

Crawley Borough Council

Planning Committee

Agenda for the **Planning Committee** which will be held in **Committee Rooms A & B - Town Hall**, on **Monday, 5 December 2022** at **7.30 pm**

Nightline Telephone No. 07881 500 227

A handwritten signature in black ink, appearing to read "A. Burrett".

Chief Executive

Membership:
Councillors

R D Burrett (Chair), Y Khan (Vice-Chair), Z Ali, A Belben,
K L Jaggard, S Malik, S Mullins, M Mwagale, S Pritchard, S Raja and
S Sivarajah

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

Part A Business (Open to the Public)

	Ward	Pages
1. Apologies for Absence		
2. Disclosures of Interest		
In accordance with the Council's Code of Conduct, councillors are reminded that it is a requirement to declare interests where appropriate.		
3. Lobbying Declarations		
The Planning Code of Conduct requires any councillors who have been lobbied, received correspondence, or been approached by an interested party regarding any planning matter to declare this at the meeting at which the matter is being considered. Councillors should declare if they have been lobbied at this point in the meeting.		
4. Minutes		5 - 10
To approve as a correct record the minutes of the Planning Committee held on 1 November 2022.		
5. Planning Application CR/2022/0091/NCC - 6 Woodlands, Pound Hill, Crawley	Pound Hill North & Forge Wood	11 - 18
To consider report PES/408a of the Head of Economy and Planning.		
RECOMMENDATION to REFUSE.		
6. Planning Application CR/2022/0384/ADV - Land at Haslett Avenue East, Three Bridges, Crawley	Three Bridges	19 - 24
To consider report PES/408b of the Head of Economy and Planning.		
RECOMMENDATION to CONSENT.		

			Pages
7.	Tree Preservation Order Application CR/2022/0596/TPO - Strip of Land off The Ridings, Pound Hill, Crawley	Pound Hill South & Worth	25 - 28
	<p>To consider report PES/408c of the Head of Economy and Planning.</p> <p>RECOMMENDATION to CONSENT.</p>		
8.	Tree Preservation Order Application CR/2022/0599/TPO - Land Parcel Adjacent to 6 Somerville Drive, Pound Hill, Crawley	Pound Hill North & Forge Wood	29 - 32
	<p>To consider report PES/408d of the Head of Economy and Planning.</p> <p>RECOMMENDATION to CONSENT.</p>		
9.	Supplemental Agenda		
	<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

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Crawley Borough Council

Minutes of Planning Committee

Tuesday, 1 November 2022 at 7.30 pm

Councillors Present:

R D Burrett (Chair)

Y Khan (Vice-Chair)

Z Ali, K L Jaggard, M Mwagale, S Pritchard, S Raja and S Sivarajah

Also in Attendance:

Councillor B J Burgess

Officers Present:

Siraj Choudhury

Head of Governance, People & Performance

Jean McPherson

Group Manager (Development Management)

Clem Smith

Head of Economy and Planning

Jess Tamplin

Democratic Services Officer

Apologies for Absence:

Councillors A Belben, S Malik and S Mullins

1. Disclosures of Interest

The following disclosures of interests were made:

Councillor	Item and Minute	Type and Nature of Disclosure
Councillor Burrett	CR/2022/0582/TPO – 8 Haversham Close, Three Bridges (Minute 4)	Personal Interest – the applicant was known to him but he had not taken part in any discussion on the application.
Councillor Jaggard	CR/2022/0582/TPO – 8 Haversham Close, Three Bridges (Minute 4)	Personal Interest – the applicant was known to her but she had not taken part in any discussion on the application.

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1 November 2022

Councillor Pritchard	CR/2022/0582/TPO – 8 Haversham Close, Three Bridges (Minute 4)	Personal Interest – the applicant was known to him but he had not taken part in any discussion on the application.
Councillor Ali	Section 106 Monies – Q2 2022/23 (Minute 7)	Personal Interest – a West Sussex County Councillor.
Councillor Burrett	Section 106 Monies – Q2 2022/23 (Minute 7)	Personal Interest – a West Sussex County Councillor.

Councillor Burrett highlighted that he had received information briefings about Crawley Borough Council's proposals for the building which was the subject of Application CR/2022/0487/FUL (minute 5), however these had not related specifically to planning matters.

2. Lobbying Declarations

No lobbying declarations were made.

3. Minutes

The minutes of the meeting of the Planning Committee held on 4 October 2022 were approved as a correct record and signed by the Chair.

4. Tree Preservation Order Application CR/2022/0582/TPO - 8 Haversham Close, Three Bridges, Crawley

The Committee considered report [PES/407c](#) of the Head of Economy and Planning which proposed as follows:

T1 sycamore: reduce height and crown radius by a maximum of 2 metres to nearest appropriate growth points (amended description).

Councillors Burrett and Jaggard declared they had visited the site.

The Group Manager (Development Management) provided a verbal summation of the application, which sought consent for works to a sycamore tree in a residential garden.

Brenda Burgess, the applicant, spoke in support of the application. Matters raised included:

- An application for tree works at the site had previously been submitted and granted consent, but the sycamore had been inadvertently left out.
- The tree had grown considerably over recent months.
- The works were sought to ensure the tree was kept under control.

The Committee then considered the application. A Committee member queried the reason for this tree being under a separate application rather than being included in

the previous application at the same site. It was clarified that the original application form had incorrectly identified the trees which required works, so the sycamore had not been included.

RESOLVED

Consent subject to the conditions set out in report PES/407c.

5. **Planning Application CR/2022/0487/FUL - TUI Travel House, Crawley Business Quarter, Northgate, Crawley**

The Committee considered report [PES/407a](#) of the Head of Economy and Planning which proposed as follows:

Alteration to some doors and windows on elevations, new roller shutter door on north elevation and first floor door on south elevation, provision of EV charging points, installation of PV panels to roof (south and east elevations) and replacement of roof plant (amended description).

Councillors Burrett and Jaggard declared they had visited the site.

The Group Manager (Development Management) provided a verbal summation of the application, which sought a range of works to the exterior of an office building and car park in Manor Royal Business District. The Officer updated the Committee that, since the publication of the report, further representations had been received as follows:

- Gatwick Airport Ltd had requested additional information from the applicant which had now been provided, so had since issued a response. No objection was raised however it was requested that an informative be added regarding the safe usage of cranes during development.
- The Council's Sustainability Officer had commented in support of the proposed changes to the building's environmental performance, including the installation of electric vehicle charging points, which fulfilled Local Plan Policy ENV6.

