

Crawley Borough Council

Minutes of Planning Committee 30 January 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, K L Jaggard, S J Joyce, B McCrow, M Pickett, 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

Apologies for Absence:

Councillor F Guidera,

53. Lobbying Declarations

Councillor McCrow had been lobbied regarding application CR/2016/0864/NCC.

54. Members' Disclosure of Interests

The following disclosures of interests were made by Members:-

Member	Minute Number	Subject	Type and Nature of Disclosure
Councillor P C Smith	Minute 56	CR/2016/0864/NCC The Cooperative Food, Balcombe Road, Pound Hill, Crawley.	Personal Interest as he was a Member of the Cooperative Party.
Councillor P C Smith	Minute 56	CR/2016/0932/FUL Papergraphics Ltd, Diva Innovation Centre, Crompton Way, Northgate, Crawley	Personal Interest as he was a Local Authority Director of the Manor Royal Business Improvement District and was the Cabinet

Member	Minute Number	Subject	Type and Nature of Disclosure
			Member for Planning and Economic Development.

55. Minutes

The minutes of the meeting of the Committee held on [3 January 2017](#) were approved as a correct record and signed by the Chair.

56. Planning Applications List

The Committee considered report [PES/213](#) 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/213](#) of the Head of Economic and Environmental Services and in the Register of Planning Applications, the decisions be given as indicated:-

Item 001

CR/2016/0298/FUL.

Former Goffs Park Nursing Home, 39 - 41 Goffs Park Road, Southgate, Crawley.

Change of use from Nursing Home (C2) to large house in multiple occupation (sui generis)

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

The Principal Planning Officer, Marc Robinson, provided a verbal summation of the application. He indicated that since the publication of the report, the Local Highway Authority had confirmed that it had no objection to the application on parking or highway safety grounds. The PPO referred the Committee to the associated planning considerations and in particular to the neighbouring residential amenity and character of the area.

The Agent, Mr James Simpson, addressed the Committee in support of the application. He suggested that if necessary, the Applicant would be prepared to accept an appropriately worded condition to address concerns raised in the report, along with a condition that a management plan be put in place prior to the first occupation, and that should the Committee be minded, a temporary consent would be acceptable to the Applicant whilst he sought to gain a longer term consent on a comprehensive scheme.

The Committee then considered the application and the issues raised. Members referred to the Committee's decisions to refuse at its last meeting the applications for proposed hostels in Perryfield Road, Southgate. With this in mind, and in terms of this application, Members reiterated the view that such a concentration of HMOs in a particular area would be contrary to Policies CH3 and H6 of the Local Plan and that

Southgate was specifically referred to in that H6 Policy . The Committee acknowledged the reason recommended for refusal as set out in the report

Refused for the reason set out in report [PES/213](#)

Item 002

CR/2016/0780/ARM

Phase 3A, Forge Wood (NES), Crawley

Approval of reserved matters for Phase 3A for 225 dwellings and associated works pursuant to outline planning permission CR/2015/0552/NCC for a mixed use neighbourhood (revised description, amended drawings and documents received)

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

The Agent, Ms Laura Humphries, addressed the Committee in support of the application.

The Committee then considered the application. In response to issues raised, the PPO explained that:-

- In terms of density, the site area for Forge Wood was not changing and overall the number of dwellings would be the same (1900 units). However, due to changing technical requirements the developable area to build dwellings had reduced. This meant that there would be larger areas that had no development on them, such as open space. On the built areas, whilst there would be some variety of density across the phases and sub phases, the development's minimum average density was set at being no lower than 41 dwellings per hectare (Condition 1 of the outline planning permission). The outline permission allowed for up to 1900 dwellings (condition 4) and this was the number of dwellings needed to make the neighbourhood viable including other facilities and address Borough housing need.
- Garden sizes were set out as guidance not policy. Whilst garden sizes for houses were not fully in accordance with the outdoor space standards, when the application was taken as a whole garden sizes were not generally below those standards.
- Separation distances were satisfactory and in many cases, those distances exceeded the minimum of 21m required between facing rear to rear elevations.
- The reduction in some garden sizes did not therefore result in dwelling relationships which were unsatisfactory, and given the location of the site and surrounding open space and nearby woodland and the fact that the neighbourhood would have significant open space, it was considered that the development would have an appropriate level of amenity space overall.
- Parking spaces within the development met the standard, and in some cases exceeded the standard.
- With regard to comments made by Thames Water, it was not appropriate to impose a condition relating to strategic infrastructure to a reserved matter application because such issues should have been conditioned at outline stage. Agreement around this matter could be achieved outside of this reserved matters application.

A Member referred to the fact that the scheme as amended had been the subject of a wide range of consultations and suggestions, and the Committee wished to thank all Officers concerned for taking on board issues arising.

Approved, subject to the conditions and informatives set out in report [PES/213](#).

Item 003

CR/2016/0864/NCC

The Cooperative Food, Balcombe Road, Pound Hill, Crawley

Retrospective variation of Condition 7 (hours of delivery of fuel or goods pursuant to CR/2006/0592/FUL) to allow the delivery of newspapers and magazines only before 8.00

Councillors Jaggard, Smith, 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 Chris Edge, addressed the Committee in support of the application.

The Committee then considered the application. In response to issues raised, the PPO explained that:-

- The Member's suggestion that the proposed variation of condition be amended so that the delivery of newspapers and magazines be made before 0800, but not earlier than 0700 was not considered reasonable. Restricting deliveries to no earlier than 0700 would mean that those publications would not be available for sale when the shop opened. For the reasons outlined in the report, it was felt that the impact that one light commercial delivery of paper goods would have on noise and disturbance would be negligible.
- The delivery of newspapers and magazines were made by a third party and were outside the control of the petrol station owner.
- The Environmental Health Division had no objection to the variation of condition as proposed.
- There have been some past breaches of conditions and the current application is to regularise the identified delivery of newspapers/magazines outside the permitted hours.
- The proposed variation of condition limits delivery to a single transit type van or similar.

Permitted, and that the other conditions that are relevant to the ongoing operation of the site be re-imposed, all as listed in report [PES/213](#).

Item 004

CR/2016/0928/FUL

Smyths Toys, Unit 3, Acorn Retail Park, Betts Way, Langley Green, Crawley

Extension to mezzanine floor within unit 3 of approved retail development (ref: CR/2014/0824/FUL).

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 Committee then considered the application and welcomed the proposals.

Permitted, subject to the conditions listed in report [PES/213](#).

Item 005

CR/2016/0932/FUL

Papergraphics Ltd, Diva Innovation Centre, Crompton Way, Northgate, Crawley

Recladding of two storey office area, including provision of a new customer experience centre at ground floor level with associated alterations to fenestration to suit

Councillor Jaggard declared she had visited the site.

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

The Committee then considered the application and acknowledged the improvements that the proposals would bring to the external appearance of the site and locality.

Permitted, subject to the conditions listed in report [PES/213](#).

57. Closure of Meeting

The meeting ended at 8.31 pm.

I T IRVINE
Chair