

## Crawley Borough Council

### Planning Committee

Agenda for the **Planning Committee** which will be held in **Committee Room A & B - Town Hall**, on **Monday, 22 July 2019** at **7.30 pm**

Nightline Telephone No. 07881 500 227



**Head of Legal, Democracy and HR**

Membership:  
Councillors

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

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Published 12 July 2019

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Switchboard: 01293 438000  
Main fax: 01293 511803  
Minicom: 01293 405202 DX:  
57139 Crawley 1  
[www.crawley.gov.uk](http://www.crawley.gov.uk)

Town Hall  
The Boulevard  
Crawley  
West Sussex  
RH10 1UZ

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

## Part A Business (Open to the Public)

	<b>Pages</b>
<b>1. Apologies for Absence</b>	
<b>2. Disclosures of Interest</b>	
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.	
<b>3. Lobbying Declarations</b>	
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.	
<b>4. Minutes</b>	5 - 10
To approve as a correct record the minutes of the Planning Committee held on 4 June 2019.	
<b>5. Planning Application CR/2019/0153/FUL - Evergreens Hostel, High Street, Crawley</b>	11 - 16
Three Bridges	
To consider report PES/322 (a) of the Head of Economy and Planning.	
<b>RECOMMENDATION to PERMIT.</b>	
<b>6. Planning Application CR2019/0286/TPO - Tree Adjacent to 2 Tintern Road, Gossops Green, Crawley</b>	17 - 20
Gossops Green & North East Broadfield	
To consider report PES/322 (b) of the Head of Economy and Planning.	
<b>RECOMMENDATION to CONSENT.</b>	

			<b>Pages</b>
<b>7.</b>	<b>Planning Application CR/2019/0415/TPO - Land to Rear of 35 &amp; 35a Westfield Road, West Green, Crawley</b>	Northgate & West Green	21 - 24
	To consider report PES/322 (c) of the Head of Economy and Planning.		
	<b>RECOMMENDATION to CONSENT.</b>		
<b>8.</b>	<b>Section 106 Monies - Q3&amp;4 2018/19</b>		25 - 30
	To consider report PES/317 of the Head of Economy and Planning.		
<b>9.</b>	<b>Supplemental Agenda</b>		
	Any urgent item(s) complying with Section 100(B) of the Local Government Act 1972.		

**With reference to planning applications, PLEASE NOTE:**

Background Paper:- Crawley Borough Local Plan 2015-2030

There are no pre-committee site visits for applications to be considered at this meeting.

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## Crawley Borough Council

### Minutes of Planning Committee

Tuesday, 4 June 2019 at 7.30 pm

#### Councillors Present:

S Malik (Chair)

T McAleney (Vice-Chair)

A Belben, F Guidera, J Hart, K L Jaggard, J Purdy, P C Smith and G Thomas

#### Also in Attendance:

Councillors R G Burgess, B J Burgess and Millar-Smith

#### Officers Present:

Edwina Adefehinti	Legal Adviser
Roger Brownings	Democratic Services Officer
Jean McPherson	Group Manager (Development Management)
Clem Smith	Head of Economy and Planning
Hamish Walke	Principal Planning Officer

#### Apologies for Absence:

Councillors L M Ascough and I T Irvine

### 1. Disclosures of Interest

The following disclosures of interests were made:

Councillor	Item and Minute	Type and Nature of Disclosure
Councillor Guidera	CR/2019/0165/NCC Metro Bank, 25-29 Queens Square, Northgate, Crawley (Minute 6)	Personal Interest – Was a friend of a member of staff at the Bank.
Councillor Jaggard	CR//2019/0099/FUL 5 Houghton Road, Maidenbower, Crawley (Minute 4)	Personal and Prejudicial Interest – Councillor Jaggard left the meeting before consideration of this item and took no part in the discussion or voting on the item.

### 2. Lobbying Declarations

The following lobbying declarations were made by Councillors:-

Councillors Belben, Guidera and Jaggard had been lobbied regarding application CR/2019/0099/FUL.

Councillors Belben, Guidera, Hart, Jaggard, Malik, McAleney, Purdy, P C Smith and Thomas had been lobbied regarding application CR/2019/0165/NCC.

### **3. Minutes**

The minutes of the meeting of the Planning Committee held on 8 April 2019 were approved as a correct record and signed by the Chair.

### **4. Planning Application CR/2019/0099/FUL - 5 Houghton Road, Maidenbower, Crawley**

The Committee considered report PES/320 (a) of the Head of Economy and Planning which proposed as follows:

Retrospective planning application for the erection of a fence with a maximum height of 1.8m.

Councillors Belben, Guidera, Hart, Jaggard, Purdy and P C Smith declared they had visited the site.

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

Ms Claire Jackson (the daughter of the applicant) addressed the meeting in support of the application, whilst Councillor Millar-Smith (Ward Councillor for Maidenbower) addressed the meeting in objection to the application. Many of the objections raised reflected those detailed in the report, including the visual amenity and value to the streetscene, highway issues and impacts on wildlife.

The Committee then considered the application. The Committee discussed the issues arising, including the comments raised by the speakers. In response to issues raised, the Principal Planning Officer:

- Emphasised that the fence followed the same boundary line as the adjacent wall and was considered satisfactory given that it was abutting a natural boundary treatment. As a result, there was no adverse impact on the footpath.
- Explained that a new access through the pedestrian gate (which formed part of the fence) did not in itself require planning permission.
- Confirmed that the Highway Authority had no highway safety concerns regarding either the fence or the new pedestrian gate.
- Explained that the land enclosed by the fence was part of the residential property rather than being amenity land. 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 was not required.
- Advised that the former fir trees forming the 8M length hedge were not protected by a Tree Preservation Order.

In response to comments made by a Member, the Committee could see no merit in adding a further condition to the application to seek the fence to be painted, and continued to consider carefully the application information. The Committee voted unanimously to permit the application.

**RESOLVED**

**Permit**, subject to conditions set out in report PES/320 (a).

**5. Planning Application CR/2019/0111/FUL - 196 Three Bridges Road, Three Bridges, Crawley**

The Committee considered report PES/320 (b) of the Head of Economy and Planning which proposed as follows:

Change of use from A2 (financial and professional services) to sui generis (hair and beauty salon).

