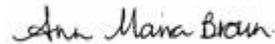


Crawley Borough Council

Planning Committee

Agenda for the **Planning Committee** which will be held in **Committee Room A & B - Town Hall**, on **Tuesday, 4 June 2019** at **7.30 pm**

Nightline Telephone No. 07881 500 227



Head of Legal, Democracy and HR

* Membership:
Councillors

L M Ascough, A Belben, F Guidera, J Hart, I T Irvine, K L Jaggard,
S Malik, T McAleney, J Purdy, P C Smith and G Thomas

*** (Membership subject to agreement by the Annual Council on 24 May 2019)**

Please contact Democratic.Services@crawley.gov.uk if you have any queries regarding this agenda.

Published 24 May 2019

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The order of business may change at the Chair's discretion

Part A Business (Open to the Public)

	Pages
1. Apologies for Absence	
2. Disclosures of Interest	
In accordance with the Council's Code of Conduct, Councillors of the Council are reminded that it is a requirement to declare interests where appropriate.	
3. Lobbying Declarations	
The Planning Code of Conduct requires Councillors who have been lobbied, received correspondence or been approached by an interested party with respect to any planning matter should declare this at the meeting which discusses the matter. Councillors should declare if they have been lobbied at this point in the agenda.	
4. Minutes	5 - 8
To approve as a correct record the minutes of the Planning Committee held on 8 April 2019.	
5. Planning Application	9 - 16
CR//2019/0099/FUL - 5 Houghton Road, Maidenbower, Crawley	Maidenbower
To consider report PES/320 (a) of the Head of Economy and Planning.	
RECOMMENDATION to PERMIT.	

			Pages
6.	<p>Planning Application CR/2019/0111/FUL - 196 Three Bridges Road, Three Bridges, Crawley</p> <p>To consider report PES/320 (b) of the Head of Economy and Planning.</p> <p>RECOMMENDATION to PERMIT</p>	Three Bridges	17 - 26
7.	<p>Planning Application CR/2019/0165/NCC - Metro Bank, 25-29 Queens Square, Northgate, Crawley</p> <p>To consider report PES/320 (c) of the Head of Economy and Planning.</p> <p>RECOMMENDATION to REFUSE</p>	Northgate & West Green	27 - 36
8.	<p>Planning Application CR/2019/0209/TPO - Fairfield House, West Green Drive, West Green, Crawley</p> <p>To consider report PES/320 (d) of the Head of Economy and Planning.</p> <p>RECOMMENDATION to CONSENT.</p>	Northgate & West Green	37 - 40
9.	<p>Planning Application CR/2019/0211/TPO - Memorial Gardens, The Martlets Play Area, Rear of Halifax Bank, Northgate, Crawley</p> <p>To consider report PES/320 (e) of the Head of Economy and Planning.</p> <p>RECOMMENDATION to CONSENT.</p>	Northgate & West Green	41 - 44
10.	<p>Supplemental Agenda</p> <p>Any urgent item(s) complying with Section 100(B) of the Local Government Act 1972.</p>		

With reference to planning applications, PLEASE NOTE:

Background Paper:- Crawley Borough Local Plan 2015-2030

Any necessary pre-committee site visits for applications to be considered at this meeting will be held on **Thursday 30 May 2019 at 10.00am**. Please be aware that members of the public are not to approach members of the Committee or Council officers to discuss issues associated with the respective planning applications on these visits.

This information is available in different formats and languages. If you or someone you know would like help with understanding this document please contact the Democratic Services Team on 01293 438549 or email: democratic.services@crawley.gov.uk

Crawley Borough Council

Minutes of Planning Committee

Monday, 8 April 2019 at 7.30 pm

Councillors Present:

I T Irvine (Chair)

R S Fiveash (Vice-Chair)

M L Ayling, A Belben, N J Boxall, B J Burgess, K L Jaggard, S Malik, T Rana, P C Smith, M A Stone, K Sudan, J Tarrant and G Thomas

Officers Present:

Roger Brownings	Democratic Services Officer
Valerie Cheesman	Principal Planning Officer
Jean McPherson	Group Manager (Development Management)
Clem Smith	Head of Economy and Planning

Apologies for Absence:

Absent:

Councillor L Vitler

1. Disclosures of Interest

No disclosures of interests were made.

2. Lobbying Declarations

The following lobbying declarations were made by Councillors.

Councillors P C Smith, Stone and Thomas had been lobbied regarding application CR/2018/0773/OUT.

Councillors Irvine and Malik had been lobbied regarding the Crawley Borough Council Tree Preservation Order Land North of Hydehurst Cottage, London Road, Northgate, Crawley - 16/2018.

3. Minutes

The minutes of the meeting of the Planning Committee held on 12 March 2019 were approved as a correct record and signed by the Chair.

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Planning Committee (63)
8 April 2019

4. **Planning Application CR/2018/0773/OUT - Ewhurst, The Mardens, Ifield, Crawley**

The Committee considered report PES/292 (a) of the Head of Economy and Planning which proposed as follows:

Outline application (access & layout) for the demolition of existing garage and erection of a 2 storey dwelling within garden of existing Ewhurst, The Mardens, Ifield (amended description & amended plans received).

Councillors Fiveash, Jaggard, P C Smith, Stone, Sudan and Thomas declared they had visited the site.

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

Mr David Baker addressed the meeting in objection to the application which had been the subject of re-consultation regarding the amended plans. Those objections reflected many of those detailed in the report, with particular reference to parking, access, traffic and overdevelopment. Mr James Simpson (the agent) addressed the meeting in support of the application,

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

- Confirmed that the proposal had been amended since the application was submitted, by adding the layout as a matter to be considered under this outline application.
- Confirmed further that with access and layout to be assessed at this stage, all other matters (scale, appearance and landscaping) were to be considered at the Reserved Matters stage.
- Explained that whilst the minimum garden depth of 10.5m, as recommended in the Urban Design SPD, would not be achieved, this was considered on balance acceptable given the garden depth of the surrounding properties to the east, especially Nos 3 and 4 Ewhurst Cottages, and the width of the garden which was between 15 – 18m (due to the angled boundary to the east).
- Advised that Ewhurst had a side window overlooking the new proposed dwelling, but that this window was a bathroom window (with obscure glazing) and this relationship was therefore considered acceptable.
- Indicated that the western side wall of the new dwelling could be blank or include secondary windows, and this detail would be assessed at the reserved matters stage.
- Considered that the proposal would now have an acceptable relationship to the boundaries and properties to the east and west.
- Reiterated that in relation to the gate onto the Borough Council's car park for Ewhurst Place Playing Fields, that gate was not shown on the plans approved under the original planning permission of Ewhurst. This current application did not include any gate to the side of the application site. The vehicular and pedestrian access as proposed would be from The Mardens to the front. Any additional access to the CBC car park was a property matter between the 2 landowners.
- Clarified that for collection purposes occupiers of the proposed development would be required to take their refuse and recycling to the front of the property for kerbside collection - as was the case for most other dwellings in the

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Planning Committee (64)
8 April 2019

Borough, whilst requirements for refuse and recycling were referred to in Condition 10.

- Emphasised that this application was for Outline Planning Permission with access and layout to be assessed at this stage. All other matters (scale, appearance and landscaping) would be considered at a later date at the Reserved Matters stage.

The Committee continued to consider carefully the application information, with the majority of Members indicating their support for the application.

RESOLVED

Permit, subject to:

1. The completion of a Section 106 agreement to secure a £10,850 contribution towards the off-site provision of affordable housing.
2. The conditions set out in report PES/292 (a).

5. Objections to the Crawley Borough Council Tree Preservation Order Land North of Hydehurst Cottage, London Road, Northgate, Crawley - 16/2018

The Group Manager (Development Management) introduced report PES/318 of the Head of Economy and Planning, which sought to determine whether to confirm this Tree Preservation Order (TPO) with or without modification for continued protection or, not to confirm the TPO.

Mrs Sally Lambert (a landowner of the site concerned) addressed the Committee in objection to the TPO. Those objections, relating to such issues as the health of the trees, their visual and amenity value, and screening, reflected many of the concerns raised as part of the consultation process, and as detailed in the report.

The Committee then considered the TPO as proposed. The Committee discussed the issues arising, including the comments made by the speaker. In response to issues raised the Group Manager (Development Management):

- Advised that the trees were young semi-mature specimens which had amenity value as part of a group. The woodland was relatively young.
- Confirmed that the trees had been identified as having significant long term potential.
- Explained that the trees were considered to have good landscape amenity value in the surrounding area.
- Indicated that the trees were under threat as the site was being considered for development.
- Explained that the TPO was for the protection of trees only, and should not be confused with the safeguarding position of land in relation to a potential southern runway at Gatwick.
- Indicated that whilst figures were not available regarding how much carbon dioxide – CO₂ the trees concerned absorbed, the amenity contribution the trees provided had been looked at, and reiterated that this was considered to be positive.
- Indicated that in terms of wildlife the site could be considered to have some ecological potential as a haven for nesting birds.

