

## Crawley Borough Council

### Minutes of Planning Committee

Tuesday, 20 July 2021 at 6.30 pm

#### Councillors Present:

R D Burrett (Chair)

Z Ali, M L Ayling, A Belben, I T Irvine, K L Jaggard, S Malik, M Mwagale, S Raja and P C Smith

#### Officers Present:

Valerie Cheesman	Principal Planning Officer
Siraj Choudhury	Head of Legal, Governance and HR
Mez Matthews	Democratic Services Officer
Jean McPherson	Group Manager (Development Management)
Chris Pedlow	Democratic Services Manager
Marc Robinson	Principal Planning Officer
Clem Smith	Head of Economy and Planning
Jess Tamplin	Democratic Services Support Officer

#### 1. Disclosures of Interest

The following disclosures of interests were made:

Councillor	Item and Minute	Type and Nature of Disclosure
Councillor Ayling	Planning application CR/2018/0064/FUL – Land Parcel Broadwood Rise, Broadfield, Crawley (Minute 4)	Personal Interest – member of staff at the Bewbush Academy (in close proximity to the application site).
Councillor Burrett	Planning application CR/2018/0064/FUL – Land Parcel Broadwood Rise, Broadfield, Crawley (Minute 4)	Personal interest – member of West Sussex County Council and Chair of the Planning and Rights of Way Committee.
Councillor Irvine	Planning application CR/2018/0064/FUL – Land Parcel Broadwood Rise, Broadfield, Crawley (Minute 4)	Personal Interest – member of Crawley Walking and Cycle Forum (a consultee on the application).

Councillor P Smith	Planning application CR/2018/0064/FUL – Land Parcel Broadwood Rise, Broadfield, Crawley (Minute 4)	Personal Interest – member of Crawley Walking and Cycle Forum (a consultee on the application).
Councillor A Belben	Planning application CR/2020/0676/FUL – 71a Three Bridges Road, Three Bridges, Crawley (Minute 5)	Personal Interest – the agent was previously employed by Cllr Belben regarding a planning application made in 2019.
Councillor Irvine	Planning application CR/2021/0247/FUL – The Office, Crawley Business Quarter, Manor Royal, Northgate, Crawley (Minute 6)	Personal Interest – member of Crawley Walking and Cycle Forum (a consultee on the application).
Councillor P Smith	Planning application CR/2021/0247/FUL – The Office, Crawley Business Quarter, Manor Royal, Northgate, Crawley (Minute 6)	Personal Interest – member of Crawley Walking and Cycle Forum (a consultee on the application).
Councillor P Smith	Planning application CR/2021/0247/FUL – The Office, Crawley Business Quarter, Manor Royal, Northgate, Crawley (Minute 6)	Personal Interest – Local Authority Director of the Manor Royal Business Improvement District.
Councillor Irvine	Planning application CR/2021/0308/ARM – 42 & 44 Brighton Road, Southgate, Crawley (Minute 7)	Personal Interest – Cabinet Member for Housing.
Councillor Irvine	Planning application CR/2021/0249/ARM – Former GSK Manor Royal, Telecon Metals & Carpenters Technology Site, Napier Way, Northgate, Crawley (Minute 8)	Personal Interest – member of Crawley Walking and Cycle Forum (a consultee on the application).
Councillor P Smith	Planning application CR/2021/0249/ARM – Former GSK Manor Royal, Telecon Metals & Carpenters Technology Site, Napier Way, Northgate, Crawley (Minute 8)	Personal Interest – member of Crawley Walking and Cycle Forum (a consultee on the application).

Councillor P Smith	Planning application CR/2021/0249/ARM – Former GSK Manor Royal, Telecon Metals & Carpenters Technology Site, Napier Way, Northgate, Crawley (Minute 8)	Personal Interest – Local Authority Director of the Manor Royal Business Improvement District.
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## 2. Lobbying Declarations

The following lobbying declarations were made by councillors:-

Councillors Ali, A Belben, Burrett, Irvine, Jaggard, Malik, Mwangale, Raja, and P Smith had been lobbied regarding application CR/2018/0064/FUL.

## 3. Minutes

The minutes of the meeting of the Planning Committee held on 29 June 2021 were approved as a correct record and signed by the Chair.