Councillors Belben, Jaggard, Purdy, P C Smith and Thomas declared they had visited the site.

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

Mr Tyler Wootton (the Applicant) addressed the meeting in support of the application. Councillors B J Burgess and R G Burgess (Ward Councillors for Three Bridges) also addressed the meeting. Whilst both suggested they could see no reason for permission not to be granted, Councillor R G Burgess asked that any conditions applying to the application, including that regarding ventilation, should be strict in their intention and be strictly enforced, with the Applicant not permitted in future to seek to modify a condition, whilst Councillor B J Burgess raised concerns which reflected those detailed in the report regarding parking.

The Committee then considered the application. The Committee discussed the issues arising, including the comments raised by the speakers. In response to issues raised, the Principal Planning Officer:

- Advised that the car park to the east of the area was not part of the application site.
- Confirmed the provision of two car parking spaces on site to the rear.
- Commented that given the existing commercial A2 use of the site, the public parking within the vicinity and the sustainable location, the provision for parking was considered acceptable.
- Explained that in terms of opening hours, there was no condition recommended, but suggested that the proposed salon would not be open so late as to cause any local disturbance.
- Emphasised that in terms of conditions, the Environmental Health Team had recommended that a condition be placed on a permission which would require that any abatement equipment, external plant and ductwork necessary for ventilation serving the premises, was subject to the prior approval of the Local Planning Authority.

The Committee continued to consider carefully the application information. The Committee voted unanimously to permit the application.

**RESOLVED**

**Permit**, subject to the conditions set out in report PES/320 (b).

**6. Planning Application CR/2019/0165/NCC - Metro Bank, 25-29 Queens Square, Northgate, Crawley**

The Committee considered report PES/320 (c) of the Head of Economy and Planning which proposed as follows:

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.

Councillors Belben, Guidera, Hart, Jaggard, P C Smith and Thomas declared they had visited the site.

The Group Manager (Development Management) provided a verbal summation of the application, whilst also providing the Committee with the following update:

The Applicant had provided further background information by way of a briefing paper, which it was understood had been circulated the previous day to all Members of the Committee, and in respect of which Members had raised a lobbying declaration earlier at this meeting.

Mr Calum Ewing then addressed the meeting in support of the application.

The Committee then considered the application. The Committee discussed the issues arising, including the comments raised by the speakers. In response to issues raised, the Group Manager (Development Management):

- Confirmed that the application site was not within a conservation area.
- Explained that should the Committee agree to refuse the application, the Applicant had the right to make an appeal against that decision.
- Indicated that if there was an appeal and this was allowed, this did not imply that the Local Planning Authority would be subject to costs. Costs were only awarded where a party had behaved unreasonably, and unnecessary costs were incurred in the appeal process.
- Commented that there were design policies which had not been adhered to by the Applicant, which necessitated Condition 2 and which it was felt could be defended on appeal.

With the Committee having considered the application further, and whilst some Members indicated their support for the application, others referred to the fact that the changes required by Condition 2 were integral to the design of the building as a whole for which the Local Plan policies and the Urban Design SPD required a high quality design and for this to be in context and character with the surroundings. These policies were therefore directly relevant to the design of the shopfront and the alterations required by the Condition and there had been no change in policy circumstances since the permission was issued. Whilst the economic benefits that the Bank brought to the town were recognised, it was felt only right to enforce Condition 2 as the Applicants had proceeded with the works at risk and originally agreed to the design changes.

Councillor Guidera moved that a recorded vote be taken on the recommendation in accordance with Council Procedure Rule 25.5, and in so doing the names of the Members voting for and against that motion (to refuse the application), along with any abstentions, were recorded as set out below:

**For the Motion (to refuse):**

Councillors Hart, Malik, McAleney, P C Smith and Thomas (5).



**Against the Motion (to refuse):**

Councillors A Belben, Guidera, Jaggard and Purdy (4).

**Abstentions:**

None.

The proposal (to refuse) was therefore CARRIED, and it was

**RESOLVED**

**Refuse**, for the reason set out in report PES/320 (c)

**7. Planning Application CR/2019/0209/TPO - Fairfield House, West Green Drive, West Green, Crawley**

The Committee considered report PES/320 (d) of the Head of Economy and Planning which proposed as follows:

Prune back branches overhanging footpath by 1.5 metres to appropriate growth points (amended description).

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

The Committee then considered the application.

**RESOLVED**

**Consent**, subject to the conditions set out in report PES/320 (d).

**8. Planning Application CR/2019/0211/TPO - Memorial Gardens, The Martlets Play Area, Rear of Halifax Bank, Northgate, Crawley**

The Committee considered report PES/320 (e) of the Head of Economy and Planning which proposed as follows:

T1 Oak - fell. Replace with Lime tree.

Councillor P C Smith declared he had visited the site.

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

The Committee then considered the application, and in response to issues raised the Group Manager (Development Management):

- Confirmed that the Oak would be replaced with a Lime tree, as this would extend what was an existing line of Lime trees that ran along the southern boundary of the Memorial Gardens to its western boundary.
- Indicated that Lime trees were a better species in this location.
- Suggested that in terms of the mechanics in replacing the Oak: the immediate area would be closed at the time of felling, tests would be made of the soil in

the area vacated, and the proposed Lime tree would be planted as soon as was possible at a location as close to the felled tree as practicable - Condition 3 refers.

**RESOLVED**

**Consent**, subject to the conditions set out in report PES/320 (e).

**9. Roger Brownings**

Following his recent announcement that he was soon to retire after 41 years at this Council, this was the last meeting to be attended by Roger, and as such the Chair on behalf of the Committee took this opportunity to thank Roger for all his committed and loyal service and wished him all the very best for his retirement.