The Committee then considered the application. A Committee member sought further details about the access for the delivery of goods through the proposed roller shutter door and the changes to the frontage of the building. The Officer confirmed that there was not a specific parking bay designated for delivery use as several of the standard parking bays had direct access to the path to the front of the building. The existing landscaping would need to be trimmed back to provide a clear access route along the path – condition 7 would ensure a suitable landscape plan was submitted and if any trees were removed these would be replaced.

RESOLVED

Permit subject to the conditions set out in report PES/407a and the following additional informative:

'Given the nature of the proposed development it is possible that a crane may be required during the works. The applicant's attention is drawn to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. Gatwick Airport requires a minimum of four weeks' notice. For crane queries/applications please visit Crane Permits (gatwickairport.com) or email cranes@gatwickairport.com.'

6. Tree Preservation Order Application CR/2022/0517/TPO - Amenity Land Adjacent to 65 Grattons Drive, Pound Hill, Crawley

The Committee considered report [PES/407b](#) of the Head of Economy and Planning which proposed as follows:

1814 oak - crown reduction by 1.5 metres to appropriate growth points. Removal of basal/epicormic growth.

1815 oak - crown reduction by 1.5 metres to appropriate growth points. Removal of basal/epicormic growth.

1816 oak - crown reduction by 1.5 metres to appropriate growth points.

1818 oak – fell.

1817 oak – fell.

Councillors Burrett and Jaggard declared they had visited the site.

The Group Manager (Development Management) provided a verbal summation of the application, which sought the removal of two protected trees – one of which was dead, and one which was in decline – on Council-owned amenity land. Consent was also sought for works to three healthy trees which required containment pruning.

The Committee then considered the application. A Committee member queried the reasons for the application being brought to the Committee before the expiry of the consultation period. The Officer commented that responses were rarely received on applications of this type from the site notice publicity, so agreeing to delegate the decision to consent would streamline the process by enabling works to begin as soon as possible after the expiry of the consultation period. If comments were received, the application would return to the Committee at its next scheduled meeting.

It was confirmed that the two trees which were proposed to be removed would be replaced by two new trees, both of which would be protected under the TPO.

A Committee member raised a query regarding the site map in the agenda. The Officer confirmed that the hatched area represented an historic area-wide Order, under which all trees present (at the time of the making of the Order) were protected. Such Orders were gradually being replaced to become a series of separate TPOs on individual trees.

RESOLVED

Delegate the decision to consent to the Head of Economy and Planning to await the expiry of the consultation period on 3 November 2022, subject to the conditions set out in report PES/407b.

7. Section 106 Monies - Q2 2022/23

The Committee considered report [PES/424](#) of the Head of Economy and Planning.

The report summarised all the Section 106 (S106) monies received, spent and committed to project schemes in quarter 2 of the financial year 2022/23. In response to queries from Committee members, the Head of Economy and Planning provided the following clarifications:

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1 November 2022

- Funds received through S106 contributions have an expiry date. Officers monitor these to ensure that funds are used before they expire.
- A tree strategy was currently being created by the Council's Community Services team to monitor and allocate S106 funds for tree planting. Once approved, the strategy would be implemented with more trees being planted.
- West Sussex County Council was required to follow a specific procedure to request the transfer of S106 funds allocated to libraries, fire and education.

RESOLVED

That the update on S106 monies received, spent and committed in quarter 2 of the financial year 2022/23 was noted.

Closure of Meeting

With the business of the Planning Committee concluded, the Chair declared the meeting closed at 8.09 pm.

R D Burrett (Chair)

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CRAWLEY BOROUGH COUNCIL
PLANNING COMMITTEE - 5 December 2022
REPORT NO: PES/408(a)

REFERENCE NO: CR/2022/0091/NCC

LOCATION: [6 WOODLANDS, POUND HILL, CRAWLEY](#)

WARD: Pound Hill North & Forge Wood

PROPOSAL: RETROSPECTIVE APPLICATION FOR VARIATION OF CONDITION 3 (MATERIALS) PURSUANT TO CR/2020/0028/FUL FOR THE DEMOLITION OF EXISTING REAR CONSERVATORY & SINGLE STOREY EXTENSION & ERECTION OF A TWO STOREY & SINGLE STOREY REAR EXTENSION, FIRST FLOOR SIDE EXTENSION & TWO STOREY FRONT EXTENSION

TARGET DECISION DATE: 12 April 2022

CASE OFFICER: Miss S. Hobden

APPLICANT'S NAME: Mr & Mrs Gill

AGENT'S NAME: JNA Architects

CONSULTEE NOTIFICATIONS & RESPONSES:-

Not applicable.

NEIGHBOUR NOTIFICATIONS:-

4 and 8 Woodlands.
72 Worth Park Avenue.

RESPONSES RECEIVED:-

No neighbour responses received.

REASON FOR REPORTING TO COMMITTEE:-

The application has been called in to the Planning Committee by Councillor Kevan McCarthy for the following reason:

"I would like to ask for this application to be determined by the Planning Committee rather than by officers under delegated powers as it is the latest in a number of similar applications for this site, and has been submitted following the refusal of several previous applications. The extensions in question have attracted some objections from neighbours, but other neighbours have stated that they find the design in keeping with the area, and the applicants feel strongly that this is the case as well. In view of this, and the long-running nature of this issue which has caused some concerns with regard to relationships in the local community, I feel it would be appropriate for the final decision on this application to be made by elected members."

THE APPLICATION SITE:-

- 1.1 The application relates to a two storey detached house located on the eastern side of Woodlands within the residential neighbourhood of Pound Hill. The house has a new dark grey smooth tiled roof, grey fenestration and is finished in a red brick with some rendered areas on the front elevation at first

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floor level. It has a single storey front projection with mono pitch roof, a first floor side extension with projecting gable over the garage and a two storey and single storey rear extension. The property is set within a large plot.

- 1.2 Woodlands is characterised by spacious gaps between the properties, a relatively consistent palette of materials, and large front and rear gardens. The rear garden of no. 6 rises to the rear (east) and is bounded by approx. 1.8m high close board fencing, several mature trees and a shed. The rear of the house backs directly onto Balcombe Road. The property is raised up from the public highway to the front of the site. It has an open frontage that is partly laid to grass and includes off street parking for approx. 4 vehicles (including the garage).

THE PROPOSED DEVELOPMENT:-

- 2.1 Permission is sought for the variation of condition 3 (materials) of planning permission under reference CR/2020/0028/FUL. According to the application form the proposed alteration to the condition is to be amended for it to read “for a better quality window”.

- 2.2 The relevant condition as currently worded is as follows:

The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved details associated with the application.

REASON: To enable the Local Planning Authority to control the development in detail in the interests of amenity and in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.