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Having considered the objections raised and the TPO information, the Committee agreed generally to confirm the TPO, with modifications.

RESOLVED

Confirm, with modification as follows:-

The modification wording as set out in the tree specification schedule attached to report PES/318, is identified below:

- (i) Under the heading of 'Woodlands' replace the word 'continuous' with the word 'dotted' and add after 'line' the words 'and shaded dark green'.
- (ii) Under the heading of 'Reference to an Area' replace the word 'dotted' with the word 'continuous'.

Closure of Meeting

With the business of the Planning Committee concluded, the Chair declared the meeting closed at 8.21 pm

Chair

Agenda Item 5

CRAWLEY BOROUGH COUNCIL
PLANNING COMMITTEE - 4 June 2019
REPORT NO: PES/320(a)

REFERENCE NO: CR/2019/0099/FUL

LOCATION: [5 HOUGHTON ROAD, MAIDENBOWER, CRAWLEY](#)
WARD: Maidenbower
PROPOSAL: RETROSPECTIVE PLANNING APPLICATION FOR THE ERECTION OF A FENCE WITH A MAXIMUM HEIGHT OF 1.8M

TARGET DECISION DATE: 6 May 2019

CASE OFFICER: Ms Z. Brown

APPLICANTS NAME: Mrs Susan O'Reilly

AGENTS NAME:

PLANS & DRAWINGS CONSIDERED:

CBC 001, Site location Plan
CBC 002, Proposed elevations
CBC 003, Block Plan

CONSULTEE NOTIFICATIONS & RESPONSES:-

1. WSCC Highways No objection

NEIGHBOUR NOTIFICATIONS:-

4 and 6 Houghton Road;
11, 14 and 16 Stopham Road;
2 Salterns Road.

RESPONSES RECEIVED:-

Five objection letters from the occupiers of nearby properties have been received. A summary of the issues raised is:

- The applicant has fenced off a strip of amenity land, which has a detrimental impact upon the visual amenity of the site.
- This area of Maidenbower is characterised by walls or half brick half wood fence walls along the boundaries, with short runs of hedge and trees to break up and soften the hard wall boundaries between properties. It could also set a precedent in the future.
- The hedging which has been removed was part of the original application for soft landscaping and used to provide a green visual buffer along Stopham Road.
- Knee-rail fencing used to exist with landscaping in front.

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- The fence does not fit in, it is out of character with other boundary treatments locally and juts out from the hedging and is therefore dangerous to pedestrians
- An unlicensed gate access onto the highway has been installed which has resulted in the occupant of No. 5 parking several vehicles along Stopham Road which cause a danger to other road users and the access onto the driveway from 14/16 Stopham Road.
- Wildlife, including hedgehogs, were often found/seen in the bushes. The removal of the hedge has destroyed the wildlife including nesting birds which were living there.

Three letters of support have been received.

REASON FOR REPORTING TO COMMITTEE:-

More than four objections received in relation to a recommendation to permit.

THE APPLICATION SITE:-

- 1.1 The application site relates to No. 5 Houghton Road, situated within a slightly elevated position on the western side of Houghton Road and adjacent to Stopham Road. The two storey detached dwelling is set within a cul-de-sac, with a detached single garage approximately 3m to the south-east. The garden of the dwelling extends to the north and there is a 2m high half brick wall with close boarded wooden fence panels along the northern boundary adjacent to Stopham Road. There was also a mature hedge along this boundary, screening the garages for No. 5 and 6 Houghton Road. This has been partially replaced by a timber fence, which is the subject of this retrospective planning application.
- 1.2 There are no identified site constraints.
- 1.3 The boundary treatments along Stopham Road vary, with a mixture of mature hedges, trees, high brick walls and half brick and half fence boundaries. Typically the dwellings with gardens that back onto Stopham Road have a variety of brick walls as their boundaries. The dwellings which front onto Stopham Road have softer boundaries with a mixture of hedges and tree landscaping.

THE PROPOSED DEVELOPMENT:-

- 2.1 Following the removal of the mature hedge, retrospective planning permission is sought for the erection of a 1.8m high wooden close boarded fence with concrete posts and gravel board. The fence measures 7.5m in length and there is a gate which provides pedestrian access onto Stopham Road from No. 3.

PLANNING HISTORY:-

- 3.1 CR/2002/0626/FUL – DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF NEW GARAGE TO SIDE OF PROPERTY. PERMITTED.

The proposed garage was to be located on the north-eastern side of the property, adjacent to the boundary with Stopham Road and included the area of land behind the original garage as part of the residential curtilage. The permission was never implemented.

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Original permission for Area (B8) of Maidenbower:

3.2 CR/1993/0382/ARM – RESIDENTIAL DEVELOPMENT OF 101 DWELLINGS 64 3 X BED DETACHED HOUSES AND 37 4 X BED DETACHED HOUSES.

The approved landscape proposals drawing 553-8-1 (May 95) show that a temporary post and wire fencing (900mm high) to assist the establishment of the planting by deterring short cutting to spine roads was proposed.

Condition 2 also required that “all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation”.

As a result, the hedge is not and would not have been protected after the five year protection afforded by the planning condition. This five year period ended in the early 2000's and the removal of this hedge is not therefore in breach of the condition.

PLANNING POLICY:-

4.1 National Planning Policy Framework (February 2019) (NPPF)

- Paragraph 11 – The presumption in favour of sustainable development. Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means: approving development proposals that accord with an up-to-date development plan without delay. At the heart of the NPPF is a presumption in favour of sustainable development.
- Section 12 – Achieving well-designed places. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

4.2 Crawley Borough Local Plan (2015-2030) (adopted December 2015)

The relevant policies include:

- Policy SD1: Presumption in Favour of Sustainable Development. In line with the planned approach to Crawley as a new town, and the spatial patterns relating to the neighbourhood principles, when considering development proposals the council will take a positive approach to approving development which is sustainable.
- Policy CH2: Principles of Good Urban Design in order to assist in the creation, retention or enhancement of successful places.
- Policy CH3: Normal Requirements of All New Development states all proposals for development in Crawley will be required to make a positive contribution to the area, be of a high quality design, provide and retain a good standard of amenity for all nearby and future occupants of land and buildings, and be able to meet its own operational requirements necessary for the safe and proper use of the site. Development proposals must adhere to any relevant supplementary planning guidance produced by the council including residential extensions.

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4.3 Urban Design Supplementary Planning Document (adopted October 2016)

The Urban Design SPD is a non-statutory document which supplements the policies of the Local Plan and is applicable to this application. It states that:

- *'The nature or type of boundary treatments can significantly contribute to the character and identity of a property and the street as a whole.*
- *The use of boundary demarcations are fundamental to good urban design where public and private spaces are clearly delineated from one another. It is imperative that the boundary treatment is appropriate to its context.*
- *Boundary treatments along the side and rear of properties will not require planning permission if they are lower than 2 metres in height (note: planning permission is required if the boundary fence/wall is adjacent to the highway). However, side and rear fences need to be designed to respect the surroundings and the amenity of neighbouring properties.*

PLANNING CONSIDERATIONS:-

The main considerations in the determination of this application are:

- The use of the land.
- The design & appearance of the proposal and its impact on the dwelling, street scene & wider area.
- The impact on neighbouring properties and amenities.
- The impact on the highway.

The use of the land

- 5.1 The retrospective proposal is for the removal of the hedge and its replacement by a 1.8m high panel boarded fence. It has been raised by members of the public that the proposal would result in the change of use of amenity land to residential curtilage.
- 5.2 In some instances, land owned by a homeowner can be an integral part of the public realm and form amenity land, rather than being within the residential curtilage of a dwelling. However, the approved landscape plan for this area of the estate shows that there was a temporary 900mm post and wire fence boundary treatment along the eastern boundary behind the garages of No. 5 and 6 Houghton Road to assist plant establishment and deter short cuts to the spine road. As a result, this boundary treatment demarcated it from the public areas of the estate and provided security for the house. It is also of note that the use of the land to the rear of the garages as part of the residential curtilage was recognised in previous application CR/2002/0626/FUL.
- 5.3 Therefore, despite the stretch of hedge previously having visual amenity value, it was clearly never approved or used as public amenity land and a change of use application is not required.

The design & appearance of the proposal and its impact on the dwelling, street scene & wider area

- 5.4 The area of Stopham Road and Houghton Road in which the application site belongs is characterised by a mixture of detached and semi-detached properties. The gardens of the properties on the eastern side of Houghton Road back onto Stopham Road, whilst there are other properties which front straight onto Stopham Road. This results in a variety of boundary treatments including high brick walls, half brick and half wooden panel boundaries and mature hedges which have developed over time. Typically the walls and fences measure 1.8m in height.