**Closure of Meeting**

With the business of the Planning Committee concluded, the Chair declared the meeting closed at 9.03 pm

**Chair**

**REFERENCE NO: CR/2019/0153/FUL**

**LOCATION:** [EVERGREENS HOSTEL, HIGH STREET, CRAWLEY](#)

**WARD:** Three Bridges

**PROPOSAL:** PROPOSED DEMOLITION OF EXISTING SINGLE GARAGE BUILDING AND ATTACHED STORE STRUCTURE AND REPLACEMENT OF RESULTANT HARDSTAND AREA WITH POROUS TARMAC FOR SURFACE PARKING BAYS

**TARGET DECISION DATE:** 6 June 2019

**CASE OFFICER:** Mr H. Walke

**APPLICANTS NAME:** Crawley Borough Council

**AGENTS NAME:** Mr Neil Millbank

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**PLANS & DRAWINGS CONSIDERED:**

19/103/02, Existing And Proposed Elevations Including Location And Block Plans

19/103/01, Existing And Proposed Site Plans

**CONSULTEE NOTIFICATIONS & RESPONSES:-**

- |    |                                     |                                   |
|----|-------------------------------------|-----------------------------------|
| 1. | WSCC Highways                       | No objection                      |
| 2. | CBC Property Division               | No objection                      |
| 3. | CBC Planning Arboricultural Officer | No objection subject to condition |
| 4. | Archaeology Officer                 | No objection                      |

**NEIGHBOUR NOTIFICATIONS:-**

Anthony Morris Solicitors Part Ground and First Floors, 49 High Street;

ASK, 49-51 High Street;

The Hive Ground Floor, 53 High Street;

Flat, St Johns Hall, High Street;

First and Second Floors, 53A High Street;

St Johns Hall, High Street;

Herb Lee, 53A High Street.

**RESPONSES RECEIVED:-**

None received

**REASON FOR REPORTING TO COMMITTEE:-**

Crawley Borough Council is the applicant.

**THE APPLICATION SITE:-**

- 1.1 The site contains the Council owned Evergreens Hostel, situated between Cross Keys, Church Walk and High Street. Vehicular access to the site is from the High Street to the north of No. 51. This leads to a small car park beside Evergreens Hostel. There is a second, separate timber gated

access from Cross Keys leading onto the lawn to the east of the hostel. This secondary access was created during construction works to Church Walk and is not in active use.

- 1.2 To the north-east of the main hostel building is a detached, flat roofed garage/store. There is a garage door on both the front and rear elevations. A substantial Lime tree lies to the east of the garage and there are a number of other trees on the site, including some along the northern boundary. The site is significantly enclosed by its boundary walls and fences and also has limited visibility from the surrounding area due to its location behind other buildings.
- 1.3 The site lies within the High Street conservation area and within an Archaeological Notification Area. St John the Baptist's Church to the south east and Nos. 49-51 High Street to the west are listed buildings. A beech tree to the east of the site (on the church hall site) is the subject of a Tree Preservation Order. Church Walk to the south is a public right of way. The car park site to the north is shown on Council records as potentially contaminated land.

### **THE PROPOSED DEVELOPMENT:-**

- 2.1 The proposal is to demolish the existing garage/store, which is structurally defective. The garage would be replaced by two surface car parking bays. Revisions to a hardstanding area to the west of the hostel building are also proposed, through the creation of two other parking bays and the removal of part of the hardstanding to extend the lawn.
- 2.2 There is a sizable lime tree and a holly tree in fairly close proximity to the garage. Both are proposed to be removed although, in the case of the Lime, removal is recommended due to fungal decay and hollowing in the stem.

### **PLANNING HISTORY:-**

- 3.1 None relevant to this application.

### **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 states new development proposals will be required to respond to and reinforce locally distinctive patterns of development and landscape character.
  - 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.
  - Policy CH6: Tree Planting and Replacement Standards requires landscape proposals for residential development to contribute to the character and appearance of the town by including at least one new tree for each new dwelling. In addition, any trees lost as a result of the

development must be replaced or mitigated. Where possible the trees are expected to be provided on site although, where this is not feasible, commuted sums will be sought in lieu.

- Policy CH12: Heritage Assets All development should ensure that Crawley's designated and non-designated heritage assets are treated as a finite resource and that their key features or significance is not lost as a result of development.
- Policy CH13: Conservation Areas states all development within a Conservation Area should individually or cumulatively result in the preservation or enhancement of the character and appearance of the area.
- Policy IN3: Development and Requirements for Sustainable Transport Advises that development should be concentrated in locations where sustainable travel patterns can be achieved through the use of the existing transport network, including public transport routes and the cycling and walking network.
- Policy IN4: Car and Cycle Parking Standards states that 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 council's car and cycle standards.

#### 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 contains the Borough Council's parking standards.

#### 4.4 High Street Conservation Area Statement (adopted December 1998)

While much of this document is now quite outdated in terms of Development Plan objectives, the document does set out the important buildings and features within the Conservation Area and provides design advice for new development which is still relevant in the heritage context. The application site forms part of an area along Cross Keys that is identified as a potential redevelopment opportunity.

### **PLANNING CONSIDERATIONS:-**

#### 5.1 The main considerations in the determination of this application are:

- Design and impact on visual amenity and the High Street conservation area
- Impact upon neighbouring residential amenity
- Highway and parking
- Trees
- Archaeology

#### **Design and impact on visual amenity and the High Street conservation area**

5.2 The garage and store has limited visibility outside the site and makes no positive contribution to the area's character. Its loss does not raise design or visual amenity concerns. The proposed replacement hardsurfacing would have no visual impact outside the site, which is significantly enclosed by its boundary treatment. The physical alterations proposed are considered acceptable in design terms and would have no significant impact upon the High Street conservation area.

5.3 The loss of the Lime tree would have some adverse impact upon the positive character of the conservation area, particularly in views of the site from Cross Keys. However, as set out below, there are sound arboricultural reasons to remove the tree and the applicant has agreed to plant a replacement Lime in a similar location. This can be secured by condition and, in the longer term as the tree grows, will ensure that the conservation area character is protected.

#### **Impact upon neighbouring residential amenity**

5.4 The proposal would reduce the already limited bulk of the built form in this part of the site, through the removal of the garage. Part of the existing hardstanding would also be removed. No significant impact upon neighbouring amenity would result.

