

Crawley Borough Council

Minutes of Planning Committee 18 September 2018 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, S J Joyce, T Rana, A C Skudder, P C Smith, M A Stone, J Tarrant and G Thomas

Officers Present:

Valerie Cheesman	Principal Planning Officer
Heather Girling	Democratic Services Officer
Jean McPherson	Group Manager (Development Management)
Clem Smith	Head of Economic and Environmental Services
Astrid Williams	Senior Lawyer

Apologies for Absence:

Councillor K L Jaggard

40. Lobbying Declarations

No lobbying declarations were made.

41. 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 45	CR/2017/0516/NCC: 2 - 3 Gatwick Road, Northgate, Crawley	Personal Interest – a Local Authority Director of the Manor Royal Business Improvement District

42. Minutes

The minutes of the meeting of the Committee held on 29 August 2017 were approved as a correct record and signed by the Chair.

43. Planning Application CR/2017/0127/ARM: Phase 4, Forge Wood (NES), Crawley

The Committee considered report PES/239a of the Head of Economic and Environmental Services which proposed as follows:

Approval Of Reserved Matters For Phase 4 Infrastructure Pursuant To Planning Permission CC/2015/0552/NCC For A New Mixed Use Neighbourhood For Road And Drainage Infrastructure, Noise Fence, Sports Pitches, Changing Room Building, LEAP, Car Parking, Internal Access Roads, Footpaths, Parking and Circulation Areas, Hard And Soft Landscaping And Other Associated Infrastructure and Engineering Works (Amended Plans And Documents Received).

The Principal Planning Officer provided a verbal summation of the application and updated the Committee in relation to details as set out in the report. The Committee was advised that conditions had been updated, as set out below (in italics):

2. Trees

No development, including site works of any description, shall take place on the site unless and until all the existing trees/bushes/hedges to be retained on the site have been protected by a fence erected in accordance with the Arboricultural Impact Assessment (September 2017) and as shown on the Tree Protection Plan drawing number 7827/Ph4 INF/02 Rev A .

Within the areas so fenced off the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant machinery or surplus soil shall be placed or stored thereon without the prior written approval of the Local Planning Authority. If any trenches for services are required in the fenced off areas they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25 mm or more shall be left unsevered.

REASON: To ensure the retention and maintenance of trees and vegetation which is an important feature of the area in accordance with Policy CH3 of the Crawley Borough Local Plan 2030.

5. Drainage

The development hereby approved shall be carried out in accordance with the overarching drainage principles set out in the documents required to be submitted under condition 16 of the outline approval CR/2015/0552/NCC and the Phase 4 - Sustainable Surface Water Drainage Strategy Report – ref P830-FN01 Issue 5 September 2017 or as otherwise agreed in writing by the Local Planning Authority.

REASON: to ensure that the proposed development is satisfactorily drained in accordance with Policy ENV8 of the Crawley Borough Local Plan 2030.

16. Cycle parking facilities

Details of the covered cycle parking facilities, including the design and materials, shall be submitted to and approved in writing by the Local Planning Authority, prior to construction of the sports and play facilities hereby approved. The development shall thereafter be implemented in accordance with the approved details.

REASON: to safeguard the appearance of the development and to ensure that the operational requirements of the development are met in accordance with Policy CH3 of the Crawley Borough Local Plan 2015 – 2030.

In updating the Committee further, the Principal Planning Officer advised Councillors that:

- Comments were expected from Sport England regarding the sports pitch orientation and maintenance.
- Footpath designs had been amended following feedback to incorporate additional access into the sports facilities and to interconnect the Toovies Farm site, thus providing further entry into the LEAP and residential areas.
- Amendments had taken place in relation to the North-East corner of the site to incorporate the new electrical termination tower and acoustic fence.
- During the course of the consideration of the application revised plans and documents have been submitted to address issues identified. Additional publicity and consultation had been undertaken. It was recommended that the application is delegated to the Head of Economic and Environmental Services to determine on expiry of the consultation period and resolution of any outstanding issues, with a view to approval subject to conditions as printed and varied above.

