

Crawley Borough Council

Minutes of Planning Committee

31 July 2017 at 7.30pm

Present:

Councillor I T Irvine (Chair)

Councillors N J Boxall, B J Burgess, D Crow, R S Fiveash, F Guidera, K L Jaggard, T Rana, A C Skudder, P C Smith, M A Stone, J Tarrant and G. Thomas.

Officers Present:

Roger Brownings	Democratic Services Officer
Kevin Carr	Legal Services Manager
Valerie Cheesman	Principal Planning Officer
Marc Robinson	Principal Planning Officer

Also in Attendance:

Councillors: R G Burgess and M G Jones.

Dominic Smith West Sussex County Council Highways.

Apologies for Absence:

Councillors S J Joyce and C Portal Castro (Vice-Chair)

21. Lobbying Declarations

The following lobbying declarations were made by Members:

Councillor Boxall had been lobbied regarding CR/2017/0469/FUL.

Councillors Boxall, B J Burgess, Crow, Jaggard, Stone and Tarrant had been lobbied regarding CR/2016/1053/FUL.

Councillor Guidera had been lobbied regarding CR/2017/0116/FUL.

22. Members' Disclosure of Interests

The following disclosures of interests were made by Members:-

Member	Minute Number	Subject	Type and Nature of Disclosure
Councillor Tarrant	Minute 24	CR/2017/0469/FUL: Goffs Park Social Club, Old Horsham Road, Southgate, Crawley	Personal Interest – as Chair of Friends of Goffs Park.
Councillor Tarrant	Minute 25	CR/2016/1053/FUL: Former Depot ADJ to SW corner of Goffs Park, Old Horsham Road, Southgate, Crawley	Personal Interest – as Chair of Friends of Goffs Park.
Councillor Thomas	Minute 26	CR/2017/0116/FUL: Gatwick Airport, Land West of Uniform Taxiway, North West Development Zone, Crawley	Personal Interest – as a Council representative on the Gatwick Airport Consultative Committee (GATCOM).
Councillor Thomas	Minute 27	CR/2017/0448/FUL: 91 High Street, Northgate, Crawley	Personal and Prejudicial Interest – as a Council representative on the Central Crawley Conservation Area Advisory Committee. Councillor Thomas left the meeting before consideration of this application and took no part in the discussion or voting on the item.

23. Minutes

The minutes of the meeting of the Committee held on 3 July 2017 were approved as a correct record and signed by the Chair.

24. Planning Application CR/2017/0469/FUL: Goffs Park Social Club, Old Horsham Road, Southgate, Crawley

The Committee considered report PES/237 (e) of the Head of Economic and Environmental Services which proposed as follows:

Single storey extension to existing club house building to form acoustic lobby and re-location of fire escape.

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

The Principal Planning Officer (Valerie Cheesman) provided a verbal summation of the application. In so doing she confirmed that the application had been submitted by Crawley Borough Council to address an objection on noise grounds from the Council's Environmental Health department which arose as a result of the application for the re-development of the adjacent former depot site for residential use (CR/2016/1053/FUL). That application was to be considered as the next item on the agenda. The following update was provided:

- That legal advice was awaited on the appropriate mechanism for linking this application with CR/2016/1053/FUL.

Mr Mike Cole, Planning Consultant, 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 the updated noise report submitted with planning application CR/2016/1053/FUL identified that the source of noise referred to was coming from the rear door of the social club. The club stage was adjacent to this exit and also led to the rear smoking area. The extension would form a new lobby and would incorporate an acoustic ceiling, doors, masonry to absorb the sound emanating from the club. The report and construction details of the extension had been considered by the Council's Environmental Health department, and it considered that the construction and size of the building was sufficient to address its objection relating to planning application CR/2016/1053/FUL.
- Indicated that the proposals included soft closure doors.
- In terms of the potential access to the flat roof of the proposed extension (via the relocated fire escape), it was emphasised that the roof was not to be used as a terrace, and it was incumbent on the club to control and operate the premises in the right manner in regard of visitor/public safety.

