

COUNCILLORS' INFORMATION BULLETIN

Tuesday, 27 July 2021

Bulletin No: IB/1090

INFORMATION ITEM

Pages

1 Delegated Planning Decisions

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Delegated planning decisions for the week beginning 19 July 2021 are attached. Contact for enquiries: Jean McPherson, Group Manager (Development Management) on jean.mcpherson@crawley.gov.uk.

2 Temporary Traffic Regulation Orders

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The following documents are attached in relation to Temporary Traffic Regulation Orders:

- List of Temporary Traffic Regulation Orders.
- Crawley Avenue (Superstore Access), West Green (Appendix A).
- Stagelands to Nightingale Close footpath, Langley Green and Tushmore (Appendix B).
- The Millbank, Ifield (Appendix C).
- Rusper Road, Ifield (Appendix D).
- Copthorne Way, Copthorne (Appendix E).

3 Road Closure for Carriageway Surfacing Works: Balcombe Road

19 - 20

Please be advised that the road identified in the attached document is due to be closed on the dates and times specified for carriageway resurfacing works. An alternative route for traffic will be signed on site where applicable.

This road closure is covered by the 14.1 order made on 21st June 2021.

If you have any questions regarding this specific closure, please email Eddie McCartney at eddie.mccartney@westsussex.gov.uk.



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4 **Change in Membership: Planning Committee**

In accordance with Paragraph 2.1(o) of the Full Council's Procedure Rules contained within the Constitution and in concurrence with the wishes of the political group, the Head of Legal, Governance and HR has made the following change to the membership of the Planning Committee:

- Councillor Ayling to be replaced with Councillor Buck.
- Councillor Buck will be the Vice Chair of the Committee.

This change takes immediate effect.

5 **Replacement Article 4 Directions at Main Employment Areas**

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Information is attached.

6 **Section 106 Committed**

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. For member's information, below are the details of the latest projects for which S106 developer funds that have been committed.

Car Club - As part of the planning conditions for Geraint Thomas House, a S106 contribution was collected to be used to contribute towards the provision and implementation of a Car Club on or near to the Development to benefit its residents. A dedicated parking space outside the front of the development has also been allocated. A car club provider has been identified, to provide a hybrid club car for a period of 3 years, with a contribution of £17,664 from S106.

Tree Planting Programme - As part of the planning conditions for Hilton South Terminal, Gatwick a S106 contribution was collected to be used towards the provision of tree planting and maintenance, in the Borough of Crawley in accordance with the Green Infrastructure SPD. £3,500 of the collected S106 Tree Mitigation Funds has been committed to the planting and maintenance (for 5 years) of 5 trees. This increases the amount of S106 Tree Mitigation Funds committed to £77,700 and equates to the planting and maintenance (for 5 years) of 110 trees across Crawley.

For more information please contact: Mandy Smith, Regeneration Programme Officer. Mandy.Smith@crawley.gov.uk.

7 **Press Releases**

Press releases are available at www.crawley.gov.uk/news

CRAWLEY BOROUGH COUNCIL

DELEGATED PLANNING DECISIONS

The following decisions were issued, subject to conditions, under delegated powers for the period 19/07/2021 and 23/07/2021

Application Number	Location	Proposal	Date of Decision	Decision
CR/2018/0139/CC4	DISTRICT ENERGY CENTRE, THE BOULEVARD, NORTHGATE, CRAWLEY	Discharge of condition 3 (materials) pursuant to CR/2018/0139/FUL for the erection of a district energy centre building and associated control room/store, underground pipework route to provide heating and electricity to the buildings included within the wider town hall redevelopment masterplan and other developments within Crawley Town Centre	20 July 2021	APPROVE
CR/2018/0139/CC5	DISTRICT ENERGY CENTRE, THE BOULEVARD, NORTHGATE, CRAWLEY	Discharge of condition 4 (metal latticework details) pursuant to CR/2018/0139/FUL for the erection of a district energy centre building and associated control room/store, underground pipework route to provide heating and electricity to the buildings included within the wider town hall redevelopment masterplan and other developments within Crawley Town Centre	20 July 2021	APPROVE
CR/2020/0543/FUL	STEERS LANE, FORGE WOOD, POUND HILL, CRAWLEY	Creation of a kick-about space and associated works in association with development permitted under CR/2018/0894/OUT	23 July 2021	PERMIT