- 2.3 A previous application was submitted under reference CR/2021/0570/NCC to regularise the unauthorised grey windows and dark grey smooth roof tiles. This was refused by the Council and subsequently dismissed at appeal by the Planning Inspectorate. This current application is to retain the unauthorised anthracite grey windows only. The original windows were white uPVC. The application form for the original planning application submitted in 2020 under reference CR/2020/0028/FUL was clear and stated that the windows would match. Condition 3, quoted above, was subsequently attached to the permission to secure implementation of the matching materials.
- 2.4 The current application does not seek to address the dark grey roof tiles which currently remain in situ and are also unauthorised as they do not match the original roof tiles which have been removed from the dwelling.

PLANNING HISTORY:-

- 3.1 CR/2021/0570/NCC - RETROSPECTIVE APPLICATION FOR VARIATION OF CONDITION 3 (MATERIALS) PURSUANT TO CR/2020/0028/FUL FOR THE DEMOLITION OF EXISTING REAR CONSERVATORY & SINGLE STOREY EXTENSION & ERECTION OF A TWO STOREY & SINGLE STOREY REAR EXTENSION, FIRST FLOOR SIDE EXTENSION & TWO STOREY FRONT EXTENSION – appeal dismissed.
- 3.2 CR/2020/0028/FUL - DEMOLITION OF EXISTING REAR CONSERVATORY & SINGLE STOREY EXTENSION & ERECTION OF A TWO STOREY & SINGLE STOREY REAR EXTENSION, FIRST FLOOR SIDE EXTENSION & TWO STOREY FRONT EXTENSION – permitted.
- 3.3 CR/2013/0229/FUL - ERECTION OF SINGLE STOREY FRONT EXTENSION – permitted.
- 3.4 CR/147/1977 - ERECTION OF SINGLE STOREY EXTENSION AT REAR – permitted.

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PLANNING POLICY:-

4.1 National Planning Policy Framework (July 2021)

- Section 12 (Achieving well-designed places) Paragraph 126 states the creation of high quality, beautiful and sustainable 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)

- Policy CH3 (Normal Requirements of All New Development): states all proposals for development in Crawley will be of a high quality in terms of urban and architectural design and relate sympathetically to their surroundings in terms of scale, density, height, massing, orientation, layout, details and materials. Development must 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.

4.3 Emerging Crawley Borough Local Plan 2021 – 2037 (Regulation 19 Draft)

The Local Plan Review 2021-2037 was published for Regulation 19 consultation on 6th Jan 21 and therefore limited weight should be given to the following applicable policies:

- Policy DD1: Normal Requirements of All New Development

4.4 Supplementary Planning Document (SPD)

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 guidelines on the standards the Council expects for the design of extensions. In particular, it states that:

- *‘Development with good design in mind will relate appropriately to the parent dwelling’s character and style, dimensions, materials and finishes of the parent dwelling and the character of the neighbourhood.*
- *‘Development should incorporate materials and colours that match the existing dwelling’.*

PLANNING CONSIDERATIONS:-

- 5.1 The main consideration in determining this application is any effect that the changes to the materials approved under ref: CR/2020/0028/FUL have on the external appearance of the house and upon the character of the street scene.
- 5.2 The Woodlands street scene is characterised by early 1960s detached houses set within large plots. The houses vary in design in this street. Some include gable features on the front elevations and others include projecting cat-slide roofs. Overall, both the designs and materials of the houses are traditional. Predominant materials include brick, white render, brown/red tile hanging, brown concrete pan tiled roofs, white uPVC window frames and white barge boards. The Woodlands street scene has a uniform and distinctive colour and material palette, with the vast majority of the properties having white uPVC windows.

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- 5.3 Policy CH3 (Normal Requirements of All New Development) of the Crawley Borough Local Plan states that all proposals for development are required to make a positive contribution to the area and be of a high quality of urban design. All proposals should be of high quality in terms of their urban, landscape and architectural design and relate sympathetically to their surroundings in terms of, but not limited to, details and materials. The Urban Design SPD (2016) states development should relate appropriately to the parent dwellings character and style, materials and finishes of the parent dwelling and the character of the neighbourhood.
- 5.4 The retention of the dark grey windows is considered to be unacceptable. The windows appear out of character with the other houses within the street. The vast majority of the houses within Woodlands have white uPVC window frames. The window frames that have been installed are of a dark colour that is out of keeping with the otherwise lighter coloured white window frames within this street.
- 5.5 In dismissing the appeal against the refusal of the Council to vary the condition to allow grey windows and grey roof tiles (ref: CR/2021/0570/NCC), the Planning Inspector in agreeing with the Council, stated: *"The use of dark grey smooth tiles, and similarly coloured windows, stand out amongst the softer and consistent material palette used within the rest of the street. As a result, the development appears overly prominent and incongruous in its setting and ultimately has a detrimental impact upon the character and appearance of the host property and wider street scene"*.
- 5.6 The agent has previously stated, during the course of the appeal, that *"...planning permission is not usually required for replacement of window in an existing building, including where the new windows are of different colour to the existing windows..."*. These comments are not relevant as the proposed development required planning permission and was not permitted development and it is therefore subject to a requirement to comply with the condition. In addition even if the proposal had been permitted development the General Permitted Development Order 2015 as amended Schedule 2 Part 1 Class A, Condition A.3 requires that (a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse, with which the windows installed do not comply. The application form for CR/2020/0028/FUL also stated that the windows would match the existing dwelling, and condition 3 was subsequently attached to the permission to secure implementation of the matching materials.
- 5.7 The grey windows are not of a similar visual appearance to those that were on the original house or within the street and do not result in a sympathetic appearance that minimises visual impact. As such, they do not have a similar or sympathetic visual appearance.
- 5.8 The agent has previously provided some examples of other properties with varying fenestration colour. However, it is not known whether these are authorised and therefore benefit from planning permission. Furthermore, the majority of the examples given are of properties in different streets. These are not visible from the application site. The Council does not therefore consider that they are relevant to the Woodlands street scene. Unauthorised alterations should not set a precedent for future development. The Planning Inspector concurred with the Council stating that: *"My attention is drawn to several examples of other properties within the surrounding area which feature grey windows and/or tiles. I have no evidence before me to confirm if these alterations have the benefit of planning permission, or indeed whether they required it. Nevertheless, although some occasional examples do exist, I do not consider that they form the dominant feature of the surrounding area"*.
- 5.9 The use of contrasting materials and colours where these are within the right context can be acceptable. For instance, in a street featuring a variety of building designs and materials, further variety may well be appropriate. This is unlikely to be the case in an area of more consistent designs or materials. Woodlands features real consistency in materials, creating a coherent and distinctive

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street scene despite the varied house designs. It is not considered that the grey windows installed are appropriate in this street scene. The Council and Planning Inspector consider that these details and characteristics should be retained to maintain the characteristic qualities of this street scene and the applicant/appellant has failed to appreciate the distinct colour and material palette of this street. The grey windows installed, along with the other unauthorised alterations, create a jarring impression and do not sit comfortably alongside their neighbours.