Laura Humphries (Planning Agent) 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 various ecological surveys had been undertaken. It was felt that the management of the wider site as a whole and in particular the woodlands and areas of new native species planting would help to significantly increase biodiversity. Any mitigation measures would be addressed by condition.
- Alleviated the concerns regarding the protection of public footpaths as these would be addressed within the construction management plan.
- Noted that the sports facilities, including the cricket square were highlighted as requirements on the Master Plan.
- Highlighted that it was important for the developers to complete aspects of the significant drainage works prior to commencing with the residential areas and this infrastructure application would achieve early delivery.
- Confirmed that the proposed system incorporated a 40% climate change allowance as per current guidance and in terms of air quality, the use of an acoustic barrier along the eastern boundary of the site would mitigate noise across the remainder of the residential parcels, and created a 'landscape buffer' which would be a visual and barrier to the motorway.
- Explained that the drainage storage tanks were predominately situated underground, whilst the pumping stations assisted in directing the water flow. It was confirmed that Thames Water was working with the developer to agree the details of the foul drainage works. The definition of a 'Grampian condition' was clarified.
- Confirmed that allotments were not shown on the Master Plan and were not part of this application.

RESOLVED

Approved, subject to

- (1) The conditions and informatives set out in report PES/239(a), and as amended above.
- (2) Delegating to the Head of Economic and Environmental Services to determine on the expiry of the consultation period and resolution of any outstanding

issues, with a view to approval subject to conditions, as printed and as varied above.

44. Planning Application CR/2017/0564/FUL: 83 - 87 Three Bridges Road, Three Bridges, Crawley

The Committee considered report PES/239e of the Head of Economic and Environmental Services which proposed as follows:

Demolition of Existing Local Authority Hostel Accommodation and Erection of 10 x One Bedroom (2 Person) And 4 x Two Bedroom (4 Person) Affordable Flats with Associated Parking and Landscaping.

Councillor Stone declared he had visited the site.

The Principal Planning Officer provided a verbal summation of the application. The scheme has been revised following the earlier refusal in January 2017. The amendments to the scheme were highlighted and included:

- Reducing the proposed building height by 0.5 metres;
- Setting the main building back by 0.3 metres from Three Bridges Road;
- A reduction in hardstanding area and increased tree, hedge and other soft landscaping at the front of the site; and
- Replacement of the previously proposed yellow multi-stock brick with a red stock brick.

The Committee was updated that condition 9 had been revised, as set out below (in italics):

9. Drainage

All works related to the installation of pipework, manholes, inspection chambers and other below ground equipment for surface water drainage shall take place in strict accordance with the Edburton Method Statement dated 13 September 2017, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure the retention and maintenance of trees and vegetation which are an important feature of the area in accordance with policy CH3 and CH6 of the Crawley Borough Local Plan 2015 - 2030.

Mrs Jill Frankham, Mr Martin Brown and Councillor R G Burgess, as a Ward member for Three Bridges, addressed the committee in objection to the application whilst Mr Joe Alderman, Planning Consultant spoke in support.

The Committee then considered the application. The Committee discussed in detail the concerns raised in objection including:

- The proposed development would be visually dominant within Three Bridges Road and was thought to be contrary to Local Plan policies CH1, CH2 and CH3.
- The proposal was out of scale and character with the rest of the area concerned.
- Concerns raised regarding increased traffic together with drainage implications.
- Concern that the issues raised following the earlier refusal had not been fully addressed.

However, some Members also highlighted that positive changes had been made concerning the landscaping and brickwork, which was now sympathetic to others within the surrounding area. There was encouragement that amendments had been made following the previous refusal and that the redevelopment would assist in addressing local housing needs. There was a varied pattern of house types and character in Three Bridges. The Committee was also reminded that the key matter was whether the previous reason for refusal had been addressed.

In response to issues raised, the Principal Planning Officer:

- Confirmed that ecological issues, including appropriate bat mitigation, lighting and new landscaping would be subject to conditions.
- Verified that there were no existing drainage sewers on site and as a result of the reduction in height of the proposal this had led to some amendments to the drainage layout and surface water would now drain to the rear of the site in Ridgeside.
- Identified that the area to the rear of the property was outside of the application site, was leased to a third party and contained a number of trees.

RESOLVED

Permit, subject to conditions and informatives set out in report PES/239e and as revised and subject to the completion of the S106 legal agreement.