Application Number	Location	Proposal	Date of Decision	Decision
CR/2020/0807/TPO	AMENITY LAND WITHIN GROUNDS OF 1-10 SUMMER HOUSE OAK ROAD, FRONT GARDENS OF NOS 49-51 (ODDS) WEST STREET & OUTSIDE NOS 4-8 & 9-16 SPRING CLOSE & 9 DENNE ROAD	<p>T15-17 Lime trees - pollard to a height of 10m</p> <p>T19 Maple - raise crown to give 6m clearance over ground, all cuts to appropriate growth points (amended description)</p> <p>T4-13 Lime trees - remove basal growth and lift crowns to 1m above adjacent fence, reduce branches extending towards buildings by 2m, all cuts to appropriate growth points (amended description)</p> <p>T29 Horse Chestnut prune branches extending towards building to give 2m clearance, all cuts to appropriate growth points (amended description)</p> <p>T14 Oak - reduce crown of oak tree by 4-5m</p>	23 July 2021	SPLIT DECISION
CR/2020/0815/TPO	36 CHANCTONBURY WAY, SOUTHGATE, CRAWLEY	<p>T1 Oak - reduce height and crown radius by a maximum of 2m to the nearest appropriate growth points (amended description).</p> <p>T2 Oak - reduce height and crown radius by a maximum of 2m to the nearest appropriate growth points (amended description)</p> <p>T3 Oak (off-site) - reduce branches overhanging boundary by a maximum of 2m to the nearest appropriate growth points (amended description)</p>	21 July 2021	CONSENT
CR/2021/0138/ADV	15 QUEENSWAY, NORTHGATE, CRAWLEY, RH10 1EE	Advertisement consent for 1x illuminated projecting sign and 1x illuminated fascia sign	19 July 2021	CONSENT
CR/2021/0180/FUL	198 GOSSOPS DRIVE, GOSSOPS GREEN, CRAWLEY	Construction of vehicle crossover	20 July 2021	REFUSE

Application Number	Location	Proposal	Date of Decision	Decision
CR/2021/0224/TPO	HAZELWICK SCHOOL, HAZELWICK SCHOOL CLOSE, THREE BRIDGES, CRAWLEY	T29 - Silver Birch, 2m reduction W1 - Silver Birch, fell, dead tree (amended description) G6 - Oaks x 2, fell, trees dying (amended description)	22 July 2021	CONSENT
CR/2021/0231/192	10 COLLINGWOOD ROAD, MAIDENBOWER, CRAWLEY	Certificate of lawfulness for proposed single storey rear extension	21 July 2021	PERMIT
CR/2021/0251/FUL	11 THEYDON CLOSE, FURNACE GREEN, CRAWLEY	Proposed detached garage conversion	22 July 2021	PERMIT
CR/2021/0273/FUL	30 DENE TYE, POUND HILL, CRAWLEY	Single storey rear extension and infill between existing garage and dwelling	23 July 2021	PERMIT
CR/2021/0274/192	30 DENE TYE, POUND HILL, CRAWLEY	Certificate of lawfulness for proposed loft conversion and rear dormer extension with Juliet balcony and 3no. roof windows to the front plane of the existing roof	23 July 2021	PERMIT
CR/2021/0277/TPO	15 BEECHSIDE, SOUTHGATE, CRAWLEY	T1 Lime (front of property) - re- pollard back to original pruning points (amended description)	21 July 2021	CONSENT
CR/2021/0297/192	38 HONEYSUCKLE LANE, LANGLEY GREEN, CRAWLEY	Certificate of lawfulness for proposed single storey side and 3m ground floor single storey rear extension	19 July 2021	PERMIT
CR/2021/0307/192	14 BRIARSWOOD CLOSE, POUND HILL, CRAWLEY	Certificate of lawfulness for proposed single storey rear extension	21 July 2021	PERMIT

Application Number	Location	Proposal	Date of Decision	Decision
CR/2021/0391/FUL	78 THE DINGLE, WEST GREEN, CRAWLEY	Proposed single storey flat roof rear extension with new infill and windows added to side / entrance elevation (part retrospective)	23 July 2021	PERMIT
CR/2021/0407/TEL	HIGHWAYS LAND ADJ TO ST ANDREWS HOUSE, WEALD DRIVE, FURNACE GREEN, CRAWLEY	Prior notification for proposed 18.0m phase 8 monopole c/w wraparound cabinet at base and associated ancillary works (CRA17701)	19 July 2021	PRIOR APPROVAL REFUSED
CR/2021/0435/HPA	3 SADDLER ROW, SOUTHGATE, CRAWLEY,	Prior notification for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.50m, and have a maximum height of 3.5m and an eaves height of 2.70m	20 July 2021	PRIOR APPROVAL NOT REQUIRED
CR/2021/0436/HPA	79 ST MARYS DRIVE, POUND HILL, CRAWLEY,	Prior notification for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by a maximum of 6m and have a maximum height of 2.9m and an eaves height of 2.9m	21 July 2021	PRIOR APPROVAL NOT REQUIRED
CR/2021/0441/HPA	65 DICKENS ROAD, TILGATE, CRAWLEY,	Prior notification for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by part 3m and part 5m, and have a maximum height of 2.99m and an eaves height of 2.90m	19 July 2021	PRIOR APPROVAL NOT REQUIRED