#### **Highways and parking**

- 5.5 The proposal would involve the loss of one garage parking space and an adjoining store. Following the demolition of the garage, the site would be used to provide two car parking spaces and, to the west of the building, a further two parking spaces would be formally provided. There would be a net gain in parking spaces on the site, although informal parking probably takes place currently to a similar level.
- 5.6 The proposed slight increase in parking spaces is considered acceptable and would help to cater with parking demand from the use of the building.
- 5.7 WSCC Highways have noted that two of the spaces shown have dimensions of 2.3 metres by 4.8 metres, rather than the 2.4 metres by 4.8 metres required. There is sufficient space available to slightly increase the width of the spaces in question and officers consider that this can be easily addressed by condition.
- 5.8 No changes to access arrangements are proposed. Vehicular access is taken from High Street. Although there are also timber gates adjacent to Cross Keys, there is no through route across the site and none is proposed.
- 5.9 Overall, there is no transport or parking objection to the proposal.

### **Trees**

- 5.10 There is no Tree Preservation Order covering the site, but the existing trees are protected by virtue of their conservation area location.
- 5.11 The proposal would involve the loss of a large Lime tree (T1) to the east of the garage. This sizable tree makes a positive contribution to the character of the area and is clearly visible from Cross Keys to the east. However, the Arboricultural Assessment states that this tree is suffering from fungal decay and that there is hollowing within the stem. The Council's Arboricultural Officer has visited the site and accepts this assessment. Whilst the loss of the tree is unfortunate, it is justified in this case. The applicant has agreed to plant a replacement Lime tree and has submitted a plan to show this. Subject to a condition to secure the implementation of the replacement tree, this is considered acceptable.
- 5.12 A holly tree of more limited amenity value would also be removed from the area to the front of the existing garage. Again, replacement planting can be secured by condition.

### **Archaeology**

- 5.13 Although the site is within an archaeological notification area, the Council's Archaeology Officer is satisfied that the applicant has properly assessed the potential impact and that the potential for impacting upon previously undisturbed features of archaeological interest is low. She therefore raises no objection.

### **CONCLUSIONS:-**

- 6.1 The proposal is for very limited development works that would have no significant visual impact upon the surroundings or the High Street conservation area. No significant impact upon amenity enjoyed by adjoining occupiers would result. The proposal would give a minor increase in on-site parking provision and there is no objection in highways terms. The main visual harm would result from the loss of the Lime tree. However, this tree is suffering fungal decay and hollowing in the stem. Its loss is therefore acceptable and a replacement tree can be secured. Overall, the proposed works are considered to have limited impact and are acceptable. Approval is recommended.

### **RECOMMENDATION RE: CR/2019/0153/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 existing trees/bushes/hedges shall be retained and protected as shown on the Tree Protection Plan within the Challice Consulting Tree Survey report dated 9 April 2019 before any development or related preparatory work commences. The protection shall remain in position for the duration of the development and the trees/bushes/hedges to be retained shall not be damaged, destroyed, uprooted, felled, lopped or topped during that period without the previous written consent of the Local Planning Authority. The development works shall be carried out in strict accordance with the Arboricultural Method Statement. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased during that period, shall be replaced in the following planting season with trees of such size and species as may be agreed with the Local Planning Authority.  
REASON: To ensure the retention of vegetation important to the visual amenity and for the environment of the development and the High Street conservation area in accordance with policies CH3 and CH13 of the Crawley Borough Local Plan 2015 - 2030.
4. The development hereby permitted shall not be brought into use until a replacement nursery standard Lime tree (in the location shown on drawing 19/103/01a) and a replacement holly tree have both been planted within the site. In the event that the trees die or become seriously damaged or diseased within a period of 5 years following planting, they shall be replaced in the next planting season with others of similar size and species.  
REASON: In the interests of the amenities of the locality, to protect the character and appearance of the High Street conservation area and in accordance with policies CH3, CH6, CH12 and CH13 of the Crawley Borough Local Plan 2015-2030.
5. Notwithstanding the proposed parking layout shown on drawing 19/103/01, the parking bays to be provided shall be marked out with dimensions of 2.4 metres by 4.8 metres and maintained as such thereafter. No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved plan. These spaces shall thereafter be retained at all times for their designated purpose.  
Reason: To provide car-parking space for the use in accordance with Policies CH3 and IN4 of the Crawley Borough Local Plan 2015-2030 and the parking standards within the Urban Design Supplementary Planning Document.

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.