RESOLVED

Permit, subject to:-

- (1) The conditions listed in report PES/237 (e).
- (2) Delegating authority to the Chair (following the receipt of legal advice) to approve the appropriate mechanism for linking this application with application CR/2016/1053/FUL.

25. Planning Application CR/2016/1053/FUL: Former Depot ADJ to SW corner of Goffs Park, Old Horsham Road, Southgate, Crawley

The Committee considered report PES/237 (a) of the Head of Economic and Environmental Services which proposed as follows:

Construction of 22 flats in four blocks and 22 houses in five terraces.

Councillors Boxall, Guidera, Jaggard, Stone and Tarrant 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, as set out below (in italics):-

6. *Each individual dwelling hereby permitted shall not be occupied unless and until the internal access roads and parking spaces serving the individual dwelling have been designed, laid and constructed in accordance with the approved plan 4984 DE 03C Site plan, unless otherwise agreed in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.
REASON: to ensure an adequate standard of access and parking for the development and in accordance with policy CH3 of the Crawley Local Plan 2015-2030.*
7. *The development hereby permitted shall be constructed and managed in accordance with the Construction Environment Management Plan (CEMP) reference 2945 Revision 1, received 25 July 2017 unless otherwise agreed in writing by the Local Planning Authority.
REASON: To protect the amenity of local residents and businesses and in the interest of highway safety in accordance with policy CH3 of the Crawley Local Plan 2015-2030.*
9. *The development hereby approved shall be constructed in accordance with the submitted surface water drainage details unless otherwise approved in writing by the Local Planning Authority. The approved detailed surface water drainage shall be maintained thereafter.
REASON: To ensure the site is satisfactorily drained in accordance with Policy ENV8 of the Crawley Borough Local Plan 2015-2030.*
10. *The residential units shall not be occupied until details of the maintenance and management of the SUDs system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The scheme shall subsequently be maintained and managed in accordance with the approved details.
REASON: To ensure the site is satisfactorily drained in accordance with Policy ENV8 of the Crawley Borough Local Plan 2015-2030.*

In updating the Committee further, the Principal Planning Officer advised Councillors that legal advice was awaited on the appropriate mechanism for securing the obligations contained in paragraph 6.1 of the report, being: (i) on site affordable housing (ii) tree mitigation (£32,900) infrastructure contributions and (iii) the implementation of the extension to the Social Club to address noise issues (CR/2017/0469/FUL) – Minute number 24 above refers. The Committee was advised that Dominic Smith of West Sussex County Council Highways had been invited to this meeting, and was in attendance to help further clarify highway traffic and parking issues associated with the application.

Mr Mike Cole, Planning Consultant, addressed the Committee in support of the application.

The Committee then considered the application. Whilst it was generally considered that the proposal would achieve a high standard of urban design and would be an attractive addition to this area, a number of Councillors raised issues in relation to the housing mix – referring to the site's proposed 100% affordable housing. Councillors also expressed concerns relating, in particular, to the potential negative impact on the capacity of the local highway network, including the existing roundabout, from the additional traffic and parking, and separately the loss of trees.

In responding to highways issues raised, Dominic Smith from WSCC Highways commented on the survey work that had been undertaken in terms of parking, road capacity and highway safety, whilst working within the constraints of Government guidelines. The Authority had concluded that the proposal would not result in a severe / material impact on highway safety or have a significant adverse impact on the operation of the local highway network. WSCC Highways had used national database (TRICS) of traffic surveys for similar sized and located developments. The predicted vehicle movements in the AM and PM peak periods generated by the proposed development was considered to be within the capacity of Old Horsham Road, its roundabout junction with Horsham Road and surrounding highway network. Subject to appropriate controls, the proposal would be acceptable in both highway and parking terms. Should there be unlawful parking overspill this would be a matter for the relevant enforcement authorities.