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- 5.5 The original plans for the estate show the variety of boundary treatments. It is evident from the plans that the brick walls around the gardens and adjoining the houses provided security and demarcated the private and public areas of the estate. There was also temporary post and wire fencing which is no longer visible since plants and vegetation have established along the boundaries. It is evident from aerial photos from 1997 that there was a boundary hedge behind the garage. This is also present in photos from 2001 and 2005
- 5.6 The loss of the mature hedge has impacted the streetscene and removed a natural boundary treatment. Therefore, the main considerations in the determination of this application are considered to be the design, height and scale of the fence and the impact it has on the visual amenity of the site and the wider streetscene of Stopham Road. Policy CH2 (Principles of Good Urban Design) of the Crawley Borough Local Plan states that all proposals for development are required to respond to and reinforce locally distinctive patterns of development and landscape character. Policy CH3 (Normal Requirements of All New Development) states that all proposals for new development are required to make a positive contribution to the area, be of high quality in terms of their urban and landscape design and relate sympathetically to their surroundings in terms of scale, density, height, details and materials. The Urban Design SPD states it is important for fences and walls along boundaries to fit within the local context.
- 5.7 The proposed wooden panel boarded fence measures 1.8m in height and extends 7.5m along the eastern boundary of the site adjacent to Stopham Road. Although it is not entirely in keeping with the other adjoining boundary treatments, taking into account that there is a mix of boundary treatments in the area and given its height and positioning next to an existing brick wall of a similar height, it is not considered to significantly detrimentally impact the visual amenity of the site or appear overly incongruous within the streetscene.
- 5.8 The Urban Design SPD states that it is important for boundary walls/fences to fit within the local context and respect the surroundings. The proposed fence comprises wooden panels with concrete posts, and a gate at its northern end. Although it would be different to the brick walls, and half brick and half wooden panel fence boundaries, and the Council would encourage that similar boundary treatments to be used, it is considered that the proposal could not be resisted on design grounds and that it is not significantly out of character with boundary treatments in the wider vicinity. As a result, the proposal is considered to be acceptable in the street scene.

The impact on neighbouring properties and amenities

- 5.9 A number of objections have been received highlighting concerns of the visual impact of the proposal. However, given the height and positioning of the fence, it is not considered to have any detrimental impact on neighbouring amenity by way of being over dominant or overshadowing and, in this regard, would comply with Policy CH3 of the Crawley Borough Local Plan 2015-2030.

The impact on the highway

- 5.10 A number of comments have been received raising concerns about highway safety implications that the proposed fence has on Stopham Road, particularly the new pedestrian gate and apparently resultant parking along Stopham Road. Stopham Road is a residential unclassified road with unrestricted parking. WSCC Highways has stated that, as long as the fence does not encroach into the Public Maintained Highways and does not obstruct any vehicle visibility, there are no highway safety concerns. The proposal is for a boundary fence along the eastern boundary of the site, replacing an existing hedge. The fence follows the same boundary line as the wall and appears to protrude slightly beyond the hedge. This is considered satisfactory given that it is abutting a natural boundary treatment. As a result, there is no adverse impact on the footpath.

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5.11 With regard to any additional or relocated parking resulting from the new gate, as this proposal is for boundary treatment only with no additional floorspace, parking is not a material consideration in the determination of this application. Parking on street in this location is lawful and there is no objection from WSCC regarding the fence and its impact on parking. Overall, the proposal is not considered to cause any highway safety concerns and would be acceptable in this regard.

CONCLUSIONS:-

6.1 Overall it is considered that the proposed fence is of a satisfactory scale, positioning and design. Despite it not exactly matching other boundary treatments along Stopham Road, it is not considered to significantly detrimentally impact the streetscene or character of the area. The proposal is also not considered to have a detrimental impact on the amenity enjoyed by occupants of neighbouring properties or to have an adverse impact on highway safety. As a result, the proposal would accord with the relevant Crawley Borough Local Plan Policies (2015-2030), the Urban Design SPD (2016), and the NPPF (2019).

RECOMMENDATION RE: CR/2019/0099/FUL

PERMIT – Subject to the following conditions:-

1. The development hereby permitted shall not be carried out other than in accordance with the approved plans listed below:
(Drawing numbers to be added)
REASON: For the avoidance of doubt and in the interests of proper Planning.

1. NPPF Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

This decision has been taken in accordance with the requirement in the National Planning Policy Framework, as set out in article 35, of the Town and Country Planning (Development Management Procedure) Order 2015.

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ArcGIS Web Map



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Agenda Item 6

CRAWLEY BOROUGH COUNCIL
PLANNING COMMITTEE - 4 June 2019
REPORT NO: PES/320(b)

REFERENCE NO: CR/2019/0111/FUL

LOCATION: [196 THREE BRIDGES ROAD, THREE BRIDGES, CRAWLEY](#)
WARD: Three Bridges
PROPOSAL: CHANGE OF USE FROM A2 (FINANCIAL AND PROFESSIONAL SERVICES) TO SUI
GENERIS (HAIR AND BEAUTY SALON)

TARGET DECISION DATE: 9 May 2019

CASE OFFICER: Miss S. Hobden

APPLICANTS NAME: Mr Tyler Wootton
AGENTS NAME: RDJW Architects Limited

PLANS & DRAWINGS CONSIDERED:

5460 002, Block Plan
5460 004, Existing Floorplans
5460 005, Existing & Proposed Elevations
5460 006, Proposed Floorplans
5460 001, Site Location Plan
5460 007, Site Plan

CONSULTEE NOTIFICATIONS & RESPONSES:-

- | | | |
|----|--|---|
| 1. | WSCC Highways | No Objection |
| 2. | CBC Drainage Officer | No Objection |
| 3. | CBC Property Division | Landlords consent is required |
| 4. | CBC Environmental Health | No Objection subject to a condition requiring the installation of a ventilation system. |
| 5. | CBC Retail & Employment | No Objection |
| 6. | CBC Refuse & Recycling Team | No Objection |
| 7. | CBC Energy Efficiency & Sustainability | No Objection subject to conditions. |

NEIGHBOUR NOTIFICATIONS:-

Team Property Management, T/A Park & Bailey Part, Second Floor, 235 Three Bridges Road;
Printers Charitable Corporation, First Floor, 235 Three Bridges Road;
Suite D, Second Floor, 235 Three Bridges Road;
Daisy Chain Day Nursery, 194 Three Bridges Road;
7 and 8 Belvedere Court.

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RESPONSES RECEIVED:-

A total of 17 objections (6 from Three Bridges, 9 from Crawley and 2 from outside of the Borough) have been received and the issues raised are summarised as follows:

- Impact on parking.
- Impact on local businesses.
- A number of hair and beauty salons already operate within the area.
- The proposal will bring a high volume of traffic to the area. The existing access into the road is already dangerous with the current levels of traffic.

REASON FOR REPORTING TO COMMITTEE:-

The application has received more than four objections with a recommendation to permit.

THE APPLICATION SITE:-

- 1.1 The application site relates to a two storey flat roof building located at the eastern end of Three Bridges Road, which forms a cul-de-sac at this point. The unit was formerly used as a bank and is situated within an area characterised by a mix of residential, retail, takeaway and other commercial uses. The building is brick built and of a relatively simple design. It has a small yard area to the rear with a gated vehicle access and parking available for two vehicles. The site is situated within Flood Zone 3.
- 1.2 The buildings to the west of the application site along the northern side of Three Bridges Road are mainly residential and of a traditional Victorian / Edwardian appearance. To the north-east of the site are two largescale food stores (Iceland and Lidl) and Three Bridges railway station is on the southern side of Haslett Avenue East. To the north-west of the application site there is a residential street (New Street) comprising a mixture of terrace and semi-detached properties and immediately to the east of the site is an electricity pylon.

THE PROPOSED DEVELOPMENT:-

- 2.1 Planning permission is sought for the change of use of the building (193sqm of floorspace) from a bank (A2) to a hair and beauty salon (sui generis). Internally, the ground floor would be utilised as the main hair salon with an office, beauty room, relax room and store room. The first floor would be utilised as the main beauty salon comprising 5 beauty treatment rooms, toilet facilities and a kitchen area. There would be no changes to the external appearance of the building. The two existing parking spaces to the rear would be retained for staff use.

PLANNING HISTORY:-

- 3.1 No relevant recent planning history. The premises has most recently been in use as a bank (Lloyds Bank) with the A2 use of the site dating from the 1960's.