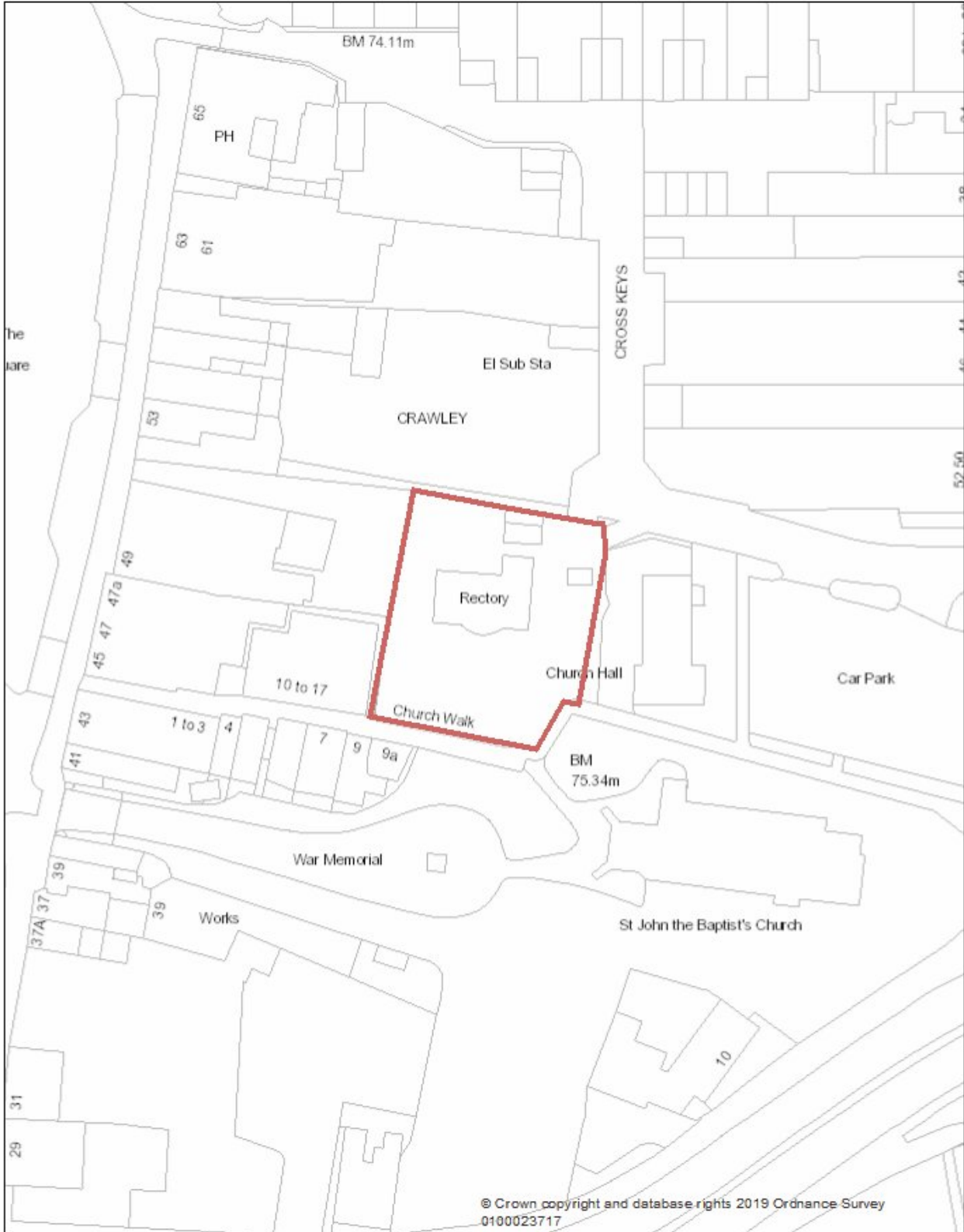


# ArcGIS Web Map

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



1:750



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0100023717



**REFERENCE NO: CR/2019/0286/TPO**

**LOCATION:** [TREE ADJACENT TO 2 TINTERN ROAD, GOSSOPS GREEN, CRAWLEY](#)  
**WARD:** Gossops Green  
**PROPOSAL :** OAK T1 - CUT BACK BRANCHES GROWING TOWARDS ROOFLINE BY UP TO 2 METRES

**TARGET DECISION DATE:** 13 June 2019

**CASE OFFICER:** Mr R. Spurrell

**APPLICANTS NAME:** Mr James Ireland  
**AGENTS NAME:**

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**PLANS & DRAWINGS CONSIDERED:**

**REASON FOR REPORTING TO COMMITTEE:-**

CBC is the applicant and landowner of Woldhurstlea Wood.

**PUBLICITY / NOTIFICATION:**

The application was advertised via a site notice and a neighbour letter was sent to 2 Tintern Road. No representations have been received.

**PLANNING HISTORY:-**

The trees are protected via a Woodland Tree Preservation Order - TPO REF: 16.03.05, TPO NUM: W1. There is no planning history for works to trees on this part of the woodland.

**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 oak tree and the level of amenity that it provides within the surrounding area.

OAK T1 - CUT BACK BRANCHES GROWING TOWARDS ROOFLINE BY UP TO 2 METRES

Contribution to public visual amenity

Good – tree is located on the edge of the woodland to which it makes a strong contribution

Estimated remaining contribution 100+ yrs

Are works justified? Yes

The tree is located adjacent to the side boundary of 2 Tintern Road. The tree is in close proximity to the house and the branches are overhanging and contacting with the roof. They require pruning back in order to maintain adequate clearance.

The tree is large with an abundance of suitable growth points to cut back to. The proposed level of works would have a negligible impact on the health of the oak tree and its amenity. The tree is one within the woodland edge and in the context of the wider landscaping the works would have no impact on the amenity of the woodland overall. The works are therefore considered justified.

**RECOMMENDATION RE: CR/2019/0286/TPO**

CONSENT - Subject to the following condition(s):-

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.



# ArcGIS Web Map

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



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**REFERENCE NO: CR/2019/0415/TPO**

**LOCATION:** [LAND TO REAR OF 35 & 35A WESTFIELD ROAD, WEST GREEN, CRAWLEY](#)  
**WARD:** West Green  
**PROPOSAL** OAK - REMOVE SMALLER SUPPRESSED STEM ON EASTERN SIDE.  
:

**TARGET DECISION DATE:** 15 August 2019

**CASE OFFICER:** Mr R. Spurrell

**APPLICANTS NAME:** Crawley Borough Council  
**AGENTS NAME:**

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**REASON FOR REPORTING TO COMMITTEE:-**

CBC is the applicant and landowner

**PUBLICITY / NOTIFICATION:-**

The application is advertised via a site notice. To date, no representations have been received.

**PLANNING HISTORY:-**

CR/2015/0500/TPO - OAK - REDUCE LEAF VOLUME BY 25% -30% VIA REDUCTION AND THINING, REMOVE DEADWOOD AND REMOVE ALL LOWER EPICORMIC GROWTH TO THE LOWER CANOPY CROWN BREAK (APPROX 4 M)

The tree is protected under the Tree Preservation Order No: 16.12.28, TPO NUM: T1

**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 tree and the level of amenity that it provides within the surrounding area.

OAK - REMOVE SMALLER SUPPRESSED STEM ON EASTERN SIDE.

Contribution to public visual amenity

Excellent – a very prominent tree with fine form and strong amenity

Estimated remaining contribution 100+ yrs

Are works justified? Yes

The tree is located on land owned by CBC to the rear of 35 and 35a Westfield Road.

The tree has a large main stem which supports approx. 80% of the crown, the smaller stem on the eastern side is heavily suppressed and supports the remaining 20% of total crown volume. This suppressed stem has two limbs which both extend to the east, the uppermost limb has a hazard beam (horizontal split) near the union and there is also decay in the main stem associated with an old pruning wound adjacent to this. The limb therefore requires removal for safety reasons.