- 5.10 Objections were received prior to the determination of previous applications and there have been complaints from neighbouring residents regarding the materials and that the rear extension is not in accordance with the approved plans.
- 5.11 An active enforcement investigation has identified that not only has the applicant used unauthorised materials/windows but the two-storey rear extension has not been built in accordance with the approved plans permitted in 2020. The two storey rear extension has been built taller than permitted and the roof design and fenestration is different from that approved.
- 5.12 Although the size and design of the rear extension is a separate issue, the matters raised are related to the current proposal as the extension also has unauthorised windows and the applicant has not complied with the conditions applied to planning permission granted under CR/2020/0028/FUL, or constructed the overall development in accordance with the approved plans.
- 5.13 The development is in breach of condition 3 of the 2020 permission, the applicant provides no real justification for the chosen windows other than this is simply the preferred option to express individuality. The applicant has not stated on the application form how they wish the existing condition wording to be varied which is a requirement of this type of application. The application form simply states '*for a better quality window*' which is not an enforceable condition. The applicant has had an opportunity to restore the windows back to white uPVC but has instead submitted another application for the same development already considered and refused by both the Council and the Planning Inspectorate.

Water neutrality

- 5.14 The Local Planning Authority received a Position Statement from Natural England on 14 September 2021. It raised significant concerns about the impact of water abstraction in the Sussex North Water Resource Zone upon the Arun Valley's protected SAC, SPA and Ramsar sites. The proposal would involve no connection to the water supply. A screening assessment has been undertaken which concludes that the proposal would be water neutral as a result. The Local Planning Authority has therefore concluded that the proposal would not adversely affect the integrity of the protected sites and would not conflict with the obligations under the Conservation of Habitats and Species Regulations 2017.

CONCLUSIONS:-

- 6.1 Overall, it is considered that the dark grey windows detrimentally impact the appearance of the house and are out of character with the other houses on Woodlands where the vast majority of windows are white. They have altered the appearance of the house and it now appears overly prominent and incongruous in its setting, introducing an inappropriate colour palette to the street. As a result, development is contrary to Local Plan Policy CH3, the guidance contained within the Urban Design SPD (2016) and the relevant paragraphs of the NPPF (2021).

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RECOMMENDATION RE: CR/2022/0091/NCC:-

REFUSE for the following reason:

1. The dark grey roof windows, by reason of their colour and appearance, are considered to detrimentally impact the character, appearance and visual amenity of the existing dwelling and harm the surrounding Woodlands street scene. They are therefore contrary to policy CH3 of the Crawley Borough Local Plan (2015-2030), the guidance set out in the Urban Design Supplementary Planning Document and the National Planning Policy Framework.

1. NPPF Statement

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:

- Liaising with members/applicant/agent and discussing the proposal where considered appropriate and necessary in a timely manner during the course of the determination of the application.
- Seeking amended plans/additional information to address identified issues during the course of the application.
- Providing advice on the refusal of the application and dismissal of the previous application to solutions that would provide a satisfactory way forward in any subsequently submitted application.

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.

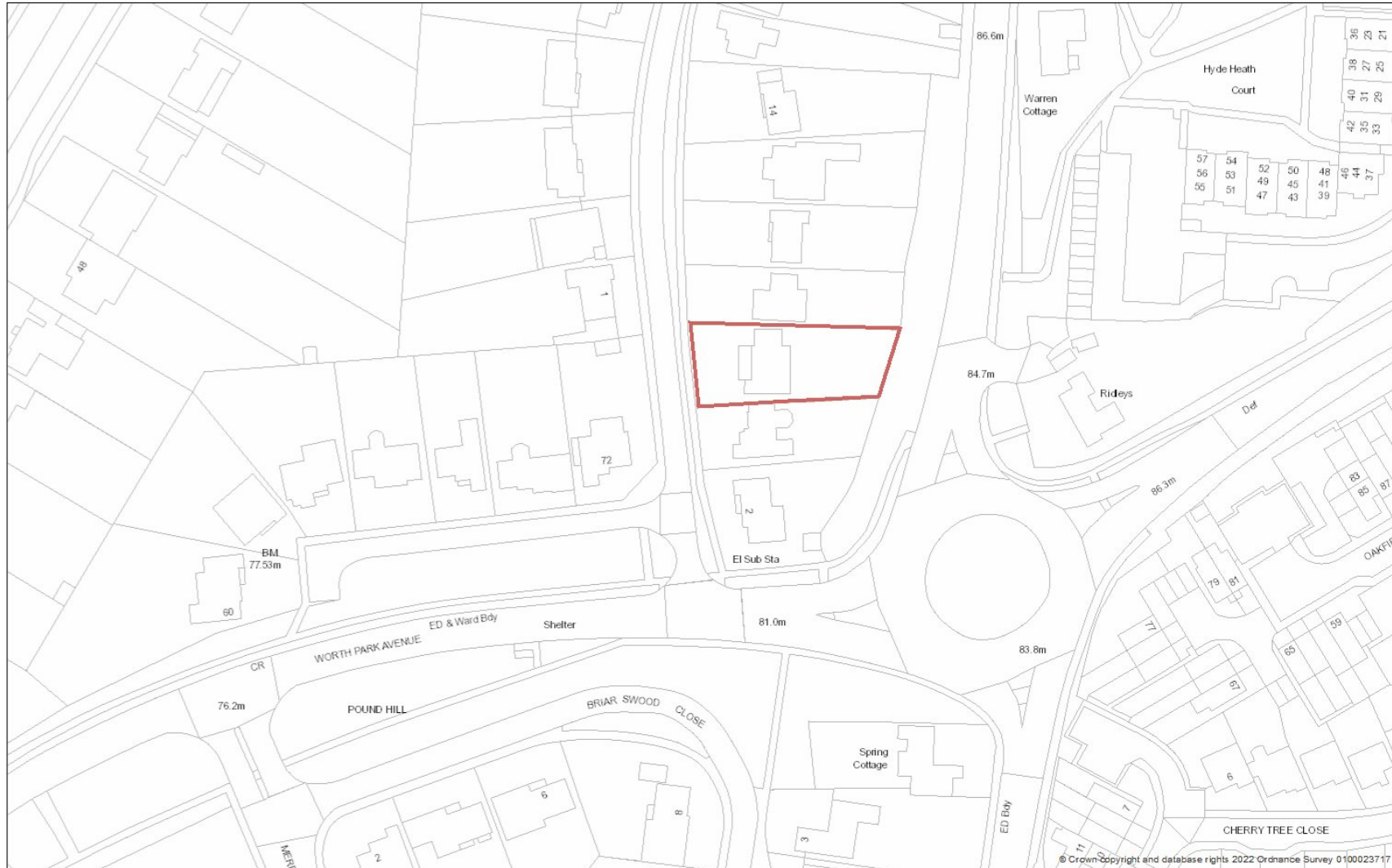


ArcGIS Web Map



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Agenda Item 6

CRAWLEY BOROUGH COUNCIL
PLANNING COMMITTEE - 5 December 2022
REPORT NO: PES/408(b)