In response to other issues raised, the Principal Planning Officer:

- Confirmed that the proposal was for 100% affordable housing, with a mix and range of units of 1, 2 and 3 bedrooms, and was intended to meet local housing needs.
- Confirmed that the application was submitted with a tree report which identified a number of trees to be removed either because the development would be affected by them or due to their current poor condition. The three TPO trees on site would be retained.
- Indicated that substantial tree planting was proposed, with a requirement for additional trees which could not all be planted on site. The site shortfall would be sought as a financial contribution.
- Indicated that the proposed lit footpath link to Goffs Park was to link the development to the Park and was considered a positive step in integrating the development more widely with the surrounding area,
- Indicated that a covenant in respect of parking of commercial vehicles would be a private matter for the applicant to consider.
- Advised that the only objection received in terms of noise was from the Council's Environmental Health Department regarding noise emanating from within the adjacent Social Club (CR/2017/0469/FUL), and not from outside of the Club.
- Indicated that the retention of the existing fencing around the site's boundary would be achieved via condition 13.
- Explained that whilst the Local Plan indicated a number of 30 units for this site, it was for the Applicant to demonstrate that 44 units was appropriate. Officers considered that the 44 unit development was appropriate for the site.
- Indicated that the application was compliant with the Local Plan. The Local Plan required a minimum of 40% affordable housing. The Local Plan's requirement for housing mix to provide a mix of dwelling types and sizes to address the nature of local housing needs and market demand, was a neighbourhood and Borough wide commitment, and not site specific.
- Acknowledged Councillors' suggestion that a further Informative be added regarding the existing access road adjoining the eastern boundary of the site, to prevent parking and access.

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 Boxall, Crow, Fiveash, Guidera, Irvine, Rana, Skudder, P C Smith, Stone and Thomas (10).

Against the Proposal (to permit):

Councillors B J Burgess, Jaggard and Tarrant (3).

Abstentions:

None.

With the vote being 10 for the proposal (to permit) and 3 against, the proposal was CARRIED.

RESOLVED

Permit, subject to:-

- (1) The conditions listed in report PES/237 (a) and as amended above.
- (2) The introduction of a further Informative to deter access or parking on the existing access road adjoining the eastern boundary of the site.
- (3) Delegating authority to the Chair (following the receipt of legal advice) to approve the appropriate mechanism for securing the obligations contained in report PES/237 (a), and as set out below:-
 - (i) On site affordable housing.
 - (ii) Tree mitigation (£32,900) infrastructure contributions, and
 - (iii) The implementation of the extension to the Social Club to address noise issues (CR/2017/0469/FUL).

26. Planning Application CR/2017/0116/FUL: Gatwick Airport, Land West of Uniform Taxiway, North West Development Zone, Crawley

The Committee considered report PES/237 (b) of the Head of Economic and Environmental Services which proposed as follows:

Construction of a new hangar and other associated works including aircraft apron, connection to taxiway uniform, vehicle parking and external parts storage area, fire suppression plant, diversion of Larkins Road and realigned security fencing, drainage and lighting, together with associated landscaping and ecological mitigation and enhancement works (amended plans and amended documents received).

Councillors Guidera and Jaggard declared they had visited the site.

The Principal Planning Officer (Marc Robinson) provided a verbal summation of the application. It was confirmed that if the Committee resolved to permit the application at this evening's meeting, it would do so as a departure from the Local Plan as the application was contrary to Policy ENV2. As such the application would be required

to follow the prescribed process, including the relevant publicity and ultimately a recommendation to the next meeting of the Full Council for a decision.