However, the removal of just this limb would leave the limb below susceptible to continued decay and would leave a large and conspicuous gap in the crown of the tree which is considered would appear unsightly and detrimental its visual amenity.

It is therefore considered that the entire stem should be removed as this would in fact have less of a negative impact on the appearance of the tree. After 2-3 years once the tree has recovered the crown can then be pruned and balanced. The suppressed stem contributes relatively little to the overall crown and its removal will not therefore have an overly negative impact on the tree's amenity or health, the works are therefore considered justified.

**RECOMMENDATION: CR/2019/0415/TPO**

Delegation to the Head of Economy and Planning to await the expiry of the consultation period (site notice) on 25<sup>th</sup> July 2019 with a view to granting 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.

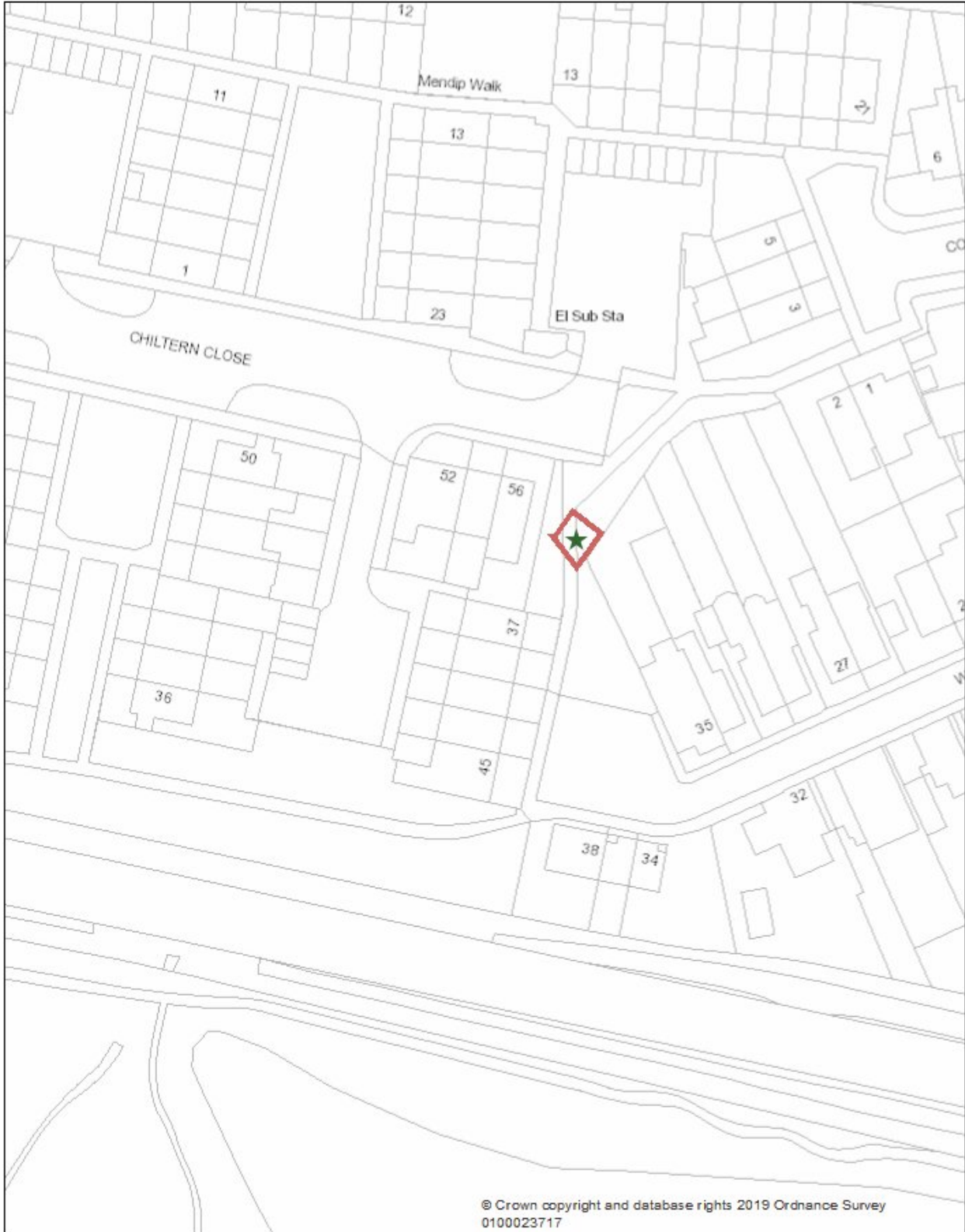


# ArcGIS Web Map

Crawley Borough Council  
Town Hall, The Boulevard,  
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RH10 1UZ  
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# Crawley Borough Council

## Report to Planning Committee

22 July 2018

### Section 106 Monies – Q3&4 2018/19

Report of the Head of Economy and Planning, *Report No PES/317*

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#### 1. Purpose

- 1.1. Developers are often required through Section 106 planning agreements to make financial contributions towards the provision or improvement of infrastructure if a need is generated by the new developments. These monies must be spent as set out in the planning agreements and in accordance with government guidance.
- 1.2. This report summarises all the S106 monies received/ spent and committed to project schemes in Q3&4of the financial year 2018/19.

#### 2. Recommendations

That the Committee:

- 2.1. Notes the update on S106 monies received, spent and committed in Q3&4of the financial year 2018/19.

#### 3. S106 Monies Received Q3&4 2018/19.

- 3.1. During the Q3&4of the financial year 2018/19 a total of £75,746 of monies were paid to the Council by developers in accordance with their obligations under the S106 agreements with the local planning authority.
- 3.2. The following table provides a breakdown of the amounts received by category of spend and the developments from which these monies were received.