PLANNING POLICY:-

- 4.1 National Planning Policy Framework (2019)

The NPPF states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. More specifically:

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- Section 2, Paragraph 11 (Presumption in favour of sustainable development) at the heart of the NPPF is a presumption in favour of sustainable development.
- Section 6, Paragraph 80 (Building a strong, competitive economy). Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- Section 12, Paragraph 124 (Achieving well designed places). The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

4.2 Crawley Borough Local Plan (2015-2030) (adopted December 2015)

The relevant policies include:

- Policy SD1 (Presumption in Favour of Sustainable Development): In line with the planned approach to Crawley as a new town and the spatial patterns relating to the neighbourhood principles, when considering development proposals the council will take a positive approach to approving development which is sustainable.
- Policy CH3 (Normal Requirements of All New Development): states all proposals for development will be required to make a positive contribution to the area; be of a high quality urban design, provide and retain a good standard of amenity for all nearby and future occupants of land and buildings; be able to meet its own operational requirements necessary for the safe and proper use of the site. Development proposals must adhere to any relevant supplementary planning guidance produced by the council.
- Policy EC1 (Sustainable Economic Growth): Crawley's role as the key economic driver for the Gatwick Diamond will be protected and enhanced. The council will ensure that all suitable opportunities within the borough are fully explored to enable existing and new businesses to grow and prosper.
- Policy ENV6 (Sustainable Design and Construction): In order to maximise carbon efficiency, proposals for new non-domestic buildings should achieve BREEAM Excellent (for water and energy credits) where technically and financially viable.
- Policy ENV11 (Development and Noise) states people's quality of life will be protected from unacceptable noise impacts by managing the relationship between noise generating development and noise sources.
- Policy ENV8 (Development and Flood Risk): Development proposals must avoid areas which are exposed to an unacceptable risk of flooding, and must not increase the risk of flooding elsewhere.
- Policy ENV9 (Tackling Water Stress): Crawley is situated within an area of serious water stress, and development should, therefore, plan positively to minimise its impact on water resources and promote water efficiency. For non-residential development, where technically feasible and viable, development should meet BREEAM Excellent including addressing maximum water efficiencies under the mandatory water credits.
- Policy ENV10 (Pollution Management and Land Contamination): seeks to prevent unacceptable risks from environmental pollution.
- Policy IN4 (Car and Cycle Parking Standards): states development will be permitted where the proposals provide the appropriate amount of car and cycle parking to meet its needs when it is assessed against the Borough's car and cycle parking standards. Furthermore, the parking standards will be based on the particular usage of the premises, which will take account of the intensity and requirements of each employment usage and the accessibility if an area by public transport and other sustainable modes.

4.3 Urban Design Supplementary Planning Document (adopted October 2016)

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The Urban Design SPD is a non-statutory document which supplements the policies of the Local Plan and is applicable to this application. It includes new Crawley Borough Parking Standards, but there is no specific requirement for a hair and beauty salon (sui generis use).

PLANNING CONSIDERATIONS:-

- 5.1 The main planning considerations in the determination of this application are:
- The principle of the proposed change of use.
 - The impact on the design and appearance of the building and the surrounding area.
 - The impact on neighbouring properties.
 - The impact from noise and odours.
 - The impact on parking arrangements.
 - Sustainability.
 - Flooding.

The principle of the proposed change of use

- 5.2 The unit at 196 Three Bridges Road is situated in an area characterised by a mix of residential, retail, hot food takeaway and other commercial uses that have operated in this part of Three Bridges Road for a number of years. The application unit is not situated in a designated neighbourhood centre, which is Gales Drive for the Three Bridges area, and therefore Local Plan policy EC8 does not apply. The proposed hair and beauty salon also does not fall within the NPPF definition of a main town centre use, and the sequential test (Local Plan policy EC7) does not therefore apply in this instance.
- 5.3 The application unit for a substantial number of years operated commercially as a bank, before becoming vacant. The proposal would return the unit back to commercial use as a hair and beauty salon, which would support the economy and create employment. There is no policy objection to the proposal. Furthermore, the application would not result in any increase in the amount of commercial floorspace and the proposed operation is not of a scale that would give rise to concerns of an unacceptable impact on the vitality and viability of the area or Town Centre. Concerns raised by objectors regarding the impacts on local businesses and the number of hair and beauty salons nearby are not planning matters. They are private commercial matters for the market to resolve.
- 5.4 Overall, the proposal responds positively to NPPF requirements to support economic growth and is consistent with the economic requirements of the Local Plan, despite the objections raised in regard to use as a hair and beauty salon. It would therefore comply with the Policy EC1 of the Local Plan 2015-2030 and the relevant paragraphs of the NPPF.

The impact on the character of the building, streetscene and surrounding area

- 5.5 The proposal does not involve any external alterations to the building therefore the proposed development is not considered to have a detrimental impact on the general character of the area. The reuse of this vacant building would have a positive impact.

The impact on neighbouring properties

- 5.6 The proposed development does not involve any alterations to the building, therefore the proposal is not considered to have an impact on neighbouring amenity by way of loss of privacy, outlook or being overbearing from any built form. The change of use however does have the potential to affect amenity from noise and odours, which are considered below.

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The impact from noise and odours

- 5.7 The proposed development requires the installation of a ventilation system to remove respiratory irritants which include volatile organic compounds and dust, for the purposes of protecting the health, safety and welfare of people applying and receiving treatments.
- 5.8 The Environmental Health Team was consulted and raised no objection in principle to the above development, but recommends that a condition is placed on any permission requiring that any abatement equipment, external plant and ductwork required for local exhaust ventilation serving the premises is subject to the prior approval of the Local Planning Authority. The system would be expected to protect neighbours from odours and noise.
- 5.9 The proposal would accord with policy CH3 of the Crawley Borough Local Plan (2015-2030) and the guidance contained within the Urban Design SPD in relation to neighbouring amenity, subject to a condition requiring the installation of a ventilation system to address noise and odours.

The impact on parking arrangements

- 5.10 There are no specific parking standards for the proposed mixed use hair and beauty salon (sui generis). However, the most closely identifiable use class within the Urban Design SPD would be Non-Food Retail (A1) which includes a hairdressing use. The standard for that use is 1 car parking space per 20 square metres of floorspace. This equates to a total requirement of 9 off-street car parking spaces. The previous A2 bank use would have also attracted customers to the premises. The standard for an A2 use is 1 space per 30 square metres, so the bank would have needed 6 spaces.
- 5.11 There is provision for two car parking spaces on site to the rear. The application site cannot meet the adopted parking standards as there is no more space available on site to provide further car parking. However, there are a total of 23 public car parking spaces in the immediate vicinity and the site is situated in a highly sustainable location, being located in a residential area and very close to Three Bridges railway station and a large taxi rank. Furthermore, well connected bus routes pass through Three Bridges Road and nearby Haslett Avenue East. Therefore, given the previous A2 use, existing public parking available for use and the site's sustainable location, the proposed change of use is considered acceptable in parking terms.
- 5.12 The site access would lead to the two parking spaces to the rear. The Local Highway Authority has considered the proposed change of use and does not consider that the proposal would result in a material intensification of use of the access. Therefore, the proposed change of use would not have a 'severe' impact on the operation of the highway network as the current access has sufficient visibility and will be unaffected by the proposed change of use.
- 5.13 The proposal is therefore considered acceptable in this regard and would comply with the relevant Local Plan policies and the relevant paragraphs of the NPPF.

Sustainability

- 5.14 According to Policy ENV6, proposals for new non-domestic buildings should achieve BREEAM Excellent (for water and energy credits) where technically and financially viable in order to maximise water, carbon and energy efficiency. As a change of use of over 100sqm of internal floorspace, this proposal triggers the requirement of Local Plan Policy ENV6 to submit a sustainability statement.

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- 5.15 A sustainability statement has been provided and advises that the proposed development will incorporate energy efficient light fittings and appliances where appropriate and the installation of new water fittings to meet up to date standards on water consumption, thereby reducing water stress. Furthermore, the applicant is also considering the possibility of sourcing energy from a green energy provider.
- 5.16 The Forward Planning Team has been consulted and consider that the approach detailed in the 'Sustainability & Energy Statement' dated 12th March 2019 as summarised above is acceptable subject to conditions to ensure its implementation.

Flooding

- 5.17 The application site falls within an area identified as Flood Zone 3. The application is purely for the change of use of the premises with no intended construction works. The proposed use would be classed as 'less vulnerable' according to the Environment Agency's Flood Risk Vulnerability Classification therefore, the risk of flooding is not considered to have an impact on the proposed change of use. Furthermore, the Environment Agency has carried out a number of works as part of the Upper Mole Flood Alleviation Scheme aimed at reducing the risk of flooding in this area.
- 5.18 The Council's Drainage Officer was consulted on this application and makes the following comments:

"I concur with the statement within their FRA that whilst the site falls within Flood Zone 3, this application is purely for the Change of Use of the premises with no intended construction works. Furthermore, the intended use is deemed to be 'less vulnerable' in the Environment Agency's Flood Risk Vulnerability Classification. As such, it is determined that the proposals will have no impact on the risk of flooding in this, or any other location. Additionally, the Environment Agency has carried out a number of works as part of the Upper Mole Flood Alleviation Scheme which is aimed at reducing the risk of flooding in this location. Consequently I have no objections from a Drainage & Flood Alleviation perspective".

- 5.19 The proposal is therefore considered acceptable in this regard and would comply with the relevant Local Plan policies and the relevant paragraphs of the NPPF.

CONCLUSIONS:-

- 6.1 In conclusion, it is considered that the principle of the change of use to a hair and beauty salon (sui generis) use is acceptable and would not have any detrimental impact on the vitality and viability of the area, sustainability or flooding. In respect of parking arrangements, it is noted that the proposal does not comply with the adopted parking standards. However, given the existing commercial A2 use of the site, the public parking within the vicinity and the sustainable location, the situation is considered acceptable. Furthermore, the proposal is not considered likely to result in a material intensification of use of the access and would therefore not have a 'severe' impact on the operation of the highway network. In respect to neighbouring amenity, the proposal does not involve the external alteration of the building, but a condition is recommended requiring any abatement equipment, external plant and ductwork required for local exhaust ventilation serving the premises to be subject to the prior approval of the local planning authority. The proposal is therefore considered to accord with the policies outlined in the NPPF (2019), the Crawley Borough Local Plan (2015-2030) and the Urban Design SPD (2016).