Agenda Item 2

The following documents are attached in relation to Temporary Traffic Regulation Orders:

- Crawley Avenue (Superstore Access), West Green (Appendix A).
- Stagelands to Nightingale Close footpath, Langley Green and Tushmore (Appendix B).
- The Millbank, Ifield (Appendix C).
- Rusper Road, Ifield (Appendix D).
- Copthorne Way, Copthorne (Appendix E).

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Please be advised that West Sussex County Council has received a request for Temporary Traffic Regulation as follows:

Road Name	Crawley Avenue Superstore Access	
Village/Town/Parish	Crawley	
Specific Location	Crawley Avenue Superstore Access, Crawley	
Reason for TTRO	Overnight Road Closure on the slip road leading to Sainsbury to allow for a cherry picker to replace signage on Totem Sign Works being undertaken by Nationwide Traffic Solutions - 01652640996	
Proposed Start Date / Time	Date: 30th August 2021	Time: 23:00
Proposed End Date / Time	Date: 31st August 2021	Time: 06:00
The restriction will be effective	Night-time only from (time) 23:00 (time) 06:00	
Access arrangements	Access maintained for emergency services,	
Applicant name	West Sussex County Council	
Applicant contact tel number	01652640996	
Any other details	For more information about this proposed TTRO please visit: https://one.network/?tm=122727384	

The application is currently being processed and you will be advised further when details are confirmed.

Yours faithfully,

West Sussex County Council

Streetworks Team

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Please be advised that West Sussex County Council has received a request for Temporary Traffic Regulation as follows:

Road Name	Stagelands To Nightingale Close	
Village/Town/Parish	Crawley,	
Specific Location	footpath at the side of No 32 Nightingale Close, Stagelands To Nightingale Close, Crawley	
Reason for TTRO	24HR Footpath Closure by Herts Traffic on behalf of UKPN to replace electrical link box . Closure points - Stagelands and Nightingale Close.	
Proposed Start Date / Time	Date: 4th October 2021	Time: 00:00
Proposed End Date / Time	Date: 8th October 2021	Time: 23:59
The restriction will be effective	24 hours	
Access arrangements	No Access to be maintained diversion route to be followed	
Applicant name	UK Power Networks	
Applicant contact tel number	01622352045	
Any other details	For more information about this proposed TTRO please visit: https://one.network/?tm=122930037	

The application is currently being processed and you will be advised further when details are confirmed.

Yours faithfully,

West Sussex County Council

Streetworks Team

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PUBLIC NOTICE

Temporary closure of The Millbank, Ifield, 16th August 2021

NOTICE IS HEREBY GIVEN that from the date specified below, West Sussex County Council has temporarily closed to all traffic The Millbank, Ifield, in the Crawley District (B) under Section 14(2) of the Road Traffic Regulation Act 1984, as amended, on The Millbank, outside No 13

The temporary closure is scheduled to commence on 16th August 2021 for up to 5 days (It is estimated to be completed on 20th August 2021) and is required for the safety of the public and workforce while UK Power Networks undertakes a Daytime road closure to Install / Replace / Remove / Disconnect underground service cables on 16/08/21 to 20/08/21. Closure point - Ifield Avenue roundabout

The restriction will be in place **day-time only** from 09:00 until 17:00

An alternative route will be signed on site but please visit <https://one.network/?tm=122633642> for more details.

Access for emergency service vehicles and pedestrians will be maintained at all times during the closure.

For information regarding this closure please contact UK Power Networks 01622352679 who will be able to assist with scope of these works.

Dated: 24th June 2021

Matt Davey

Director of Highways, Transport and Planning

West Sussex County Council

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Please be advised that West Sussex County Council has received a request for Temporary Traffic Regulation as follows:

Road Name	Rusper Road	
Village/Town/Parish	Ifield, Rusper	
Specific Location	between The Lodge and Stumbleholme Lodge., Rusper Road, Ifield	
Reason for TTRO	Off peak road closure for BT to safely access overhead network Closure points - Rusper Road roundabout and A23 ifield Avenue roundabout with the work taking place on Rusper Road	
Proposed Start Date / Time	Date: 20th September 2021	Time: 09:30
Proposed End Date / Time	Date: 20th September 2021	Time: 15:30
The restriction will be effective	Day-time only from 09:30 to 15:30	
Access arrangements	Access will be maintained within the closed area for Pedestrian / Residents / Business and Emergency Services	
Applicant name	BT	
Applicant contact tel number	03700500792	
Any other details	For more information about this proposed TTRO please visit: https://one.network/?tm=122652322	

The application is currently being processed and you will be advised further when details are confirmed.