S106 Spend Category	Ref	Address	Value
Manor Royal PR	CR/2016/1020/FUL	2 - 3 GATWICK ROAD, NORTHGATE, CRAWLEY	£31,028.00
Manor Royal PR	CR/2018/0196/FUL	County Oak Retail Park, County Oak Way, LG	£1,400.00
Tree Contribution	CR/2017/0921/FUL	STONER HOUSE, KILNMEAD, NORTHGATE	£6,300
Open Space	CR/2018/031/FUL	CAR PARK ADJACENT TO CRAWLEY COLLEGE NORTHGATE AVENUE, NORTHGATE, CRAWLEY	£12,681
Affordable Housing	CR/2018/0001/FUL	WOODEND, FORGE WOOD, CRAWLEY	£ 9,917.00
Affordable Housing	CR/2018/0557/FUL	27 CRABBET ROAD	£14,420.00

**£75,746**

#### 4. S106 Monies Spent Q3&4 2018/19.

4.1. In Q3&4 of 2018/19, a total of £782,485 of S106 monies were spent by the Council and West Sussex County Council on infrastructure projects. The following table lists the projects on which the funds were spent.

S106 Spend Category	Lead Org	Project Name	Project Cost	Status
Transport	CBC	Bike It	-£ 15,000	Ongoing
Transport	CGP	CGP MR W&C	-£ 96,249	Ongoing
Transport	CGP	CGP Superhubs	-£ 9,540	Ongoing
Transport	CGP	CGP TC W&C	-£ 28,457	Ongoing
Transport	CBC	Crawter's Brook	-£ 4,622	Ongoing
Transport	CGP	Three Bridges Station W3801	-£ 169,783	Ongoing
Transport	WSCC	WSCC RTPI1	-£ 48,400	Complete
Transport	WSCC	WSCC RTPI3	-£ 86,600	Complete
Manor Royal PR	CBC	Cycle way Langley walk	-£ 22,582	Complete
Open Space	CBC	Broadfield 2 Type Play Areas	-£ 25,726	Ongoing
Open Space	CBC	Ditchling Hill Play Area	-£ 64,795	Ongoing
Open Space	CBC	Ewhurst Playing Field	-£ 1,416	Ongoing
Open Space	CBC	Gainsborough Play Area	-£ 64,591	Ongoing
Open Space	CBC	Kidbrough, Gossops Green Play area	-£ 1,416	Ongoing
Open Space	CBC	Pitch Improvement	-£ 36,022	Ongoing
Open Space	CBC	Stoneycroft Play Area	-£ 1,416	Ongoing
Open Space	CBC	Three Bridges Playing Field	-£ 69,086	Ongoing
Town Centre	CBC	High St Public Real Improvement Scheme	-£ 968	Ongoing
Town Centre	CBC	Town Centre Signage	-£ 35,816	Complete

**-£ 782,485**

## 5. S106 Monies Committed Q3&4 2018/19.

5.1. A further £528,265 of S106 monies were committed to infrastructure projects during Q3&4 of 2018/19, through the Council's agreed approval process. The following table provides a breakdown of the individual project schemes to which the S106 funds were committed Q3&4 2018/19.

S106 Spend Category	Lead Org	Project Name	Project Cost	Due to Complete	Status
Transport	CGP	CGP MR Superhubs	£ 9,402	2018/19	On Going
Transport	CGP	CGP TC W&C	£ 67,813	2018/19	On Going
Manor Royal PR	CGP	CGP MR Superhubs	£ 48,498	2018/19	On Going
Open Space	CBC	Memorial Garden	£ 190,000	2019/ 20	On Going
Open Space	CBC	Broadfield Play area x 2	£ 274	2019/20	On Going
Open Space	CBC	Ewhurst additional funds	£ 10,000	2019/20	On Going
Open Space	CBC	Kidborough Road, Gossops Green	£ 68,584	2019/20	On Going
Open Space	CBC	Stoney Croft Ifield	£ 23,584	2019/20	On Going
Town Centre	CBC	Mosaic Memorial Gardens	£ 20,000	2019/ 20	On Going
Education	WSCC	Ifield College, Equipment	£ 90,110	2019/20	On Going

**£ 528,265**

5.2. The following table lists the projects which had S106 funds committed prior to 01.10.18 and are still ongoing/ final invoices to be submitted.

S106 Spend Cat.	Lead Org	Project Name	Project Cost	Due to Complete
Transport	CBC	Bike It	£15,000	2019/20
Transport	CGP	Three Bridges Station	£37,193	2021/22
Transport	CBC	Crawter's Brook Cycle Path, Mall Path	£51,124	2020/21
Transport	CGP	BOULEVARD CYCLE PATH	£94,030	2020/21
Transport	CBC	Bus Shelters	£104,676	2020/21
Transport	CGP	Three Bridges Station	£134,627	2021/22
Open Space	CBC	Three Bridges Playing Field	£85	Jun-19
Open Space	CBC	Ditchling Hill, Southgate. Improve Type B Play Area	£205	Jun-19
Open Space	CBC	Gainsborough Road Play Area, Tilgate. Type B Play Area	£409	Jun-19
Open Space	CBC	Playing field Improvements	£24,493	Apr-20
Open Space	CBC	Ewhurst Playing Fields, Ifield. Improve Type B Play Area	£63,584	Jun-19
Town Centre	CBC	High St Public Real Improvement Scheme	£9,308	2019/20

**£534,734**

## 6. Available Funds and potential future spend

6.1. Officers at the Council have identified a programme of infrastructure projects to the value of £2,609,610 which are intended to be delivered by 2021. The individual projects that make up this programme will be subject to the existing S106 approval process before any formal commitment is made. As of 31.03.19 there remains £818,413 of uncommitted S106 monies where projects have not yet been identified.

6.2. The table below lists the proposed infrastructure projects, which will be coming forward in due course for consideration through the S106 approval process.