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RECOMMENDATION RE: CR/2019/0111/FUL

PERMIT subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
REASON: To comply with Section 91 of the Town & Country Planning Act 1990.
2. The development hereby permitted shall not be carried out other than in accordance with the approved plans as listed below save as varied by the conditions hereafter:
(Drawing numbers to be added)
REASON: For the avoidance of doubt and in the interests of proper planning.
3. The use hereby permitted shall not be commenced unless and until details of the extraction system have been submitted to and approved in writing by the Local Planning Authority and fully implemented in accordance with the approved details. The submitted details shall include specifications of the equipment to be installed, the termination point of the flue, the elements incorporated to arrest odours, the elements designed to minimise noise and an ongoing schedule of maintenance. Thereafter the extraction system shall be maintained in accordance with the schedule. The extraction system be switched off at all times that the premises is not open or occupied.
REASON: In order to mitigate and reduce to a minimum the adverse impacts of odours and noise on the health and quality of life of sensitive receptors in accordance with policies CH3, ENV10 and ENV11 of the Crawley Borough Local Plan 2015-2030.
4. Prior to the installation of new showers, sinks and other water consuming components within the building, details of their water consumption levels shall be submitted to and approved in writing by the Local Planning Authority. The components shall subsequently be installed in accordance with the approved details.
REASON: To help address water stress in Crawley in the interests of sustainability and in accordance with policies ENV6 and ENV9 of the Crawley Borough Local Plan 2015-2030
5. Prior to the first occupation of the premises as a beauty salon, details of the energy efficiency and carbon reduction measures shall be submitted to and approved in writing by the Local Planning Authority. The components shall subsequently be installed in accordance with the approved details prior to first occupation.
REASON: In the interests of environmental sustainability in accordance with policy ENV6 of the Crawley Borough Local Plan 2015-2030
6. The two dedicated car parking spaces, associated with this application, shall be provided and maintained at all times and shall not be used for any purpose other than the parking of vehicles.
REASON: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with policies CH3 and IN4 of the Crawley Borough Local Plan 2015-2030.

INFORMATIVE

1. The applicant is advised that the Local Planning Authority considers that the details submitted to comply with condition 4 of this consent should, where feasible, demonstrate that the water consumption levels of new components fitted within the building should achieve the performance levels under column 3 of the following table:
http://www.breeam.com/NC2018/#08_water/wat01_nc_a.htm#Water_efficient_consumption_levels_by_component_type

NPPF Statement

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning

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permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

This decision has been taken in accordance with the requirement in the National Planning Policy Framework, as set out in article 35, of the Town and Country Planning (Development Management Procedure) Order 2015.

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ArcGIS Web Map



Crawley Borough Council
Town Hall, The Boulevard,
Crawley, West Sussex,
RH10 1UZ
Tel: 01293 438000

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CRAWLEY BOROUGH COUNCIL
PLANNING COMMITTEE – 4 June 2019
REPORT NO: PES/320(c)

REFERENCE NO: CR/2019/0165/NCC

LOCATION: [METRO BANK, 25 - 29 QUEENS SQUARE, NORTHGATE, CRAWLEY](#)
WARD: Northgate & West Green
PROPOSAL: REMOVAL OF CONDITION 2 ON CR/2018/0236/FUL REQUIRING ALTERATIONS TO GLAZING BARS AND FENESTRATION WITHIN 4 MONTHS OF THE DATE OF THE PLANNING PERMISSION

TARGET DECISION DATE: 28 May 2019

CASE OFFICER: Mrs J. McPherson

APPLICANTS NAME: Metro Bank PLC
AGENTS NAME: Mr Samuel Elliott

PLANS & DRAWINGS CONSIDERED:

ES0.0, Site Location Plan
ES0.0.1, Block Plan
A3.2, Current/Existing Elevation (The Martlets)
E3.0, Elevation As Permitted & To Be Implemented by Condition 2 of CR/2018/0236/FUL (Queens Square)
A3.4, Current/Existing Elevation (Overall Elevations)
A3.1, Current/Existing Elevation (Truncated Corner Towards Queens Square)
E3.2, Elevation As Permitted & To Be Implemented by Condition 2 of CR/2018/0236/FUL (The Martlets)
E3.4, Elevation As Permitted & To Be Implemented by Condition 2 of CR/2018/0236/FUL (Overall Elevations)
E3.1, Elevation As Permitted & To Be Implemented by Condition 2 of CR/2018/0236/FUL (Truncated Corner Towards Queens Square)
A3.0, Current/Existing Elevation (Queens Square)

CONSULTEE NOTIFICATIONS & RESPONSES:-

None.

NEIGHBOUR NOTIFICATIONS:-

The application was publicised by a site notice

RESPONSES RECEIVED:-

None.

REASON FOR REPORTING TO COMMITTEE:-

The application has been called in by Councillor Guidera

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THE APPLICATION SITE:-

- 1.1 The application site is MetroBank which occupies a prominent corner location on the southern side of Queens Square and the western side of The Martletts. The unit is two storey in scale and has a shop frontage onto both The Martletts and Queens Square, with its entrance located on the corner.
- 1.2 The site is located within the town centre and within the primary shopping area and forms part of the historic New Town development. Queens Square has recently been subject to major investment and environmental improvements with works completed in Autumn 2017 for re-paving and public realm improvements.
- 1.3 The site is located within the Town Centre and the Primary Shopping Area.

THE PROPOSED DEVELOPMENT:-

- 2.1 The application seeks the removal of condition 2 from planning permission CR/2018/0236/FUL which was granted on 5th November 2018 for the: *REDESIGN AND RECONSTRUCTION OF THE BUILDING FACADE INCLUDING NEW SHOPFRONT, REVISED ENTRANCE AND INSTALLATION OF 2 ATM MACHINES (PART RETROSPECTIVE APPLICATION) (AMENDED DESCRIPTION)*
- 2.2 Condition 2 on the permission reads:
The glazing details including the glazing bars on the fenestration above and below the fascia signage as shown on the approved plans shall be installed within 4 months of the date of this permission.
REASON: In order to control the development detail in the interest of the visual amenity and to ensure that the development accords with policies CH2 and CH3 of the Crawley Borough Local Plan 2015-2030 and the guidance in the Urban Design SPD.
- 2.3 The applicant states that while the principle of the approach was agreed with (Planning) Officers prior to planning permission being granted, they have since been reviewing the options about how this can be achieved and weighing up the practical aspects of the disruption in implementing these alterations and the cost versus the alternative solutions. The applicant states that the building is of a high standard and contemporary design and is considered appropriate from a design perspective and is not out of place or out of character. Furthermore, they consider there is no explicit policy requirement for the glazing to be amended and therefore the glazing installed does not conflict with policy. They are seeking to leave the shopfront in its current design (as installed).

PLANNING HISTORY:-

- 3.1 The application site has an extensive planning history. The key applications are set out below.
- 3.2 In respect of occupier MetroBank:
 - CR/2018/0236/FUL - Redesign and reconstruction of the building facade including new shopfront, revised entrance and installation of 2 ATM machines (Part retrospective application) (Amended description) - Permitted 5th November 2018 (subject to conditions).
 - CR/2018/2037/ADV - Installation of 2 x high level pin mounted entrance fascia signs, 2 x fascia signs (in the glazing bays), 2 x 'Open 7 days' signs (in the glazing bays), 2 x projecting signs and 2 x ATM signs (all signs internally illuminated) (Amended Description) - Split Decision. An appeal was lodged against the refusal of the Projecting signs - these were Allowed on 2nd May 2019.
 - CR/2017/0920/ADV - ADVERTISEMENT CONSENT FOR FASCIA SIGNS, PIN-MOUNTED SIGNS, LOGO DOOR HANDLE SIGNS, 'OPEN 7 DAYS PER WEEK' SIGNS AND ATM'S. - WITHDRAWN
 - CR/2017/0919/FUL - INSTALLATION OF NEW SHOPFRONT AND ALTERATIONS TO INCLUDE REDESIGN OF BUILDING FACADE. - WITHDRAWN

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- 3.3 In respect of previous occupier Diechmann Shoes the following alterations:
- CR/2011/0469/FUL - ERECTION OF A NEW SHOPFRONT - PERMITTED AND IMPLEMENTED
 - CR/2011/0468/ADV - ERECTION OF 1 X FASCIA SIGN AND 2 X PROJECTING SIGNS (ALL INTERNALLY ILLUMINATED) - CONSENTED AND IMPLEMENTED
- 3.4 The original 'new town' building constructed as part of Queens Square was demolished and reconstructed under the following permission for a new occupier New Look:
- CR/1998/0241/FUL - ERECTION OF A NEW BUILDING TO BE USED FOR USE CLASS A1 (RETAIL) PURPOSES (GROUND AND FIRST FLOOR) WITH PART SECOND FLOOR STORAGE AND PLANT - Permitted and implemented