REFERENCE NO: CR/2022/0384/ADV

LOCATION: [LAND AT HASLETT AVENUE EAST, THREE BRIDGES, CRAWLEY](#)
WARD: Three Bridges
PROPOSAL: RETROSPECTIVE ADVERTISEMENT CONSENT FOR 1 X ILLUMINATED 48-SHEET DIGITAL DISPLAY

TARGET DECISION DATE: 6 October 2022

CASE OFFICER: Miss S. Hobden

APPLICANT'S NAME: Wildstone Group Limited
AGENT'S NAME:

PLANS & DRAWINGS CONSIDERED:-

Drawing Number	Revision	Drawing Title
16486 1		Site Location Plan
16486 2		Existing Site Plan
16486 3		Proposed Site Plan
16486 4		Existing & Proposed Elevations

CONSULTEE NOTIFICATIONS & RESPONSES:-

- | | | |
|----|---------------------|-------------------------------------|
| 1. | Network Rail | No objection |
| 2. | WSCC Advertisements | No objection, subject to conditions |

NEIGHBOUR NOTIFICATIONS:-

109 Hazelwick Road.

RESPONSES RECEIVED:-

One consultation response has been received. It states that the sign has been installed in a different location to that permitted in 2017, due to a conflict with underground services. The response raises concerns about why the Local Planning Authority did not foresee that the sign would conflict with underground services. It also highlights the removal of a tree from the site and questions why the Local Planning Authority did not address the felling of the tree.

REASON FOR REPORTING TO COMMITTEE:-

The application has been called in to Committee by Councillor Burgess.

THE APPLICATION SITE:-

- 1.1 The application site is located to the north of Haslett Avenue East (A220), on a grassed area between the railway lines and the vehicular access to the Snooty Fox pub. The railway is at a higher level, with the brick wall of the railway bridge crossing Haslett Avenue East situated to the east of the site. There

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is also a taller signal gantry rising above the tracks. The vehicular access to the Snooty Fox runs northwards past the western boundary of the site, with the public house itself located on the opposite side of the access. There are mature trees to the north running along the railway line.

- 1.2 There is an existing digital advertisement of the size of a 48 sheet billboard on the site, which the current application seeks to retain. The existing digital advertisement is a similar height to the railway lines to the rear.
- 1.3 The application site is located within an Air Quality Management Area and Flood Zone and lies within the 10 metre railway buffer. It also lies within the Hazelwick Avenue Main Employment Area and an area of structural landscaping lies immediately to the north.

THE PROPOSED DEVELOPMENT:-

- 2.1 Retrospective advertisement consent is sought for the retention of the existing illuminated 48 sheet digital LED display sign.
- 2.2 The sign has a total height of around 6.5 metres. The billboard area measures 3.5 metres in height and 6.3 metres in width. It displays static-coloured images without movement animation or flashing lights. The support has a height from ground to the base of the sign of 3m. The advertisements appear in colour and change every 10 seconds in one-minute sequential cycles. The advertisements are illuminated relative to ambient conditions in real time. Illumination levels fluctuate throughout the day, season and weather conditions but will not exceed 5000cd/sqm during daylight and 300cd/sqm at night.

PLANNING HISTORY:-

- 3.1 The relevant planning history is as follows:
CR/2017/0120/ADV - advertisement consent for replacement of existing 48-sheet advertising display with 48-sheet digital led display – consented.

PLANNING POLICY:-

- 4.1 Town and Country Planning (Control of Advertisements) (England) Regulations 2007
- 4.2 National Planning Policy Framework (2021)

The relevant national policies include:

- Section 12 (Achieving well-designed places). Paragraph 136 states the *“quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.”*

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

The relevant local policies include:

- Policy CH3 (Normal Requirements of All Development) - proposals must adhere to any relevant supplementary planning guidance produced by the Council, including advice on signs and advertisements.

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4.4 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 guidelines on the standards the Council expects for the public design and the advertisements and signs. In particular, it states that:

- *Advertising and signs should not impact the visual amenity of the surrounding area and should not pose any danger to highway safety.*
- *Freestanding signs should not obstruct the highway and should be user friendly.*
- *Proposals for illuminated signs will not be acceptable where the illumination will be detrimental to the amenity of the area, or intrusive to any adjoining residential areas or properties:*
- *Intermittent (flashing) signs will not be acceptable as they create a distraction to drivers.*
- *Illuminated signs will normally be restricted to fascias and projecting signs and should not conflict with the operation of the highway.*

PLANNING CONSIDERATIONS:-

5.1 The main planning issues in the determination of this application are:

- Amenity of the area
- Public safety and highways
- Other matters

Amenity of the area

5.2 In 2017, consent (CR/2017/0120/ADV) was given for a 48-sheet digital LED display sign in a similar location. However, the sign installed has a central steel support column rather than the full width base shown on the drawings that were approved. It is also located slightly differently on the site, being slightly further away from Haslett Avenue East and angled differently. Retrospective consent is sought to retain the sign as installed. Given the general similarities between the approved sign and the one installed, it is considered that the principle of a sign of this type in this location has already been established.

5.3 The site is located close to a busy four lane road (A220 Haslett Avenue East), with traffic lights controlling access to Three Bridges station nearby. The higher-level railway bridge provides a backdrop to the sign when seen from the west. There is a further advertisement board under the bridge and a number of signs on the railway station building, taxi office and off-licence. There are a number of small scale signs on and around the Snooty Fox public house. This part of the A220 is characterised by commercial uses, including retail buildings, the railway station and the adjacent pub. It forms a busy route for traffic and a public transport interchange. The advertisement is seen within this busy context, with the background of the railway line and a number of mature trees to the north.

5.4 The nearest residential property is located on the eastern side of the railway bridge, some distance from the application site, and has no direct view of the sign.