## 4. Planning Application CR/2018/0064/FUL - Land Parcel Broadwood Rise, Broadfield, Crawley

The Committee considered report [PES/373a](#) of the Head of Economy and Planning which proposed as follows:

Erection of primary school with associated parking and landscaping (amended description and amended plans received).

Councillors Ali, A Belben, Burrett, Irvine, Jaggard, Malik, Mwangale, and P Smith declared they had visited the site.

The Principal Planning Officer (MR) provided a verbal summation of the application which sought permission for the development of a two storey primary school adjacent to the existing Mosque building. The Committee heard that, since the publication of the report, a further reason for refusal regarding biodiversity (reason 7) had been added. Further representations had also been received including from H Smith MP and Councillor P Lamb.

Brian Tully spoke in objection to the application. Matters raised included:

- The lack of need for more primary schools in Bewbush or Broadfield.
- An increase in overspill parking on to nearby roads at school pick-up and drop-off times.
- A query regarding the source of funding for the school.

Arif Syed, the applicant, spoke in support of the application. Matters raised included:

- The applicant strove to work constructively with the Local Planning Authority regarding the Section 106 agreement and drainage strategy but communication was unclear.
- Although six trees were proposed to be felled, 25 replacement trees were to be planted, which was deemed a positive ecological contribution.

- Building on the area of ancient woodland would have no greater detrimental impact on the land than some previous housing developments in the borough.

Mohammad Bora spoke in support of the application. Matters raised included:

- Many students already attend the evening school operating at the Mosque without any shortage of parking spaces. The school was not proposed to operate during prayer time on Fridays, when the Mosque was busiest.
- The overspill of approximately 25 cars at peak times due to a loss of car parking spaces, as predicted in the report, was contested.
- Faith schools encouraged high educational achievement.

Mohammad Jogee spoke in support of the application. Matters raised included:

- Residents had expressed a need for a local Islamic faith school as the closest was currently 20 to 30 miles away. There were a number of existing Christian faith schools in the Crawley area.
- The proposed school was to be community-funded – no public money was to be used.
- The school aimed to promote community integration.

Councillor Kiran Khan, on behalf of Councillor Tim Lunnon (ward councillor for Broadfield), spoke in support of the application. Matters raised included:

- An adjustment had been made to the Mosque's prayer times on Fridays, leading to decreased traffic and in turn greater availability of parking spaces.
- West Sussex County Council's Highways Department had retracted its objection to the development.
- The positive responses from Broadfield residents regarding the plans.

Councillor Khan (ward councillor for Broadfield) also showed support for the application and commented that there was a definite need for the school.

Councillor Peter Lamb spoke in support of the application. Matters raised included:

- A need to balance the various elements of the application based on policies, and preclude those matters not forming relevant planning considerations. On this basis it was deemed correct to permit the application.
- The lack of a 15 metre buffer zone between the development and the ancient woodland was a reason for refusal in the report; however the existing buffer between the area and the Mosque/nearby housing was smaller than this.
- Concerns over parking were regarding overspill from the Mosque, not parking at the school itself.

The Committee then considered the application.

Upon receipt of a query from a Committee member, the Planning Officer clarified that the proposed development was sited within an area of ancient woodland but the majority of the trees had been cleared from the site. A 15 metre buffer zone bordering the remaining woodland to the west was required however no buffer zone was proposed, so the proposal was not policy-compliant in this regard. Several Committee members expressed concerns regarding the lack of a buffer zone and that the woodland should be protected from damage during and after construction. Other Committee members queried the need for a buffer zone as the existing Mosque car park did not have this. The Planning Officer stated that the proposal's relationship with the woodland was different to that with the Mosque and the use of the site as a car park, as the school was proposed to be a large structure in nearly constant use with classroom windows facing the woodland. The development required initial and future works to the trees.

A concern was raised regarding the distance to neighbouring houses (the closest house was situated 23 metres away). The Planning Officer confirmed that the recommended distance was 30 metres, however in this instance there was an intervening road already accessible by the public and no direct overlooking, so the distance was acceptable.

Committee members sought clarification regarding the Local Plan designation of the site, which was confirmed to be within a Biodiversity Opportunity Area, an area of Ancient Woodland, and formed part of the area's structural landscaping.

