

Crawley Borough Council

Minutes of Planning Committee

Tuesday, 24 September 2019 at 7.30 pm

Councillors Present:

S Malik (Chair)

T McAleney (Vice-Chair)

A Belben, I T Irvine, K L Jaggard, J Purdy, P C Smith and G Thomas

Officers Present:

Valerie Cheesman	Principal Planning Officer
Heather Girling	Democratic Services Officer
Linda Saunders	Solicitor
Hamish Walke	Principal Planning Officer

Apologies for Absence:

Councillor J Hart

Absent:

Councillor L M Ascough and F Guidera

1. Disclosures of Interest

No disclosures of interests were made.

2. Lobbying Declarations

No lobbying declarations were made.

3. Minutes

The minutes of the meeting of the Planning Committee held on 27 August 2019 were approved as a correct record and signed by the Chair.

4. Planning Application CR/2018/0891/FUL - EDF Building, Russell Way, Three Bridges, Crawley

The Committee considered report [PES/324\(a\)](#) of the Head of Economy and Planning which proposed as follows:

Erection of 3 Storey Side Extension Comprising 12 x Two Bedroom Flats (Amended Description & Amended Plans Received)

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

The Principal Planning Officer (VC) provided a verbal summation of the application and updated the Committee regarding the effect of shadowing upon neighbouring properties. Further information was provided regarding the proposal to incorporate a green wall and wintergarden balconies which would assist in improving the character of the streetscene and noise prevention.

Mr Roy Holt (on behalf of the Agent) addressed the meeting in support of the application. The Committee then considered the application. In response to the queries raised, the Principal Planning Officer:

- Confirmed that the acoustic overheating vents had been detailed within the Acoustic Assessment Noise report, which also included the use of the wintergardens to address the noise and to provide suitable accommodation. This ventilation system provided fresh air into the units and all the measures would be secured via condition 18.
- Clarified that the bin storage requirements had been discussed with the council's Refuse Team and further details would be required to discharge the suggested condition 14 including design, appearance and practicalities.
- Verified that the provision of the green wall would be in accordance with an ongoing maintenance management plan, and subject to condition.
- Confirmed that the windows within the wintergarden balconies would open and the balcony details would also be secured by condition.
- Clarified the viability assessment findings and whilst the proposal had required 4.8 affordable units to be provided to meet Crawley Borough Local Plan Policy H4, the provision of 4 x affordable rented properties had been agreed. This would be secured through a legal agreement. It was noted that the deficit of 0.8 unit was deemed justified by the benefits of affordable rented properties rather than there being a greater mix of tenure types.
- Provided an explanation regarding the Shadow Study. The month of March had been included as an indicator to show the amount of light and overshadowing that was currently experienced and the situation with the proposed extension.
- Noted that a S106 agreement would secure a contribution towards replacement trees on site together with an off-site provision of children's/youth play, amenity green space and allotments, which was subsequently welcomed by the Committee.

RESOLVED

Permit, subject to the completion of a Section 106 Agreement, together with the conditions and informatives set out in report PES/324(a).

5. Planning Application CR/2019/0503/FUL - 5 Perryfield Road, Southgate, Crawley

The Committee considered report [PES/324\(b\)](#) of the Head of Economy and Planning which proposed as follows:

Conversion of Existing Building and Erection of a Two Storey Rear Extension and Erection of a Front Porch to create 4 Self-Contained 1no. Bedroom Affordable Residential Flats (Amended Plans Received).

Councillors A Belben, Jaggard and Purdy declared they had visited the site.

The Principal Planning Officer (HW) provided a verbal summation of the application. In so doing he explained that the main concerns raised had been the use of materials for the extension and the loss of the chimney stacks. To alleviate these concerns it was proposed to use second hand bricks to ensure the character and appearance was maintained, whilst the applicant argued that the cost to retain the chimneys would be detrimental to the viability of the scheme. It was suggested that the proposed residential use would be appropriate as it would bring a building back into use in a residential area.

Ms Sarah Sheath (on behalf of the Agent and Applicant) addressed the meeting in support of the application. The Committee then considered the application. In response to the Committee's queries, the Principal Planning Officer:

- Confirmed there had been concerns raised regarding the loss of the chimney stacks, however other properties within the vicinity had removed chimney stacks and despite this loss it was considered that the proposal was acceptable in terms of design, particularly given the proposed use of second hand matching bricks.
- Clarified the parking, access and impact on highways. The amendments to the site access would effectively equate to a net loss of one on-street parking space, with a total of 4 spaces being provided within the proposed site. It was considered that the current disabled parking bays may not relate to the application site.
- Noted that a S106 agreement would secure a contribution towards on-site affordable housing together with replacement trees.

RESOLVED

Permit, subject to the completion of a Section 106 Agreement, together with the conditions and informatives set out in report PES/324(b).

Closure of Meeting

With the business of the Planning Committee concluded, the Chair declared the meeting closed at 8.26 pm

S Malik
Chair