5.5 The application seeks advertisement consent for the existing digital LED display advertisement. The digital LED advertisement is a total of 3.3 metres in height (total height 6.3 metres including support column) and 6.3 metres in width. It displays static images without movement animation or flashing lights. The advertisement changes every 10 seconds in one-minute sequential cycles. This equates to 6 adverts per minute, which are repeated. The luminance levels do not exceed 5000cd/sqm during the daytime and 300cd/sqm at night. This is within the maximum luminance level as recommended

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by the Institute of Lighting Engineers for Crawley (Zone 3) which states that the maximum daytime luminance level should not exceed 5000 cd/sqm and during the hours of darkness 300cd/sqm for signs over 10sqm. The surrounding area is relatively brightly lit, with a number of existing streetlights nearby and Three Bridges railway station opposite. The station platforms are lit and extend to cross the railway bridge close to the application site. Although the sign is illuminated and sizable, it is considered acceptable given the surrounding well lit, busy urban environment.

- 5.6 Prior to the installation of the sign, there was a mature tree on the site, with a height greater than the adjoining railway line. The tree was removed around the time that the digital sign was installed. The tree was not covered by a Tree Preservation Order and consent was not required for its removal. The consultation response raises concerns about the loss of the tree. Unfortunately, it was not clear from the submitted drawings that the tree would be removed. In any case, the sign was not implemented in accordance with the approved permission (CR/2017/0120/FUL). The sign on site is of a different design and in a different location to that approved. Apparently its relocated site was caused by the position of underground services. However, planning officers had no way of knowing this at the time of the 2017 application. The applicant is seeking to regularise the existing sign through the current application. The loss of the tree was both unfortunate and regrettable, but it was not covered by a Tree Preservation Order and there were no controls over its removal.
- 5.7 Overall, the siting and size of the sign is considered acceptable, given the busy urban character, the existing lighting in the area, the distance from residential properties and the acceptability of the proposed illumination levels. As such, it is considered that the sign does not have a detrimental impact on the visual amenity of the area.

Public safety and highways

- 5.8 In terms of safety, the sign has been assessed against the standing advice on illuminated signs and adverts provided by West Sussex County Council's Highways team. The standing advice provides local planning authorities with the necessary guidance to assess the transport implications of adverts. The guidance addresses the following points:

Is any of the proposed signage within the publicly maintainable highway?

No, the sign is not located within the publicly maintainable highway.

Does the proposed signage exceed recommended maximum luminance levels?

No, the sign does not exceed maximum luminance levels

Is the proposed signage located within a visibility splay?

No, the sign is not located within a visibility splay.

Is the proposed signage likely to cause a distraction to motorists?

The sign is located along the A220, a busy road at this point, with traffic moving east/west and also in/out of Three Bridges Station. The sign is visible to pedestrians and also people in vehicles travelling east towards Pound Hill and vehicles turning into or out of Three Bridges Station. The sign is illuminated and has a moving display. WSCC Highways has been consulted and commented that the sign is located on private land and is not in a position which would obstruct vehicular visibility at the access point with the A220. Furthermore, the sign does not exceed the maximum luminance level as recommended by the Institute of Lighting Engineers for Crawley (Zone 3). WSCC Highways therefore does not raise any objection to retention of the existing sign.

Does the proposed signage overhang the publicly maintainable highway?

No, the sign does not overhang the publicly maintainable highway.

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Other matters

- 5.9 The application site is located close to the railway line and within the ten-metre buffer. Network Rail were consulted on the application and have raised no objection to the retention of the existing sign.

CONCLUSIONS:-

- 6.1 It is considered that the size, siting and illumination of the existing digital LED display sign is acceptable in this location and does not have an adverse impact on the visual amenity of the surrounding area or cause a danger or hazard to public safety. Therefore, the sign is in accordance with the Crawley Borough Local Plan, the Urban Design SPD and the relevant paragraphs of the NPPF.

RECOMMENDATION RE: CR/2022/0384/ADV:-

CONSENT subject to the following conditions:

1. A. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

B. No advertisement shall be sited or displayed so as to-
(i) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
(ii) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
(iii) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

C. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

D. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

E. Where an advertisement is required under these regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

REASONS: (A) to (E) - To comply with Schedule 2 of the Town & Country Planning (Control of Advertisements) Regulations 2007.

2. The intensity of the illumination of the signs shall not exceed 300cd/sqm during the hours of darkness or 5000cd/sqm during daylight hours.
REASONS: In the interests of the visual amenities of the locality and road safety in compliance with policy CH3 of the Crawley Borough Local Plan 2015-2030 and the Urban Design Supplementary Planning Document.
3. Any change in the advertisement shall be instantaneous and the sign shall not display any moving images.
REASONS: In the interests of the visual amenities of the locality and road safety in compliance with policy CH3 of the Crawley Borough Local Plan 2015-2030 and the Urban Design Supplementary Planning Document.
4. The advertisement being displayed on the sign shall not change more than once every 5 seconds.
REASONS: In the interests of the visual amenities of the locality and road safety in compliance with policy CH3 of the Crawley Borough Local Plan 2015-2030 and the Urban Design Supplementary Planning Document.