The Committee discussed the refusal reason regarding flooding and a suggestion was made that this could be controlled by conditions. The Planning Officer explained that a Surface Water Drainage Strategy had been submitted, but had not sufficiently evidenced that the proposal would not increase off-site flooding.

The loss of six protected trees at the site was discussed. Committee members discussed the trees' health – two of which were damaged – and expressed mixed views about their existing amenity value. The proposal to plant 25 replacement trees was generally deemed a positive aspect of the application, however some Committee members had concerns that the replacement trees were not of high amenity value.

Mixed views were expressed regarding parking at the site. The Planning Officer confirmed that the parking proposed at the site was sufficient for the school, but the development would result in a loss of existing spaces by the Mosque as the school would be located on the overflow car park. This could in turn lead to overspill on to surrounding roads which currently experienced parking issues at peak operation times at the Mosque. Several Committee members suggested that the proposed parking situation was manageable.

Queries were raised about the discussions with the applicant regarding a Section 106 agreement. The Planning Officer confirmed that if the application were to be permitted, a Section 106 agreement would be required. It was clarified that the refusal reason to ensure the provision of off-site infrastructure works required by WSCC was required if there was a potential appeal.

It was confirmed that the applicant and the Local Planning Authority had worked to try to address various issues with the application but further information, such as responses to re-consultations, were received at a late stage in the process.

Other matters discussed were the provision of outside amenity space, underground parking, and the Travel Plan.

It was requested by Councillor Irvine that a recorded vote be taken on the application. The names of the Committee members voting for, against, or abstaining were as follows:

For the recommendation to refuse: Councillors Ayling, A Belben, Burrett, Irvine, and Jaggard (5).

Against the recommendation to refuse: Councillors Ali, Malik, Mwagale, Raja, and P Smith (5).

Abstentions: none.

The Chair's casting vote was used. The vote was cast for the recommendation to refuse.

## RESOLVED

Refuse for the reasons set out in report PES/373a, and further refusal reason 7 as follows:

*7. The development would not provide any net gain in biodiversity or enhance features of nature conservation value within and around the site contrary to Policy ENV2 of the Crawley Borough Local Plan 2015-2030 and the National Planning Policy Framework.*

### **5. Planning Application CR/2020/0676/FUL - 71a Three Bridges Road, Three Bridges, Crawley**

The Committee considered report [PES/373b](#) of the Head of Economy and Planning which proposed as follows:

Erection of first floor extension and new roof to convert bungalow into a two storey dwelling.

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

The Principal Planning Officer (VC) provided a verbal summation of the application which proposed an upward extension to a residential property. It was heard that the scale, height, bulk, and massing of the proposal, along with the inappropriate materials proposed, would be out of keeping with the nearby streetscene and refusal was therefore recommended.

Jas Saraw, the applicant, spoke in support of the application. Matters raised included:

- The report did not factor in the properties opposite when determining the character of the local streetscene.
- Other developments on the road were highlighted which were of a similar or larger size and bulk.
- The proposed footprint, when compared to the size of the plot, was not considered to be disproportionately large.

Councillor Bob Burgess (ward councillor for Three Bridges) spoke in support of the application. Matters raised included:

- No objections to the proposals had been made by neighbours of the site.
- Designs submitted showed an aspirational property of a substantial size.
- If permitted, neighbours would not experience a loss of privacy.

Councillor Brenda Burgess (ward councillor for Three Bridges) spoke in support of the application. Matters raised included:

- Other residential buildings in the locality, which were suggested to be out of character with the streetscene, had previously been granted planning permission.
- The width of the proposal was not dramatically greater than the width of the existing dwelling.
- The proposal would have no detrimental impact on parking provision.

The Committee then considered the application. The character of the streetscene along Three Bridges Road was discussed. It was suggested that, although the

immediate neighbouring properties were of a different design to the proposals, there was a mix of designs along the road and wider area. It was therefore regarded that the proposal was not out of keeping with the local streetscene.

Clarity was sought regarding the proposed increase in the size of the property. The Planning Officer confirmed that the proposal would increase the overall width of the building due to its joining with the garage, which was proposed to be moved 1m further from the property boundary. The proposed footprint was therefore larger than the existing footprint. The width of the first floor would be wider than adjacent properties and would add considerable bulk to the existing dwelling.

A vote was taken on the recommendation set out in the report, which was overturned.