PLANNING POLICY:-

Crawley Borough Local Plan (2015-2030) (adopted December 2015)

- 4.1 The relevant policies include:
- Policy SD1: Presumption in Favour of Sustainable Development. In line with the planned approach to Crawley as a new town and the spatial patterns relating to the neighbourhood principles, when considering development proposals the council will take a positive approach to approving development which is sustainable.
 - Policy CH2: Principles of Good Urban Design in order to assist in the creation, retention or enhancement of successful places development proposals will be required to amongst other things - respond to and reinforce locally distinctive patterns of development and create public spaces and routes which are attractive, safe, uncluttered and which work effectively for all in society.
 - Policy CH3: Normal Requirements of All New Development states all proposals for development will be required to:
 - a) *"Be based on a thorough understanding of the significance and distinctiveness of the site and its immediate and wider context and demonstrate how attractive or important features which make a positive contribution to the area would be integrated, protected and enhanced"*.
 - b) *"Be of a high quality in terms of their urban, landscape and architectural design and relate sympathetically to their surroundings in terms of scale, density, height, massing, orientation, views, landscape, layout, details and materials....."*.Proposals must provide and retain a good standard of amenity for all nearby and future occupants of land and buildings; be able to meet its own operational requirements necessary for the safe and proper use of the site. Development proposals must adhere to any relevant supplementary planning guidance produced by the council.
 - Policy EC2 identifies the Town Centre as a main employment area which makes a significant contribution to the economy of the Borough.
 - Policy EC5: Primary Shopping Areas states that Crawley Town centre is a key retail destination of sub-regional significance. It states that ground floor proposals for A1, A2 and A3 uses will normally be permitted and the effective and efficient use of upper floors is encouraged.
 - Policy ENV6: Sustainable Design and Construction. All development, including the alteration and extension of existing buildings, should consider how it may achieve the sustainability objectives in relation to carbon. These include an active approach to energy consumption, utilisation of renewable and lower carbon technologies, minimising the amount of carbon emitted through the construction process. All development should also consider how it will tackle water stress and cope with future temperature extremes.

Town Centre Supplementary Planning Document (adopted October 2016)

- 4.2 The Town Centre SPD is a non-statutory document which explains in more detail policies EC2 and EC5 listed above. It emphasises that the primary shopping areas are the commercial focus of the town centre and the need for ground floor uses to support development that interacts positively with the street scene and encourages footfall. Queens Square is the daytime economic focus of the town centre. Active shop frontages are encouraged. Paragraph 4.8 states that in all cases

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“development should be planned and delivered in a manner that has regard to its individual design and operation, its interaction within the context and character of its immediate surrounds, and its wider contribution to the town centre as a whole”: The document signposts the Urban Design SPD for further detail in relation to design requirements.

Urban Design Supplementary Planning Document (adopted October 2016)

- 4.3 The Urban Design SPD is a non-statutory document which supplements the policies of the Local Plan and is applicable to this application in that it provides additional guidance on policies CH2 and CH3 referred to above. It contains guidance on the standards the Council expects for public design, advertisements and signs.

In particular, it states that:

- *Quality of the Public Realm - All development should create public spaces and routes that are attractive, safe, uncluttered and which work effectively for all in society, including disabled and elderly people - para 2.1*
Massing and Materials
- *Buildings, structures and surfaces within the urban realm should work harmoniously together and complement each other. All new elements with the urban realm should consider the scale and materiality within their immediate context, as well as the overall character of their setting - para 2.13*
- *Crawley has a very distinct material palette which defines its character. Bricks, concrete and render are the materials most commonly found in the borough, which seem to work successfully in creating a sense of place as well as an individual architectural character, though other materials can be used if appropriate for the site. Development proposals are, therefore encouraged to consider the material palette to create well designed and innovative buildings that work well in their context - para 2.18*
Retail Development and Shopfronts
- *Retail development should be inclusive and should be designed to best accommodate its customers' needs... - para 3.66*
- *Fascias should be designed in order to enhance the streetscape and building, rather than to just to advertise the premises. The proportions of the fasciae should be based on the character of the surrounding area and streetscape and the proportions on the building they sit within - para 3.68*
- *Fascia boards should not be too deep and should not project beyond the first floor - para 3.70*
- *...Account should be taken of the depth of fascias on adjoin and nearby properties. Fascias should, where possible, have a small projection above them, both decorative and functional. This will visually help define the boundary between the shopfront and the rest of the building and prevent water running down the face of the shopfront - para 3.71*
- *Stallrisers should be included as part of shopfront design and should be at least 300mm high. However height may vary depending on the style of the shopfront and the character and appearance of the nearby shopfronts. Contemporary shopfront designs, including shopfronts without stallrisers may be allowed when appropriate and justified. - para 3.73*
- *However, in the town centre, canopies are traditionally built in within the retail unit and is a feature that is characteristic of Crawley Town Centre. Any development within the town centre where a built canopy already exists would be encouraged to retain the canopy or provide an appropriately designed alternative solutions - para 3.77*

PLANNING CONSIDERATIONS:-

- 5.1 The key consideration in relation to this application relates to the design and appearance of the shopfront as installed and the reason it was considered necessary to impose condition 2 on the planning permission.

Background to the imposition of condition 2

- 5.2 Application CR/2018/0236/FUL was eventually approved in November 2018. During the course of the determination of the application there had been extensive discussions relating to the design between planning officers and the applicant, following the earlier withdrawal of a previous application for a remodelled shopfront. In the spirit of the NPPF, officers had been working with the applicant to find an acceptable solution and compromise which would be appropriate in the context

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of the street scene. By the time the application was determined, the works as installed and forming the subject of this application were substantially complete as the applicants had proceeded with their development at their risk.

- 5.3 The application granted planning permission for the complete redesign and reconstruction of the building façade comprising the removal of the existing building facades, removal of the circular corner feature from the top of the building, the removal of the canopy along the Queens Square frontage and reconstruction of the walls fronting Queens Square and The Martletts. The design increased the height of the ground floor shop windows and fascias on both The Martletts and the Queens Square frontage raising the fascia line on the building. Above each fascia, the shopfront has incorporated full height glazing.
- 5.4 Around each of the shop windows is cream rendered cladding which extends as 2 storey vertical columns and joins as a horizontal band above the 1st floor glazing. A brick parapet is introduced above the render. A small brise soleil is incorporated above the upper fascia line. The corner entrance to the unit is chamfered and incorporates a set of double glazed entrance doors. There is no fascia band on this elevation but two stainless steel bands following the fascia line. The frameless glazing is detailed with a stepped recessed stainless steel trim extending around the entrance glazing.
- 5.5 The shopfront as installed does not have the benefit of planning permission and is unauthorised. The glazing details currently in situ have invisible frames. However, the proposed design as agreed to be implemented is for alternative glazing with thicker horizontal and vertical glazing mullions in a stainless steel satin finish to the ground and first floor windows on the Queens Square and The Martletts frontages. The frameless chamfered corner entrance feature glazing is not proposed to be changed. Condition 2 was used to secure the implementation of the approved scheme.

The design and visual impact character of the streetscene

- 5.6 The MetroBank premises occupies a prominent corner location at the junction of Queens Square and The Martletts and visually relates in context to both streets being tied into the adjoining buildings and forming part of each frontage. The shopfront as installed is considered to have little reference to the surrounding new town architecture.
- 5.7 Queens Square was developed as an original part of the New Town shopping precinct and its architecture is characteristic of the period. The character of the Square is of 3 or 4 storey buildings (a ground floor retail unit with canopy and two or three floors above). There is strong horizontal emphasis to the design with the upper floors having a strong rhythm and being simply detailed using varied glazing pattern and materials. The character of the shop fronts, but especially the upper floors has a small glazing pattern defined with thicker framing, this in turn gives a more three dimensional and articulated façade. The strong fenestration pattern on the buildings around Queens Square gives the area its character and adds to the visual interest of the buildings, in particular the upper floors. There is also a strong horizontal emphasis to the architecture of the Square achieved through the fenestration pattern, the canopies and other detailing on the buildings.
- 5.8 On the application site, the previous Deichmann frontage which itself was a replacement for the original new town building, sought in its design to at least retain the shopfront proportions, horizontal emphasis and window sizes/ detailing of its New Town predecessor. It also maintained a consistent shopfront and fascia height with its immediately adjoining neighbours onto both Queens Square and The Martletts frontages.
- 5.9 The Pavilions is more recent addition to the Square but, while obviously of a different period has kept the themes of the new town architecture in its design. The shopfronts while higher than the new town shop units, retain a consistent fascia line which reinforces horizontal design character in the square. Above the fascias, a distinctive horizontal and vertical pattern has been achieved with the upper glazing with strong window frame detailing breaking up the extent of glazing and giving depth and definition to the frontage.