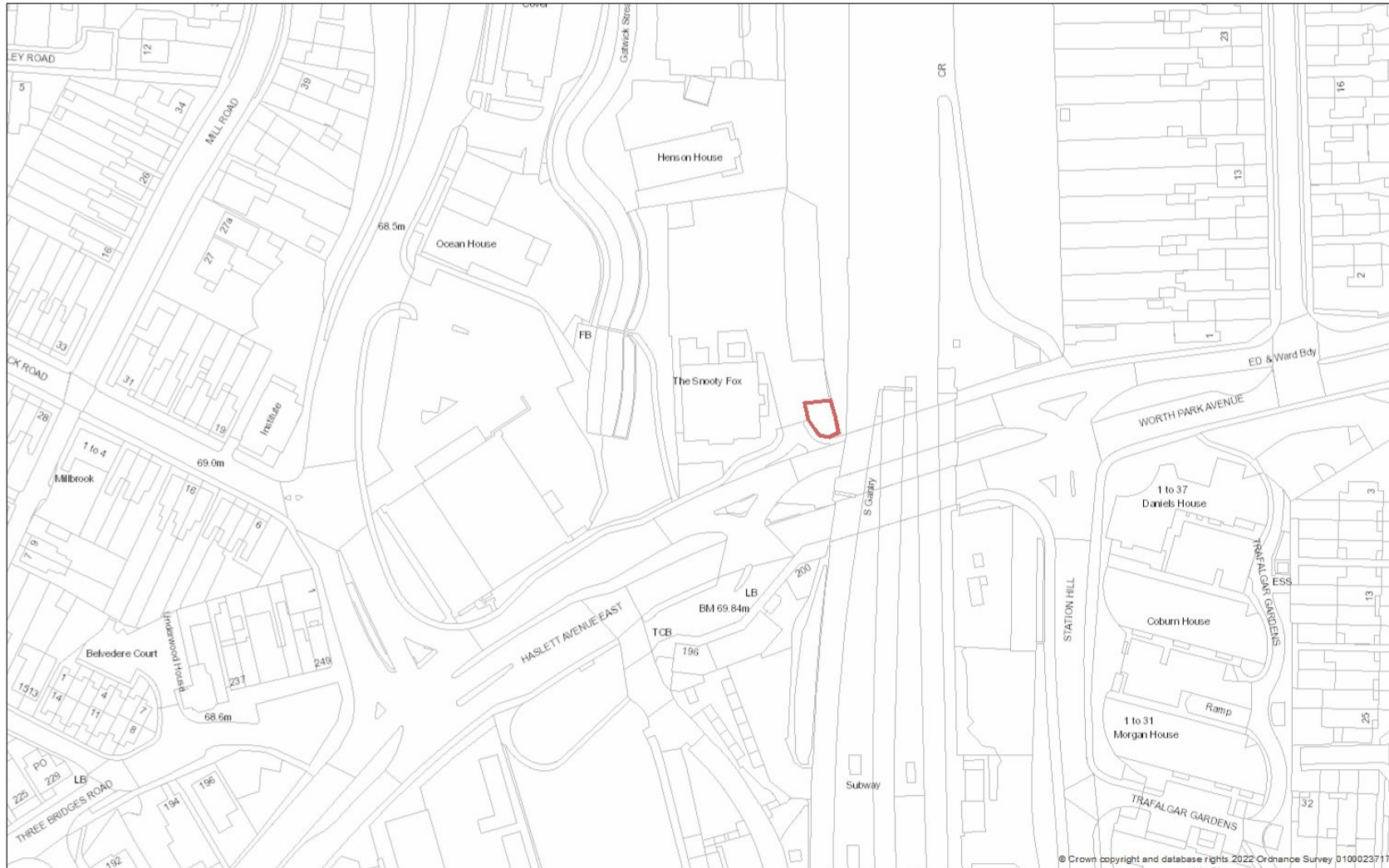


ArcGIS Web Map



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

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Agenda Item 7

CRAWLEY BOROUGH COUNCIL
PLANNING COMMITTEE - 5 December 2022
REPORT NO: PES/408(c)

REFERENCE NO: CR/2022/0596/TPO

LOCATION: [STRIP OF LAND OFF THE RIDINGS, POUND HILL, CRAWLEY](#)

WARD: Pound Hill South and Worth

PROPOSAL: CHESTNUT 6790, 6791, 6792, 6797, 6794, 6796, 6795, 6798, 6800, 6799, 6789, 6788, 6824, 6779, 9201, 6719, 6714, 6729, 6738, 6722, 6742, 6713, 6751, 6717, 6746, 6712, 6755, 6724, 6702, 6726, 6733, 6705, 6730, 6787, 6783, 6786, 6753, 6767, 6768, 6704, 6770, 6771, 6772, 6774, 6776, 6775, 6782, 9202, 9141, 9144, 9139, 9138, 9137, 9136, 9135, 9134, 9133, 9132, 9131, 9130, 9129, 9128, 9127, 9126, 9125, 9124, 9123, 9122, 9121, 9120, 9119, 9118, 9117, 9116, 9115, 9114, 9101, 9111, 9140, 9103, 9110, 9108, 7604, 7605, 7606, 7609, 9113, 9112, 7612, 7611, 7610, 7607, 7603, 7602, 7601, 9102, 9107, 9109, 9106, AND 0139 - REMOVAL OF BASAL/EPICORMIC GROWTH AND RE-POLLARD.

CHESTNUT 6732, 9145 - RE-POLLARD.

CHESTNUT 6735, 6748, 6769, 9204, 7608, 9105 - SECTIONAL FELL

TARGET DECISION DATE: 16 November 2022

CASE OFFICER: Mr R. Spurrell

APPLICANT'S NAME: Crawley Borough Council

AGENT'S NAME: Crawley Borough Council

PLANS & DRAWINGS CONSIDERED:-

Drawing Number	Revision	Drawing Title
CBC 0001		Tree Plan

REASON FOR REPORTING TO COMMITTEE:-

Crawley Borough Council is the applicant

PUBLICITY / NOTIFICATION:-

As the Council is the applicant, notification is required by way of a site notice. The consultation expiry period ends on 1st December 2022.

PLANNING HISTORY:-

- 1.1 CR/2004/0588/TPO - RE-POLLARD TREES ALONG HORSE CHESTNUT AVENUE TO ORIGINAL CUTS – consented September 2004.
- 1.2 CR/1996/0616/TPO - RE-POLLARD AVENUE OF HORSE CHESTNUT TREES IN G1 AND G2 - consented February 1997.
- 1.3 The trees are protected under Tree Preservation Order Reference 16.08.23 'Worth Number 1' served in 1979. The trees are within groups G1 and G2.

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PLANNING POLICY:-

- 2.1 This application must be considered in the context of the following legislation:
- 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.
 - Green Infrastructure Supplementary Planning Document (2016) produced to accompany the current adopted Local Plan and is a non-statutory document.

PLANNING CONSIDERATIONS:-

- 3.1 The determining issues in this application are the effect of the proposed works on the health, character and appearance of the trees and the level of amenity that they provide within the surrounding area.
- 3.2 The trees (circa 110 specimens) line each side of the path to form an attractive tree lined avenue through this residential part of Pound Hill and provide a strong green feature within the area and positive contribution to visual amenity. The trees have been on a pollard cycle for many years and are now in need of re-pollarding as the regrowth is now beginning to get heavy and over-extended. Once on a pollard cycle, trees must be re-pollarded at regular intervals in order to avoid the regrowth failing and splitting out at the pollard points. The works are therefore required for safety reasons.
- 3.3 Six of the trees – numbers 6735, 6748, 6769, 9204, 7608 and 9105 – require removal due to their poor condition and/or infection with fungal decay. The removal of these specimens is justified however, these trees should be replaced in order to maintain the avenue which is a well-known and important arboricultural feature in the area.
- 3.4 Horse chestnut responds well to pollarding and since these trees have been managed this way for many years the works will have no impact on tree health or amenity and are therefore justified.