Mr David Packer, on behalf of the Applicant, 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 no objections had been received from the Council's Drainage Officer or from any other consultee on flood risk grounds.
- Confirmed that a specific condition (Condition 18) was proposed in terms of the potential impacts arising from the lighting scheme for the development.
- Indicated that the development was appropriate in its proposed location. The Applicants had demonstrated that there was no alternative site for the facility
- Emphasised that GAL (Gatwick Airport Limited) were seeking to undertake extensive tree planting, species translocation and mitigation measures, although it was confirmed by the Council's ecologist that these measures could not fully compensate for the harm to ecology that would result from the development.

Whilst the Committee recognised the loss of habitat and the adverse impacts on biodiversity should the application be approved, a number of Councillors referred to the significant steps that the applicant had sought as a means of mitigating that loss and the harmful impact on ecology. Reference was also made to the positive economic and social impact the proposed development would have in the area - providing skilled employment and local work opportunities, at a location which was identified as a focus for sustainable economic growth.

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

At the request of Councillor Thomas, 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 Boxall, Crow, Fiveash, Guidera, Irvine, Rana, Skudder, P C Smith, Stone, Tarrant and Thomas (11).

Against the Proposal (to permit):

Councillors B J Burgess and Jaggard (2).

Abstentions:

None.

With the vote being 11 for the proposal (to permit) and 2 against, the proposal was CARRIED.

RESOLVED

Permit, subject to:-

The conditions listed in report PES/237 (b), and the following process:

- (i) The publication of the recommendation to approve the application as a departure from the development plan as it is contrary to Policy ENV2;
- (ii) If no new issues are raised in representations by the end of the publicity period, referral of the Planning Committee's resolution be made to the Full Council's next ordinary meeting on 18 October 2017 for endorsement of the recommendation;
- (iii) If new issues are raised the matter be brought back to the Planning Committee for further consideration, with referral of the Committee's resolution then made to the Full Council's next ordinary meeting on 18th October 2017 for endorsement of the recommendation.

27. Planning Application CR/2017/0448/FUL: 91 High Street, Northgate, Crawley

The Committee considered report PES/237 (d) of the Head of Economic and Environmental Services which proposed as follows:

Replacement of ground floor shopfront and 1st floor windows with burgundy aluminium framed glazed windows and doors. (Amended description).

Councillor Boxall declared he had visited the site.

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

Mr Keith Parsons, as Secretary of the Central Crawley Conservation Areas Committee, addressed the Committee in objection to the application.

The Committee then considered the application. The Committee discussed the issues arising, including the objection raised by Mr Parsons on the grounds that the existing wooden frontage of the application premises was a feature that should be retained and conserved. In response Members felt that the design, detailing and scale of the proposal was acceptable on this specific building and would be sympathetic to the more contemporary design of the building. It would not be harmful to the visual amenity of the High Street Conservation Area and would not have a detrimental impact on the amenities enjoyed by the occupants of neighbouring buildings.

RESOLVED

Permit, subject to the conditions listed in report PES/237 (d),

28. Planning Application CR/2017/0365/TPO: 219 Ifield Road, West Green, Crawley

The Committee considered report PES/237 (c) of the Head of Economic and Environmental Services which proposed as follows:

T1 - Mature oak: reduce lowest limb over road by 1.5 m; reduce branches overhanging house by 1.5 m.

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

The Committee then considered the application.

RESOLVED

Consent, subject to the conditions listed in report PES/237 (c),

29. Section 106 Monies – Quarter 1 2017/18

The Committee considered report PES/254 of the Head of Economic and Environmental Services.

The report summarised all the Section 106 (S106) monies received/ spent and committed to project schemes in Q1 of the financial year 2017/18.

In response to clarification sought by Councillors, Officers confirmed that in the table located in paragraph 4.1 of the report, the letters RTPI stood for “Real Time Passenger Information”

RESOLVED

That the update on S106 monies received, spent and committed in Q1 of the financial year 2017/18 be noted.

30. Closure of Meeting

The meeting ended at 9.20 pm.

I T IRVINE
Chair