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- 5.10 Decathlon on the eastern side of the square is perhaps the exception to this design approach but was intended to look different (having originally been designed as a department store). Notwithstanding this, the building also has a strong fenestration pattern characteristic of the buildings in the Square with a strong horizontal emphasis and varied framing pattern including smaller glazing panels.
- 5.11 The Martletts frontage is less cohesive in design along its length with some remodelling of the shopfronts permitted more recently towards County Mall. However, the MetroBank part of this frontage is relatively intact with shops having a consistent fascia line with more varied window and brick detailing above.
- 5.12 It is considered that the architectural characteristics described above give Queens Square and The Martletts their character and help define the architectural quality of this part of Crawley Town Centre. The amendments agreed with the applicant and required by Condition 2 seek to mitigate the impact of the current shopfront as installed and reinforce these important visual characteristics which are absent from the glazing.

The harm with the shopfront as installed

- 5.13 The officer recommendation to approve the shopfront under application CR/2018/0236/FUL with the imposition of condition 2 was an 'on balance decision' as there were concerns about the overall design within the context of Queens Square and The Martletts given the visually prominent location of the building. While it was understood that MetroBank wanted a prominent and modern frontage, its shopfront as installed is considered to have had little reference to the surrounding New Town architecture having removed the canopies, increased the fascia height, increased the expanse of glazing and resulted in the total dominance of a glass frontage.
- 5.14 In determining the application (CR/2018/0236/FUL), officers considered that the increase in fascia height on the shopfront introduced a discordant horizontal emphasis onto both street frontages when viewed alongside the adjoining shop units. However, it was accepted that there are some units within Queens Square (notably the Pavilions) which have a higher fascia height with which the shopfront would be visually consistent (when viewed within this context from some angles of Queens Square). It was therefore considered that a limited precedent had been established for higher fascias on new developments and on corner sites which, it was considered made the possibility of a higher fascia acceptable for this shopfront. However, in order to run with this approach officers considered it was vital that the detailing and design of the shopfront with a higher fascia band was of a high quality and acknowledged its immediate context and in particular the scale and character of the buildings it is attached to and wider architectural New Town character of Queens Square.
- 5.15 The current glazing at ground and first floor level on the windows directly facing The Martletts and Queens Square comprises large plate glass windows with invisible framing. These are considered unacceptable as they result in a considerable expanse of flush and featureless glazing which is considered to be incompatible with the fenestration detailing found in both Queens Square and The Martletts. The glazing is considered to represent an incongruous and alien addition within the street scene. The glazing as installed appears out of context with its surroundings having a featureless and flush profile, where the character of the other shopfronts and upper floors has a much smaller glazing pattern defined with thicker framing, this in turn giving a more three dimensional and articulated façade. The strong fenestration pattern on the buildings around Queens Square gives the space its design character and adds to the visual interest of the buildings in particular the upper floors. There is also a strong horizontal emphasis to the architecture of the square achieved through the fenestration pattern, the canopies and other detailing on the buildings. Officers consider that the design as installed is incongruous with the square and would be contrary to the guidance in policies CH2 and CH3 of the Local Plan and the Urban Design SPD.

The works required by condition 2

- 5.16 Condition 2 as agreed with the applicant requires the amendment of the fenestration of the upper and lower windows on both The Martletts and Queens Square elevations. The changes to the glazing details required by condition 2 are explained in more detail below.

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- 5.17 The introduction of visible thicker grey glazing bars horizontally and vertically are proposed to break up the windows and intended to reinforce a stronger visual link to the adjoining units while retaining the higher fascia band. This is intended to give visual consistency to the upper and ground floors of the unit and again introduce a stronger horizontal emphasis. The smaller panes at ground floor level are more visually consistent with the retail frontages in the immediate vicinity.
- 5.18 At ground floor level a grey horizontal glazing bar is to be introduced to the windows which aligns with the existing fascia height of the adjoining retail units (the former canopy line). It is considered that this would help visually reference the scale and proportions of the neighbouring units and introduce a horizontal emphasis to the shopfront and bring a horizontal feature on the shopfront back in line with the existing adjoining shopfront fascia bands. The additional glazing bar would mitigate the current discordant step between the new frontage fascia and the existing fascia which visually jars with the neighbouring shops.
- 5.19 At 1st floor the fenestration pattern is proposed to be altered to considerably reduce the size of the window panes to ensure that the building would appear more visually consistent with the first floor of other properties in Queens Square and along the northern part of The Martletts. The alteration adopts a similar design approach to that adopted on the Pavilions. It is considered that the flush plate glass windows as installed are visually harmful to the character of the area and are an incongruous feature in the locality, the smooth glazing finish, invisible framing and resultant scale of each window panes appears out of character with surrounding buildings and the extent of glazing completely dominates the scale and proportions of the buildings on both frontages (particularly the adjoining neighbour on The Martletts elevation which it abuts).
- 5.20 It is considered that with these agreed alterations to the fenestration of the shopfront design would be more in keeping with the character and appearance of Queens Square and The Martletts and reduce the visual prominence of the building which, as currently installed with such large expanses of glass, appears completely out of character with its surroundings. The amendments required by condition 2, were the result of negotiation with the applicant, a positive approach to approving development by the Local Planning Authority and are considered to give the development more visual cohesion with the surrounding area and the smaller proportions of the glazing would work better in the context of the site and mitigate the scale larger scale and proportions on the building introduced with the higher fascia.

Other Matters

- 5.21 The applicants have stated in support of their proposal that they consider that, as there is not any explicit policy requirement for the glazing to be amended, the design as installed is not in conflict with policy. The Urban Design SPD clearly cannot cover every aspect of design in every situation. However, the relevant elements of the SPD in relation to this application are quoted in paragraph 4.3 of this report. This guidance explains that new buildings and structures should work harmoniously together and complement each other, new elements of design should consider their immediate context and setting and features such as fascias and shopfronts should be designed to enhance the surrounding area. Detailing matters such as the glazing and fenestration patterns is an integral part of the building design and a shopfront / fascia would not function efficiently without these design components. The changes required by condition 2 are integral to the design of the building as a whole for which the Local Plan policies and SPD require to be of high quality and in context and character with their surroundings. These policies as listed are therefore directly relevant to the design of the shopfront and the alterations required by the condition and there is no change in policy circumstances since the permission was issued.
- 5.22 The cost and inconvenience of carrying out the alterations is not a planning consideration.

CONCLUSIONS:-

- 6.1 For the reasons explained above it is considered that the design as installed and as proposed to be retained is in conflict with the development plan and is harmful to the character of the street scene. The alterations negotiated by officers, agreed by the applicant and subsequently required by

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condition 2 are considered appropriate for the reasons set out above and meet the relevant tests set out in Paragraph 55 of the NPPF. Furthermore, the applicants have not provided any planning reasons why this condition should be varied.

RECOMMENDATION RE: CR/2019/0165/NCC -

REFUSE - for the following reason:

1. The design detailing and proportions of the shopfront glazing, framing detail and fenestration pattern as currently installed fails to respect the character and appearance of the original New Town shopping area and is visually incompatible and incongruous with its surroundings causing harm to the street scene in The Martletts and Queens Square. The proposal therefore conflicts with policies CH2 and CH3 of the Crawley Borough Local Plan 2015-2030 and the guidance in the Urban Design SPD.

NPPF Statement

1. In determining this planning application, the Local Planning Authority assessed the proposal against all material considerations and has worked with the applicant in a positive and proactive manner based on seeking solutions where possible and required, by:

Informing the applicant of identified issues that are so fundamental that it would not be possible to negotiate a satisfactory way forward due to the harm that has been caused.

This decision has been taken in accordance with the requirement in the National Planning Policy Framework, as set out in article 35, of the Town and Country Planning (Development Management Procedure) Order 2015.