Yours faithfully,

West Sussex County Council

Streetworks Team

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PUBLIC NOTICE

WEST SUSSEX COUNTY COUNCIL TEMPORARY ROAD CLOSURE

COPTHORNE WAY, COPTHORNE

NOTICE IS hereby given that in pursuance of the provisions of Section 14(2) of the Road Traffic Regulation Act, 1984, as amended, the use of **Copthorne Way, Copthorne** from junction with **Crawley Avenue Roundabout to junction with Copthorne Hotel Roundabout** is temporarily prohibited from **27/07/21**.

The restriction will be in place 24hrs.

This emergency closure is necessary to allow **South East Water to repair a burst water main.**

It is anticipated the works will be completed by **30/07/21**.

Emergency vehicle, Residential and Pedestrian access will be maintained at all times

The alternative route for traffic will be signed on site

This notice will be effective for a maximum of 21 days from the date given above

Any queries about the effect of the closure on traffic using the highway please contact the West Sussex Contact Centre on 01243 642105

Any queries about the nature of works please contact **South East Water on 01634 276435.**

Dated **27 July 2021**

Matt Davey
Director of Highways, Transport and Planning

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Agenda Item 3

Please be advised that the below roads are due to be closed on the dates and times specified for carriageway resurfacing works. An alternative route for traffic will be signed on site where applicable.

This road closure is covered by the 14.1 order made on 21st June 2021.

RESURFACING WORKS

Road Name	Town	Date (from and to)	Timing of Closure (eg, 24hr, off peak 09:30 to 16:00, Night 08:00 to 06:00)
Balcombe Road	Southgate, Crawley	04/08/2021 – 07/08/2021	20:00 – 06:00

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Agenda Item 5

REPLACEMENT ARTICLE 4 DIRECTIONS AT MAIN EMPLOYMENT AREAS

Members may have seen that the Use Class Order for England has recently been amended, with several previously distinct employment related use classes now consolidated into a single new Use Class E (Commercial, Business and Service uses). Related to this, a new permitted development right (Class MA) has been introduced through amendments to the General Permitted Development Order (GPDO) 2015. The new right will apply from 1 August 2021, allowing buildings that fall within Use Class E to convert to residential (Class C3) through prior approval.

These changes will have implications for the employment-related Article 4 Directions that are currently in force in Crawley, within the Main Employment Areas (MEAs) of Manor Royal, Maidenbower Business Park, Lowfield Heath, Three Bridges Corridor, and Tilgate Forest Business Centre. These Directions currently remove the ability of business uses to convert to residential through prior approval, helping protect the function of MEAs, which would otherwise be vulnerable to loss of business floorspace and the introduction of amenity sensitive residential uses that are not compatible with a working business environment.

Following the national level changes to the Use Class Order and GPDO, the council will be replacing its employment-focussed Article 4 Directions in order to retain the protections these provide. The replacement Article 4 Directions will apply at the above Main Employment Areas, and when in force, will remove the new Class MA permitted development right. This will mean that planning permission will be required where a change of use is proposed from Class E (commercial, business and service) to Class C residential use.

The new Class MA permitted development right is scheduled to come into effect as of 1 August 2021. However, transitional arrangements are in place, meaning that where existing Article 4 Directions are in force that prevent the change of use from office to residential (as is the case in Crawley), these Directions will remain valid until 1 August 2022.

The Council has therefore chosen to pursue non-immediate Article 4 directions, which are subject to a 12 month notification period, including a statutory consultation period. Notification has been sent to businesses within the identified Main Employment Areas, as well as neighbouring authorities, business groups, land agents and other stakeholders.

The council is inviting comments between 26 July and 29 October 2021. Subject to consideration of the feedback received, the Directions would come into force on 1 August 2022.

Details of the Article 4 Directions and consultation materials can be viewed on the council's website www.crawley.gov.uk/A4D. Paper copies are also available to view at Crawley Town Hall and Crawley Library. Further detail is provided in the Cabinet Report, which can be viewed at <https://democracy.crawley.gov.uk/documents/s18419/Replacement%20Article%20%20Directions%20Class%20MA%20in%20Main%20Employment%20Areas.pdf>

If you have any questions, or would like further information about any of the issues raised in this bulletin, please contact Anthony Masson, Senior Planning Officer on 01293 438761 or email Anthony.masson@crawley.gov.uk

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