Contribution Type	Project Name	Funds Provisionally Allocated	Delivery by	Organisation Requesting Funding	Status
Transport	Safer Route to School	£ 9,392	2019/20	WSCC	Process to Commence
Transport	Drop Crossing	£ 3,265	2019/20	WSCC	Delegated Process
Transport	School Keep Clear	£ 8,125	2019/20	WSCC	Process to Commence
Transport	Bike IT 2019/21	£ 56,618	2019/21	CBC	Process to Commence
Transport	Transport CGP	£ 570,112	2020/21	CBC/ WSCC	Process to Commence
Transport	Transport CGP	£ 327,637	2020/21	CBC/ WSCC	Spend Authorised not yet committed
Transport	Ifield Bus Shelter Heritage	£ 7,000	2019/20	CBC	Process to Commence
Transport	Car Club	£ 33,375	2020/21	CBC	Process to Commence
Transport	Three Bridges Cycle Path	£ 60,000	2020/21	CBC	Process to Commence
Transport	Ifield Avenue Walking Cycling	£ 99,101	2020/21	WSCC	Process to Commence
Transport	Travel Plan - Manor Royal	£ 3,048	2020/21	WSCC	Process to Commence
Transport	Specific Clause	£ 101,004	TBC	TBC	TBC
Transport	Specific Clause	£ 107,850	TBC	TBC	TBC
Manor Royal PR	Public realm imp. Crawler's Brook	£ 22,846	TBC	MRBID	Process to Commence
Manor Royal PR	Specific Clause	£ 9,960	TBC	MRBID	Process to Commence
Manor Royal PR	Public Realm (MR) CGP	£ 118,585	2020/21	MRBID	Process to Commence
Library	Dementia Pack	£ 4,608	TBC	WSCC	Process to Commence
Library	Upgrade shelving	£ 7,079	TBC	WSCC	Process to Commence
Open Space	4 type A Play Areas, Ifield	£ 52,000	2019/20	CBC	Spend Authorised not yet committed
Open Space	2 Type A Play Areas, Pound Hill	£ 26,000	2019/20	CBC	Spend Authorised not yet committed
Open Space	Perkstead Court Play Area, BB	£ 20,000	2019/20	CBC	Spend Authorised not yet committed
Open Space	2 Type A Play Areas, Bewbush	£ 13,000	2019/20	CBC	Spend Authorised not yet committed
Open Space	Medlar Close, LG - Play Area	£ 65,000	2019/20	CBC	Spend Authorised not yet committed

Contribution Type	Project Name	Funds Provisionally Allocated	Delivery by	Organisation Requesting Funding	Status
Open Space	Meadowlands Play Area, WG	£ 40,000	2019/20	CBC	Spend Authorised not yet committed
Open Space	Meadowlands Play Area, WG	£ 25,000	2019/20	CBC	Process to Commence
Open Space	Southgate Playing Field	£ 37,765	TBC	CBC	See Note
Open Space	Wakehams Green	£ 65,000	2021/22	CBC	Spend Authorised not yet committed
Open Space	Specific Clause	£ 1,106	TBC	CBC	Process to Commence
Town Centre	Town Centre CGP	£ 148,609	2020/21	CBC/WSCC	Process to Commence
Town Centre	Art within the Town Centre	£ 40,000	2020/21	CBC	Process to Commence
Education	Specific Clause	£ 498,200	TBC	WSCC	Process to Commence
CCTV	Car Club	£ 28,325	2020/21	CBC	Process to Commence

**£ 2,609,610**

## 7. Summary of S106 Monies

7.1. The table below provides an overview of the S106 monies received, spent and committed during Q3&4 2018/19 and shows the change in the balance of S106 at the end of Q3&4 of the financial year 2018/19 (far right hand column) compared to the balance of S106 funds at the end of Q2 2018/19 (2<sup>nd</sup> column from the left).

### On Going Projects.

S106 Categories of Spend	Balance Brought Forward 01.10.18	Received Q3&Q4 2018/19	S106 Spend Q3 & Q4 2018/19	Committed prior to Q3&Q4 2018/19 Project Ongoing	Committed Q3&Q4 2018/19	Provisionally Allocated Q3 & Q4 2018/19	Uncommitted/ not Provisional Allocation 31.03.19	Total Balance 2018/19
Transport	£2,371,394	£0	-£458,650	£436,649	£77,214	£1,386,526	£12,355	<b>£1,912,744</b>
Manor Royal PR	£222,472	£32,428	-£22,582	£0	£48,498	£151,392	£32,428	<b>£232,318</b>
Library	£55,657	£0	£0	£0	£0	£11,687	£43,970	£55,657
Open Space	£1,258,526	£12,681	-£264,468	£88,777	£292,442	£344,871	£280,649	<b>£1,006,739</b>
Town Centre	£254,702	£0	-£36,785	£9,308	£20,000	£188,609	£0	<b>£217,917</b>
Fire	£90,924	£0	£0	£0	£0	£0	£90,924	<b>£90,924</b>
Education	£739,394	£0	£0	£0	£90,110	£498,200	£151,084	<b>£739,394</b>
CCTV	£53,291	£0	£0	£0	£0	£28,325	£24,966	<b>£53,291</b>
Affordable Housing	£41,000	£24,337	£0	£0	£0	£0	£65,337	<b>£65,337</b>

**On Going Projects.**

<b>S106 Categories of Spend</b>	<b>Balance Brought Forward 01.10.18</b>	<b>Received Q3&amp;Q4 2018/19</b>	<b>S106 Spend Q3 &amp; Q4 2018/19</b>	<b>Committed prior to Q3&amp;Q4 2018/19</b>	<b>Committed Q3&amp;Q4 2018/19</b>	<b>Provisionally Allocated Q3 &amp; Q4 2018/19</b>	<b>Uncommitted/ not Provisional Allocation</b>	<b>Total Balance 2018/19</b>
Tree Contribution	£110,400	£6,300	£0	£0	£0	£0	£116,700	<b>£116,700</b>
<b>Total</b>	<b>£5,197,760</b>	<b>£75,746</b>	<b>-£782,485</b>	<b>£534,734</b>	<b>£528,265</b>	<b>£2,609,610</b>	<b>£818,413</b>	<b>£4,491,021</b>

**8. Back Ground Information**

**[SECTION 106 MONIES – Q1&2 2018/19 PES304](#)**

Contact Officer: Mandy Smith, Regeneration Programme Officer.  
Tel: 01293 438285. Email: [mandy.smith@crawley.gov.uk](mailto:mandy.smith@crawley.gov.uk)