The Committee discussed possible conditions to attach to the planning permission, were it to be granted.

A vote was then taken on a proposal to permit the application.

## **RESOLVED**

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:*

<b>Drawing Number</b>	<b>Revision</b>	<b>Drawing Title</b>
JS01		Location/Block Plan & Existing Ground Floor Elevations
CBC 0001		Block Plan
JS02	D	Proposed Plans and Elevations

*REASON: For the avoidance of doubt and in the interests of proper planning.*

*3. No development shall be carried out unless and until a schedule of materials and finishes and, where so required by the Local Planning Authority, samples of such materials and finishes to be used for external walls (and roofs) of the proposed building(s) have been submitted to and approved by the Local Planning Authority.*

*REASON: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.*

*4. The bathroom window on the first floor side (east) elevation of the dwelling shall at all times be glazed with obscured glass and apart from any top-hung vent, be fixed to be permanently non-opening.*

*REASON: To protect the amenities and privacy of the adjoining property, in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.*

*5. No windows (other than those shown on the plans hereby approved) shall be constructed in the side (east and west) elevations of the extension hereby permitted which adjoins the side boundaries with no.71 and no.73 Three Bridges Road without the prior permission of the Local Planning Authority on an application in that behalf.*

*REASON: To protect the amenities and privacy of the adjoining properties in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.*

*6. The hardstanding area / driveway to the front of the site shall be kept available for parking of 2 vehicles at all times.*

*REASON: To ensure adequate provision of parking for the dwelling clear of the highway in accordance with Policies CH3 and IN4 of the Crawley Borough Local Plan 2015-2030, and the Urban Design Supplementary Planning Document (2016).*

*7. The development shall not be occupied until the measures detailed in the submitted Sustainability Statement have been implemented or otherwise in accordance with details which have first been submitted to and agreed in writing by the Local Planning Authority.*

*REASON: In the interests of environmental sustainability, in accordance with policy ENV6 of the Crawley Borough Local Plan 2015-2030 and the Planning and Climate Change Supplementary Planning Document.*

*8. Prior to the installation of new showers, sinks and other water consuming components within the development, details of their water consumption levels shall be submitted to and approved in writing by the Local Planning Authority. The components shall subsequently be installed in accordance with the approved details.*

*REASON: To help address water stress in Crawley in the interests of sustainability and in accordance with policies ENV6 and ENV9 of the Crawley Borough Local Plan 2015-2030 and the Planning and Climate Change Supplementary Planning Document.*

### **Informative**

*1. The applicant is advised that the Local Planning Authority considers that the details submitted to comply with condition 8 of this permission should, where feasible, demonstrate that the water consumption levels of new components fitted within the building should achieve the performance levels set out in Table 8.1 on page 48 of the Planning and Climate Change Supplementary Planning Document available at: <https://crawley.gov.uk/sites/default/files/documents/PUB279782.pdf>.*

### **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 the 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.*

*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.*

## **6. Planning Application CR/2021/0247/FUL - The Office, Crawley Business Quarter, Manor Royal, Northgate, Crawley**



The Committee considered report [PES/373c](#) of the Head of Economy and Planning which proposed as follows:

Demolition of existing building and associated structures and redevelopment for storage and distribution warehouse within use class B8.

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

The Principal Planning Officer (VC) provided a verbal summation of the application which sought permission for the construction of a warehouse for business use in the Manor Royal Business Improvement District. The Committee heard that, since the publication of the report, further discussions between relevant parties had led to amendments proposed to conditions 7, 14, 22, and 24, and the addition of new informatives 7 and 8. The revised air quality assessment was considered acceptable with the revised costs of £47,000 and the corresponding level of mitigation measures were to be secured via the Section 106 agreement.

Eric Hall, the agent (TDH Estates) on behalf of the applicant, spoke in support of the application. Matters raised included:

- The suitability of the scheme for the intended user, which would allow for increased capacity and the creation of jobs.
- The proposed landscaping and additional trees to be planted at the site.
- Elements of the scheme were designed to meet BREEAM 'excellent' standard including water consumption, energy usage, PV panels, and electric vehicle charging points.

The Committee then considered the application. The officer confirmed that the proposed parking provision exceeded the borough parking standards, and that parking and access were to be controlled by conditions. A travel plan was also required of the applicant which would cover staff vehicles and business vehicles and encourage the use of sustainable modes of transport.

