

Crawley Borough Council

Minutes of Planning Committee

Tuesday, 9 March 2021 at 7.00 pm

Councillors Present:

J Purdy (Chair)

J Hart (Vice-Chair)

L M Ascough, A Belben, I T Irvine, K L Jaggard, M Mwangale, M W Pickett, T Rana and P C Smith

Officers Present:

Mez Matthews	Democratic Services Officer
Jean McPherson	Group Manager (Development Management)
Marc Robinson	Principal Planning Officer
Linda Saunders	Planning Solicitor
Clem Smith	Head of Economy and Planning
Jess Tamplin	Democratic Services Support Officer

Also in Attendance:

Councillor R D Burrett

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 8 February 2021 were approved as a correct record and signed by the Chair, subject to a clerical correction that Councillor R D Burrett be recorded as having been in attendance as an observer of the meeting.

4. Tree Preservation Order Application CR/2020/0765/TPO - Newtimber Close, Southgate, Crawley

The Committee considered report [PES/360a](#) of the Head of Economy and Planning which proposed as follows:

Oak 9319 - removal of dead wood. Reduction of individual branches north side by 1.5m from building/footpath to appropriate growth points.
Oak 9307 - crown thin by 10%. Removal of dead wood. Clear from around street light 1.5m to appropriate growth points.

The Group Manager (Development Management) provided a verbal summation of the application, which sought consent for minor works to two oak trees which were the subject of a Tree Preservation Order. The works aimed to prevent encroachment upon both a residential dwelling and a street light.

The Committee then considered the application.

A recorded vote was taken on the recommendation in accordance with the Council's Virtual Committee Procedure Rules. The names of the councillors voting for and against the recommendation, along with any abstentions, were recorded as follows:

For the recommendation:

Councillors Ascough, A Belben, Hart, Irvine, Jaggard, Mwangale, Pickett, Purdy, Rana, and P Smith (10).

Against the recommendation:

None.

Abstentions:

None.

RESOLVED

Consent subject to conditions set out in report PES/360a.

5. Planning Application CR/2020/0834/FUL - 3 & 4 Friends Close, Langley Green, Crawley

The Committee considered report [PES/360b](#) of the Head of Economy and Planning which proposed as follows:

Erection of joint two storey rear extension for 2 semi-detached properties (no.3 and no.4 Friends Close), and additional single storey rear extension for no.3 (amended plans received).

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

The Principal Planning Officer provided a verbal summation of the application, which sought planning permission for a joint two storey extension of 3.6m at nos. 3 and 4 Friends Close, and an additional 1.4m single storey extension at no.3. An update was given regarding condition five, which had been amended to state that the windows be fixed to be permanently non-opening to a height of 1.7 metres from the finished floor level. This aimed to further protect the privacy of neighbours.

Since the publication of the report, it had been identified that the distances in the block plan were inaccurate by approximately 1m for no.3 Friends Close and 0.5m for no.4 Friends Close. The closest proposed distance of no.3 from no.14 Brisbane Close was 19.5m, rather than the stated 21.5m. The closest proposed distance of no.4 Friends Close from nos.12 and 13 Brisbane Close was 19.9m, rather than the

stated 20.5m. As such the recommendation was to be amended to delegate the decision to permit the application to the Head of Economy and Planning, upon receipt of an updated and accurate block plan. The updated distances remained acceptable as the dwellings were positioned at an angle, so did not have a direct window-to-window relationship with dwellings on Brisbane Close and would thus not lead to direct overlooking.

The Committee then considered the application

A recorded vote was taken on the amended recommendation in accordance with the Council's Virtual Committee Procedure Rules. The names of the councillors voting for and against the recommendation, along with any abstentions, were recorded as follows:

For the recommendation:

Councillors Ascough, A Belben, Hart, Irvine, Jaggard, Mwangale, Pickett, Purdy, Rana, and P Smith (10).

Against the recommendation:

None.

Abstentions:

None.

RESOLVED

Delegate to the Head of Economy and Planning the decision to permit subject to the receipt of an acceptable block plan, and the conditions and informatives set out in report PES/360b, including amended condition 5 as follows:

The windows on the northern and southern (side) first floor elevations of the development shall at all times be glazed with obscured glass and apart from any top-hung vent, be fixed to be permanently non-opening to a height of 1.7 metres from the finished floor level.

REASON: To protect the amenities and privacy of the adjoining properties Nos 2 and 5 Friends Close, in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.

6. Section 106 Monies - Q3 2019/20 to Q3 2020/21

The Committee considered report [PES/384](#) of the Head of Economy and Planning.

The report summarised all the Section 106 (S106) monies received, spent and committed to project schemes between quarter 3 of the financial year 2019/20 and quarter 3 of 2020/21.

Following a question from a Committee member, the Head of Economy and Planning set out the decision-making process regarding the spending of S106 monies. It was explained that, for each project, a report was produced for the relevant Cabinet Portfolio Holder and made available to all councillors. If the decision involved expenditure under £100,000, the decision was taken by the Council's Section 151 Officer (the Head of Corporate Finance). If the expenditure was greater than £100,000, the decision was taken by the Cabinet.

A Committee member highlighted the current balance of S106 monies regarding tree contributions (£287,086), and encouraged the planting of more trees throughout the borough to help address the climate emergency as declared by the Full Council. The Head of Economy and Planning confirmed that the funds were yet to be allocated, but that work was underway with the Council's Community Services team to bring forward proposals for tree planting as quickly as possible.

RESOLVED

That the update on S106 monies received, spent and committed between quarter 3 2019/20 and quarter 3 2020/21 was noted.

Closure of Meeting

With the business of the Planning Committee concluded, the Chair declared the meeting closed at 7.42 pm

J Purdy (Chair)