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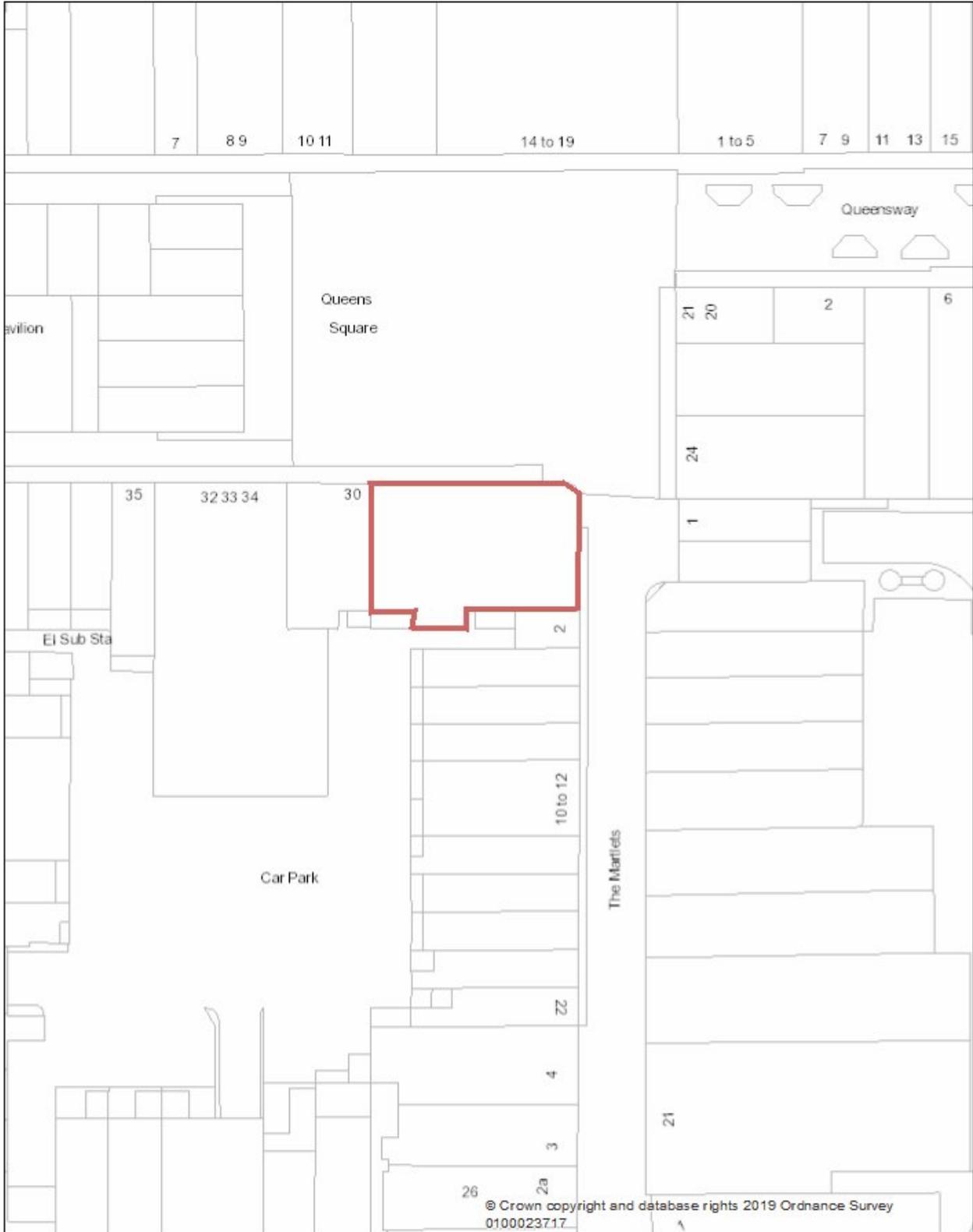


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Agenda Item 8

RAWLEY BOROUGH COUNCIL
PLANNING COMMITTEE - 4 June 2019
REPORT NO: PES/320(d)

REFERENCE NO: CR/2019/0209/TPO

LOCATION: [FAIRFIELD HOUSE, WEST GREEN DRIVE, WEST GREEN, CRAWLEY](#)
WARD: Northgate & West Green
PROPOSAL: PRUNE BACK BRANCHES OVERHANGING FOOTPATH BY 1.5 METRES TO APPROPRIATE GROWTH POINTS (AMENDED DESCRIPTION)

TARGET DECISION DATE: 27 May 2019

CASE OFFICER: Mr R. Spurrell

APPLICANTS NAME: Crawley Borough Council

AGENTS NAME:

REASON FOR REPORTING TO COMMITTEE:-

This is a Crawley Borough Council application.

PLANNING HISTORY:-

TPO REF: 16.12.15, TPO NUM: A1

PLANNING POLICY:-

This application must be considered in the context of Part VIII of the Town and Country Planning Act 1990 and The Town and Country Planning (Tree Preservation) (England) Regulation 2012.

National Planning Practice Guidance – Tree Preservation Orders and trees in conservation areas.

The Council's Green Infrastructure Supplementary Planning Document (2016) is a non-statutory document.

PLANNING CONSIDERATIONS:-

The determining issues in this application are the effect of the proposal on the health, character and appearance of the trees and the level of amenity that they provide within the surrounding area.

Contribution to public visual amenity	Good – The trees group value forms an important screen between the houses in Sunnymead and Fairfield House flatted development.
Estimated remaining contribution	100+ years
Are works justified?	Yes

The trees are located adjacent to the footpath that runs between 88 Sunnymead and Fairfield House. The trees in this area are a mix of species including, but not limited to, Hazel, Ash and Cherry. The trees form an important screen between Sunnymead and the relatively new development of Fairfield House. The trees are overhanging the footpath and the pruning back is sought to give adequate clearance and allow easy use of the footpath. The works are not expected to negatively impact upon this screening as the

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resultant retained canopies of the trees would remain a significant feature. The works will have a negligible impact on tree health and are therefore considered to be justified.

RECOMMENDATION RE: CR/2019/0209/TPO

Consent – subject to the following conditions:

1. This consent is valid for a period of two years from the date of this notice and shall only be carried out once.
REASON: To enable the Local Planning Authority to control the works in the interests of good tree management in accordance with Regulation 17 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012.
2. All works should be carried out in accordance with BS3998: 2010 'Tree Work Recommendations'.
REASON: In the interests of visual amenity and to ensure the continuing health of the tree(s) in accordance with The Town & Country Planning (Tree Preservation) (England) Regulations 2012.

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CRAWLEY BOROUGH COUNCIL
PLANNING COMMITTEE - 4 June 2019
REPORT NO: PES/320(e)

REFERENCE NO: CR/2019/0211/TPO

LOCATION: [MEMORIAL GARDENS, THE MARTLETS PLAY AREA REAR OF HALIFAX BANK, NORTHGATE, CRAWLEY](#)

WARD: Northgate & West Green

PROPOSAL: T1 OAK - FELL. REPLACE WITH LIME TREE

TARGET DECISION DATE: 16 May 2019

CASE OFFICER: Mr R. Spurrell

APPLICANTS NAME: Crawley Borough Council

AGENTS NAME:

PLANS & DRAWINGS CONSIDERED:

PUBLICITY:-

A site notice was displayed.

REPLIES RECEIVED:-

Three objections have been received from members of the public objecting to the proposed works for the following reasons:

- The tree is being felled for 'financial gain'
- Removal of the tree will have a negative impact on amenity and wildlife

REASON FOR REPORTING TO COMMITTEE:-

Crawley Borough Council is the applicant.

PLANNING HISTORY:-

NONE

PLANNING POLICY:-

TPO REF: 16.06.19, TPO NUM: T2

This application must be considered in the context of Part VIII of the Town and Country Planning Act 1990 and The Town and Country Planning (Tree Preservation) (England) Regulation 2012.

National Planning Practice Guidance – Tree Preservation Orders and trees in conservation areas.

The Council's Green Infrastructure Supplementary Planning Document (2016) is a non-statutory document.

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PLANNING CONSIDERATIONS:-

The determining issues in this application are the effect of the proposal on the health, character and appearance of the tree and the level of amenity that it provides within the surrounding area.

Contribution to public visual amenity	Good – The mature Oak forms part of the line of trees that runs along the southern boundary of Memorial Gardens and partially screen County Mall from views from the north.
Estimated remaining contribution	Less than 10 years
Are works justified?	Yes

The tree is located in the south west corner of Memorial Gardens adjacent to the play area. The tree appears to be infected with some sort of canker, (possibly Hypoxylon Canker), which is causing the bark and cambium to die (bark and cambium necrosis). This will be likely to lead to crown dieback and the decline of the tree. It should be noted that Hypoxylon Canker tends to infect trees that are already stressed and in decline and is therefore an indicator that the tree is in poor health. The infection would be likely to accelerate the trees decline. The tree also has a cavity which extends beneath the entire base and the buttress roots also appear to be compromised. Due to the tree being located in a well used public area, it is considered justified to remove the tree for safety reasons and for it to be replaced.

It is considered acceptable to replace the Oak with a Lime tree, as this would extend what is an existing line of Lime trees that run along this southern boundary of Memorial Gardens to its western boundary and in time would provide amenity to compensate for the tree to be removed.

RECOMMENDATION RE: CR/2019/0211/TPO

Consent – subject to the following conditions:

1. This consent is valid for a period of two years from the date of this notice and shall only be carried out once.
REASON: To enable the Local Planning Authority to control the works in the interests of good tree management in accordance with Regulation 17 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012.
2. All works should be carried out in accordance with BS3998: 2010 'Tree Work Recommendations'.
REASON: In the interests of visual amenity and to ensure the continuing health of the tree(s) in accordance with The Town & Country Planning (Tree Preservation) (England) Regulations 2012.
3. Within 12 months of the felling of the tree, the owner of the land shall plant a Lime tree, at a location as close to the felled tree as practical. The tree shall be not less than nursery standard size and conform to British Standard 3936: Nursery Stock Specification. In the event that the tree dies within five years following such planting, it shall be replaced with a similar tree in a similar position during the next planting season.
REASON: In the interests of the amenity of environment of the locality in accordance with The Town & Country Planning (Tree Preservation) (England) Regulations 2012.

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