A query was raised regarding the suitability of B8 use buildings at the proposed location. The officer clarified that there were not designations or limitations for specific use classes in certain areas of Manor Royal. As the scheme was for business use the location within the Manor Royal Employment Area was appropriate and policy compliant.

The officer confirmed that air source heat pumps would form the main heating and cooling system within the building. There was also provision for a potential future connection to the Crawley District Heat Network included in the design.

## **RESOLVED**

Permit subject to the conditions set out in report PES/373c and the amended conditions and additional informatives as follows:

### **Amended conditions**

*7. The development hereby permitted shall be carried out in accordance with the Travel Plan ref 2021/5819/TP02 dated July 2021 submitted with the application. Only the approved details shall be implemented.*

*REASON: To encourage and promote sustainable transport in accordance with Policy IN3 of the Crawley Borough Local Plan 2015 - 2030.*

14. The development hereby permitted shall be carried out in accordance with the Landscape Design Strategy dated 01.07.2021 and the Landscape Strategy Masterplan, Drawing No. LLD2252-LAN-DWG-010 Rev 04 submitted with the application.

The approved details of the landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. No subsequent alterations to the approved landscaping scheme are to take place unless submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved.

REASON: In the interests of amenity and of the environment of the development and to avoid endangering the safe movement of aircraft and the operation of Gatwick Airport through the attraction of birds and an increase in the bird hazard risk of the application site in accordance with Policies CH3 and IN1 of the Crawley Borough Local Plan 2015 - 2030.

22. Immediately following demolition of the existing building and prior to any further construction works, a strategy to deal with the potential risks associated with any contamination of the site (as set out within the Phase I Desk Study Report Contaminated Land Risk Assessment dated 11 February 2021) shall be submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:

1) The results of the site investigation and the detailed risk assessment and, based on these findings, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

2) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the Local Planning Authority. The scheme shall be implemented as approved.

REASON: The proposed site is on a former works/engineering/industrial ground with risk of contamination on the site and to ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution or contaminated land in accordance with Policy ENV10 of the Crawley Borough Local Plan 2015-2030 and with paragraph 170 of the National Planning Policy Framework.

24. No solar panels shall be installed until full details, including a solar hazard glare study if required, have been submitted to and approved in writing by the Local Planning Authority. No subsequent alterations to the approved scheme are to take place unless agreed in writing by the Local Planning Authority. The scheme shall be implemented as approved.

REASON: In the interest of visual amenity and to ensure the development does not endanger the safe movement of aircraft or the operation of Gatwick Airport through interference with communication, navigational aids and surveillance equipment and glare issues in accordance with Policies CH3 and ENV6 of the Crawley Borough Local Plan 2015-2030 and the Planning and Climate Change SPD.

## **Additional informatives**

*7. The applicant is advised that the Crawley Business Quarter is a private road, therefore the Local Highway Authority is unable to sign off any works as they do not form part of the adopted highway network maintained or owned by WSCC. For this reason all reference to WSCC should be removed from the Road Safety Audit – Stage 1 contained within the Transport Assessment.*

*8. The applicant is advised that in regard to condition 14 the amount of berry/fruit bearing species proposed as part of the soft landscaping scheme does not exceed 40% of the total planting palette and is distributed across the site.*

## **7. Planning Application CR/2021/0249/FUL - Former GSK Manor Royal, Telecon Metals & Carpenters Technology Site, Napier Way, Northgate, Crawley**

The Committee considered report [PES/373e](#) of the Head of Economy and Planning which proposed as follows:

Erection of 3 warehouse units (use class B8), associated external plant, car/HGV parking, site access, internal roads, boundary security fencing and hard/soft landscaping.

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

The Group Manager (Development Management) provided a verbal summation of the application which proposed three buildings for storage and distribution use at a currently vacant site within the Manor Royal Employment Area. The Committee heard that, since the publication of the report, further discussions between relevant parties had led to amendments being proposed to conditions 3, 4, 5, and 10. The Committee was also requested to delegate authority to officers to insert in to condition 20 the correct plan number once the relevant drawing was received.