RECOMMENDATION RE: CR/2022/0596/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.
3. Within 12 months of the felling of trees 6735, 6748, 6769, 9204, 7608 and 9105, the owner of the land shall plant 6 no. horse chestnut trees, in a location as close to the felled trees as practical. The trees shall be not less than nursery standard size and conform to British Standard 3936: Nursery Stock Specification. In the event that the trees die within five years following such planting, they shall be replaced with similar trees 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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CRAWLEY BOROUGH COUNCIL
PLANNING COMMITTEE - 5 December 2022
REPORT NO: PES/408(d)

REFERENCE NO: CR/2022/0599/TPO

LOCATION: [LAND PARCEL ADJACENT TO 6 SOMERVILLE DRIVE, POUND HILL, CRAWLEY](#)
WARD: Pound Hill North & Forge Wood
PROPOSAL: OAK (T173) - FELL

TARGET DECISION DATE: 11 November 2022

CASE OFFICER: Mr R. Spurrell

APPLICANT'S NAME: Crawley Borough Council
AGENT'S NAME: Crawley Borough Council

PLANS & DRAWINGS CONSIDERED:-

Drawing Number	Revision	Drawing Title
CBC 0001		Tree Plan

REASON FOR REPORTING TO COMMITTEE:-

Crawley Borough Council is the applicant.

PUBLICITY / NOTIFICATION:-

As the Council is the applicant, notification is required by way of a site notice. The consultation expiry period ends on 1st December 2022.

PLANNING HISTORY:-

- 1.1 CR/2014/0606/TPO – consent granted for crown reduction of 1.5m branch length.
- 1.2 The tree is protected under Tree Preservation Order Reference 16.07.04, Tree Number T173.

PLANNING POLICY:-

- 2.1 This application must be considered in the context of the following legislation:
 - 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.
 - Green Infrastructure Supplementary Planning Document (2016) produced to accompany the current adopted Local Plan and is a non-statutory document.

PLANNING CONSIDERATIONS:-

- 3.1 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.
- 3.2 The oak tree is located on amenity land to the south of, and adjacent to, 6 Somerville Drive. The tree due to its overall size and prominent location in public view makes a good contribution to public amenity despite being in decline with crown die-back.

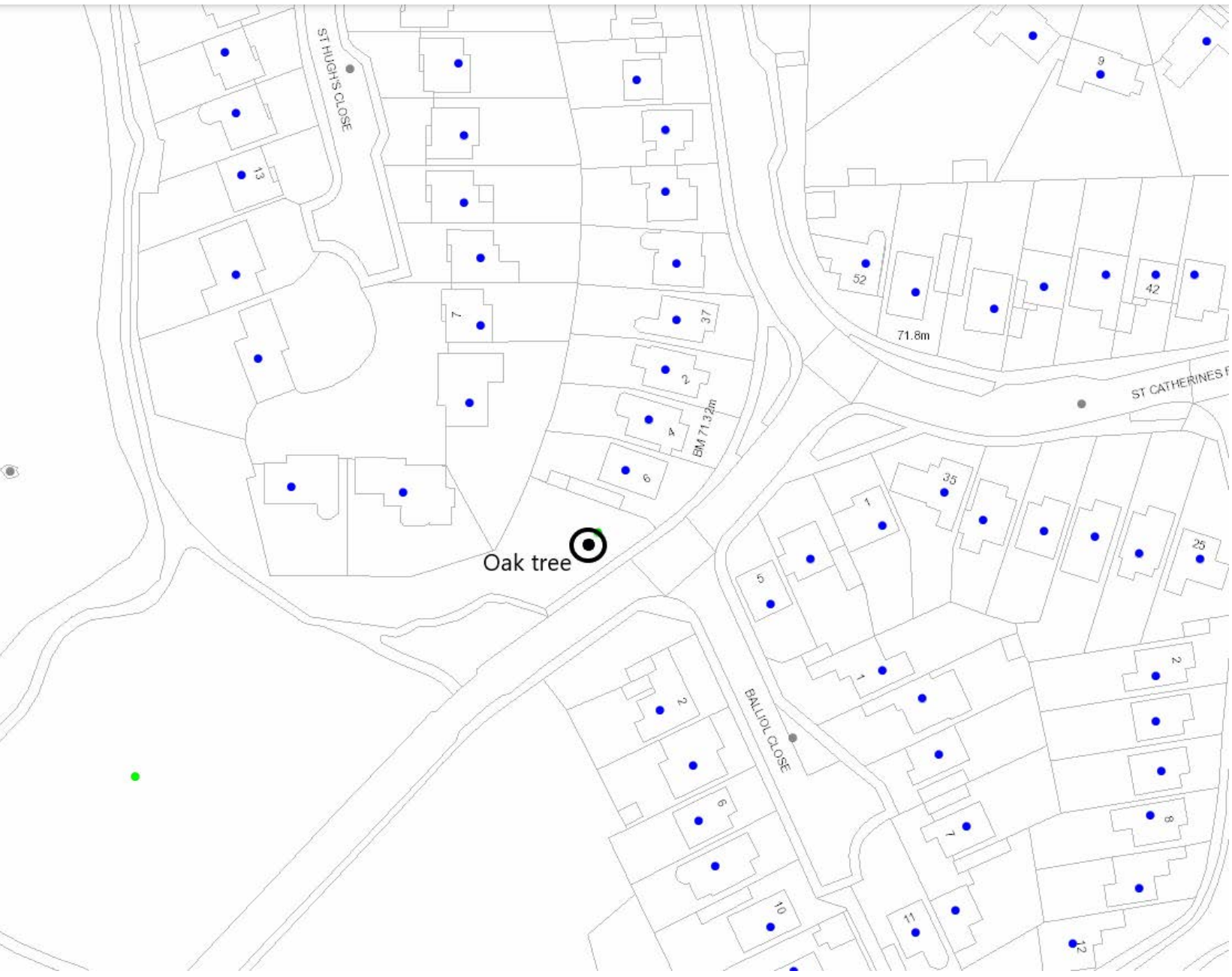
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- 3.3 The tree has significant decay around the base with extensive bark necrosis and die-back of the crown. It is very clearly in decline and its estimated contribution to visual amenity/life expectancy is under 10 years. The tree is in close proximity to the adjacent house as well as the highway and, being located on amenity parkland, is considered due to its condition, to be an increasing risk to the public safety. Its removal in this case is considered to be justified.
- 3.4 This is an important tree in amenity terms and should be replaced with another oak tree in the same location in the next growing season.

RECOMMENDATION RE: CR/2022/0599/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.
3. Within 12 months of the felling of the oak tree, the owner of the land shall plant 1 no. Oak tree, in 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 another oak 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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