0341/CON Northgate Primary School, Green Lane, Crawley	Personal Interest – Borough Councillor for Northgate
Councillor Stone	Minute 7	CR/2017/0175/RG3: The Tree, 103 High Street, Northgate, Crawley	Personal interest – CBC Representative on the Crawley Museum Society & Project Board
Councillor Stone	Minute 8	CR/2017/0176/LBC: The Tree, 103 High Street, Northgate, Crawley	Personal interest – CBC Representative on the Crawley Museum Society & Project Board
Councillor P C Smith	Minute 9	CR/2017/0247/FUL Part Ground Floor, Ifield House, Ifield Green, Ifield, Crawley	Personal interest – CBC Representative on the Ifield Village Conservation Area Advisory Committee
Councillor Stone	Minute 9	CR/2017/0247/FUL Part Ground Floor, Ifield House, Ifield Green, Ifield, Crawley	Personal interest – CBC Representative on the Ifield Village Conservation Area Advisory Committee
Councillor Thomas	Minute 9	CR/2017/0247/FUL Part Ground Floor, Ifield House, Ifield Green, Ifield, Crawley	Personal interest – CBC Representative on the Ifield Village Conservation Area Advisory Committee
Councillor P C Smith	Minute 10	Proposed Deed of Variation to Planning Applications CR/2016/1020/FUL relating to the Former Thales Site (now numbers 2 -7 Gatwick Road), Northgate, Crawley	Personal Interest – a Local Authority Director of the Manor Royal Business Improvement District.