Sue Willcox, the agent (Quod) on behalf of the applicant, spoke in support of the application. Matters raised included:

- The estimated number of jobs created by the scheme and the inclusion of a Skills and Employment Plan in the Section 106 agreement.
- The loss of 9 trees at the site, for which 47 replacement trees were proposed, alongside enhancements to biodiversity.
- Details of financial contributions to the Manor Royal BID and to enhancements to the local cycle network.

The Committee then considered the application. In response to a query regarding the parking provision for lorries at the site, the officer confirmed that lorry parking at units two and three was slightly lower than set out in the borough parking standards, however this was deemed to be a matter for the buildings' future operator to consider. WSCC's Highways Department had no objection to the parking proposals.

## **RESOLVED**

Permit subject to the conditions set out in report PES/373e, the amended conditions set out below, and the provision of delegated authority to officers to insert the agreed plan number in to condition 20.

3. No construction work above 5m from ground level shown on the approved plans CRAW1-RPS-B1-ZZ-DR-A-5399 Rev P02, CRAW1-RPS-B2-ZZ-DR-A-5399 Rev P02 and CRAW1-RPS-B3-ZZ-DR-A-5399 P02 shall take place on site until a Radar Mitigation Scheme, including a timetable for its implementation during construction, has been submitted to and approved in writing by the Local Planning Authority. The Radar Mitigation Scheme shall be implemented in strict accordance with the agreed details.

REASON: In the interests of the safe operation of Gatwick Airport and of NATS En-route PLC and in accordance with Policy IN1 of the Crawley Borough Local Plan 2015-2030.

4. The approved cladding on the northern elevations for the three units shall not exceed 81.200 AOD (13.6m AGL) for Unit 1, 76.000 AOD (8.4m AGL) for Unit 2, or 75750 AOD (6.9m AGL) for Unit 3, as shown on approved plans CRAW1-RPS-B1-ZZ-DR-A-5399 Rev P02, CRAW1-RPS-B2-ZZ-DR-A-5399 Rev P02 and CRAW1-RPS-B3-ZZ-DR-A-5399 P02 until the Radar Mitigation Scheme detailed in condition 3 has been implemented. If Unit 1 is constructed before Unit 2, the cladding on the north elevation of Unit 1 shall not exceed 76,000 AOD(8.4m AGL) prior to the Radar Mitigation Scheme being implemented. The Radar Mitigation Scheme shall thereafter be implemented and operated in accordance with the approved details.

REASON: In the interests of the safe operation of Gatwick Airport and of NATS En-route PLC and in accordance with Policy IN1 of the Crawley Borough Local Plan 2015-2030.

5. No construction work above 5m from ground level shown on the approved plans CRAW1-RPS-B1-ZZ-DR-A-5399 Rev P02, CRAW1-RPS-B2-ZZ-DR-A-5399 Rev P02 and CRAW1-RPS-B3-ZZ-DR-A-5399 P02 shall commence on site until a Crane Operation Plan has been submitted to and approved in writing by the Local Planning Authority. Construction at the site shall only thereafter take place in strict accordance with the approved Crane Operation Plan.

REASON: In the interests of the safe operation of Gatwick Airport and of NATS En-route PLC and in accordance with Policy IN1 of the Crawley Borough Local Plan 2015-2030.

10. The development hereby permitted shall be carried out in accordance with the Arboricultural Impact Assessment, Arboricultural Method Statement and its Tree Protection Plan provided by Deltasimons dated March 2021, Addendum Statement issued April 2021 and Addendum Statement issued 14<sup>th</sup> July 2021 submitted with the application. The tree protection measures as set out within the report must be implemented prior to the commencement of any site works and thereafter maintained for the duration of the construction works.

REASON: To ensure that the protected trees are not compromised during the construction of the development in accordance with Policies CH2 and CH3 of the Crawley Borough Local Plan 2015 - 2030.

## **8. Planning Application CR/2021/0308/ARM - 42 & 44 Brighton Road, Southgate, Crawley**

As the business of the meeting was not concluded by 11:00pm, General Committee Procedure Rule 15.4 (Planning Committee guillotine) came into effect.

Planning application CR/2021/0308/ARM (report [PES/373d](#)) was therefore deferred to the next scheduled meeting of the Committee on 31 August 2021.

**Closure of Meeting**

With the business of the Planning Committee concluded, the Chair declared the meeting closed at 11.33 pm.

**R D Burrett (Chair)**