45. Planning Application CR/2017/0516/NCC: 2 - 3 Gatwick Road, Northgate, Crawley

The Committee considered report PES/239b of the Head of Economic and Environmental Services which proposed as follows:

Variation of Condition 2 (Approved Plans) For Minor Material Amendment To Building Elevations And Floorplans Including Loss Of Roof Overhang On Both Buildings, Reduction In Elements Of Glazing And Alterations To Fenestration Pattern, Alterations To Red Fin Detail, Alteration To Loading Doors, Internal Layout Changes, Curtain Walling Reduced & Replaced With Cladding, Brise Soleil Amended Or Removed And Minor Increase In Building Height - Pursuant To Cr/2016/1020/FUL For Erection Of One B1 Operations Building And One B1/D1 Training And Office Building, Both With Ancillary Uses and Associated Landscaping And Car Parking.

The Group Manager (Development Management) provided a verbal summation of the application, which sought minor alterations to the appearance of the building together minimal internal changes.

The Committee was advised that condition 20 had been updated with the date of the completed Construction Management Plan, agreement of the final details had been subject to further clarification on dust control and site logistics, as set out below (in italics):

20. The development shall be implemented in accordance with the Construction Management Plan as agreed on 12 September 2017 reference CR/2016/1020/CC1 (condition 20). The approved Plan shall be implemented and adhered to throughout the entire construction period.

REASON: To minimise any impact on highway users and amenities of the area in accordance with policy CH3 of the Crawley Borough Local Plan 2015-2030.

The Committee then considered the application.

RESOLVED

Permit, subject to conditions and informatives set out in report PES/239b and as updated above.

46. Planning Application CR/2017/0527/TPO: Front Garden of 237 Ifield Road, West Green, Crawley

The Committee considered report PES/239c of the Head of Economic and Environmental Services which proposed as follows:

Oak Tree - Remove Epicormic Growth from Main Stem Up To Crown Break; Remove Deadwood; Prune to give 3m Clearance from Property; Crown Inspection (Amended Description)

The Group Manager (Development Management) provided a verbal summation of the application. It was recommended that the application was delegated to the Head of Economic and Environmental Services with a view to granting consent subject to the consultation expiry of the current site notice (21 September 2017).

The Committee then considered the application. Whilst not for consideration at this committee it was suggested that this and the remaining applications should not have been due for determination by the Planning Committee.

RESOLVED

Consent, subject to

- (1) The conditions set out in report PES/239(c).
- (2) Delegating authority to the Head of Economic and Environmental Services to issue consent on expiry of the current site notice.

47. Planning Application CR/2017/0529/TPO: Rear of 14 Ifield Green, Ifield, Crawley

The Committee considered report PES/239d of the Head of Economic and Environmental Services which proposed as follows:

T1 - Oak: Crown Inspect; Removal Of Deadwood; Lift Lower Branches Over Garage Block to give 3m Clearance (Amended Description).

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

The Committee then considered the application. It was recommended that the application was delegated to the Head of Economic and Environmental Services with

a view to granting consent subject to the consultation expiry of the current site notice (21 September 2017).

RESOLVED

Consent, subject to

- (1) The conditions set out in report PES/239(d).
- (2) Delegating authority to the Head of Economic and Environmental Services to issue consent on expiry of the current site notice.

48. Planning Application CR/2017/0648/FUL: 19 Hudson Road, Tilgate, Crawley

The Committee considered report PES/239f of the Head of Economic and Environmental Services which proposed as follows:

Demolition of Existing Garage and Front Porch, and Erection of a Larger Single Storey Front Porch and Single Storey Rear and Side Extension

Councillor Stone declared he had visited the site.

The Group Manager (Development Management) provided a verbal summation of the application. The Committee was advised of a clerical correction within the report.

Section 1.1 should read as follows (amendment in bold):

*1.1 The application site relates to a two storey, semi-detached property, located on the **western** side of Hudson Road, within the neighbourhood of Tilgate. The dwelling is brick built, with an interlocking tiled roof.*

The Committee then considered the application.

RESOLVED

Permit, subject to conditions set out in report PES/239f.

49. Closure of Meeting

The meeting ended at 8.53pm.

I T IRVINE
Chair