

Crawley Borough Council

Minutes of Planning Committee

Tuesday, 31 August 2021 at 7.00 pm

Councillors Present:

R D Burrett (Chair)

S Buck (Vice-Chair)

Z Ali, I T Irvine, K L Jaggard, S Malik, S Raja and P C Smith

Officers Present:

Siraj Choudhury Head of Legal, Governance and HR

Jean McPherson Group Manager (Development Management)

Jess Tamplin Democratic Services Support Officer

Hamish Walke Principal Planning Officer

Apologies for Absence:

Councillors A Belben and M Mwagale

1. Disclosures of Interest

The following disclosures of interests were made:

Councillor	Item and Minute	Type and Nature of Disclosure
Councillor P Smith	Planning application CR/2021/0174/FUL – Land at Faraday Road & Manor Royal, Northgate, Crawley (Minute 4)	Personal interest – Local Authority Director of the Manor Royal Business Improvement District.
Councillor Irvine	Planning application CR/2021/0308/FUL – 42 & 44 Brighton Road, Southgate, Crawley (Minute 5)	Personal interest – Cabinet Member for Housing.

2. Lobbying Declarations

No lobbying declarations were made.

3. Minutes

The minutes of the meeting of the Planning Committee held on 20 July 2021 were approved as a correct record and signed by the Chair.

4. Planning Application CR/2021/0174/FUL - Land at Faraday Road & Manor Royal, Northgate, Crawley

The Committee considered report [PES/374a](#) of the Head of Economy and Planning which proposed as follows:

Proposed demolition of existing buildings and construction of a new warehouse building with ancillary offices, associated service yard, parking, access alterations, infrastructure, landscaping and ancillary works.

Councillors Ali, Burrett, and P Smith declared they had visited the site.

The Principal Planning Officer provided a verbal summation of the application which sought permission for the construction of a 7,399sqm warehouse for class B8 use at a site in the Manor Royal Employment Area, currently occupied by a warehouse with a larger floorspace. The Committee was updated that, since the publication of the report, further discussions with the Council's Drainage Officer had led to an amendment to condition 3 as well as an additional condition, which formed condition 22.

Richard Cotton, the applicant (Lakenorth Ltd), spoke in support of the application. Matters raised included:

- The existing warehouse was considered no longer fit for purpose. The proposed development was of a high quality design and the redevelopment would create jobs and contribute to the Manor Royal Employment Area.
- Included in the proposed design were environmentally sustainable and energy-efficient features such as solar PV panels and air source heat pumps.
- The development was policy compliant.

The Committee then considered the application.

The Committee heard that the proposed design was slightly taller and the space more uniform than the existing warehouse, which was disjointed and therefore less fit for purpose. The Officer confirmed that the total floorspace of the proposed building was 7,399sqm.

On receipt of a query regarding the Transport Assessment, the Officer confirmed that the expected reduction in vehicle movements for the proposed development was made in comparison to the existing warehouse if it were fully occupied and in use – not if it were vacant or partially vacant. The assessment was based on the building's floorspace.

Following discussion regarding parking at the site, it was heard that the overall number of proposed parking spaces met policy standards, and that it was a matter for the future operator to decide on the balance of spaces for cars, vans, and HGVs. The Officer confirmed that the parking arrangements of those vehicles using the building could only be controlled on-site.

The Committee noted that there was a shortfall in the proposed number of replacement trees to be planted. This was however to be addressed, subject to any below-ground services, by planting on the adjacent highway verge and by an off-site contribution to tree planting through the Section 106 agreement. Committee members praised the various sustainability measures included in the design.

RESOLVED

Permit subject to the conclusion of a Section 106 agreement, the conditions set out in report PES/374a and amended condition 3 and additional condition 22 as follows:

3. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate, but not necessarily be restricted to, the following matters:

- the anticipated number, frequency and types of vehicles used during construction;*
- the method of access and routing of vehicles during construction;*
- the parking of vehicles by site operatives and visitors;*
- the loading and unloading of plant, materials and waste;*
- the storage of plant and materials used in construction of the development;*
- the erection and maintenance of security hoarding;*
- the provision of temporary construction and security lighting;*
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders);*
- details of public engagement both prior to and during construction works; and*
- details showing how surface water will be drained during the construction phase.*

REASON: In the interests of highway safety and the amenities of the area in accordance with policies CH3, ENV11, ENV12 and IN3 of the Crawley Borough Local Plan 2015-2030.

REASON why pre-commencement condition: as it relates to potential impact upon the surrounding area starting from the setting up for construction activities and demolition.

22. Prior to the occupation of the development hereby permitted, a post construction drainage certification shall be submitted to and approved in writing by the Local Planning Authority. This shall confirm that the works, including the SuDS features, proposed in the Flood Risk Assessment have been constructed as stated. This shall be carried out by a third party.

REASON: This is a major development and the performance of the drainage system must be future proofed to avoid flooding within the development and subsequent flood risk to other areas close to the development site in accordance with Policy EN8 of the Crawley Borough Local Plan 2015-2030.

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

The Committee considered report [PES/374b](#) of the Head of Economy and Planning which proposed as follows:

Approval of reserved matters in relation to appearance and scale pursuant to CR/2020/0588/OUT for the erection of a part 3 and part 4 storey building comprising of 5 x 1no. bedroom flats and 15 x 2no. bedroom flats, of which 2 no. will be designated as affordable housing, following the demolition of existing semi-detached dwellings, the improvement of an access from Brighton Road, the creation of a new vehicular access from Stonefield Close and associated works and landscaping.

Councillors Ali, Burrett, Jaggard, and P Smith declared they had visited the site.

The Group Manager (Development Management) provided a verbal summation of the application which related to the reserved matters (appearance and scale) following an earlier outline application for the development of 20 flats previously permitted by the Committee. The Officer updated the Committee that, since the publication of the report, there had been minor changes to the National Planning Policy Framework. A brief overview of the changes was given and it was clarified that none of these altered the application or wording in the report.

The Committee then considered the application.

Following a query from a Committee member regarding the application process, the Officer gave a summary of the planning history for the application site. It was clarified that the planning system allows for the option to submit an outline application to establish the principle of development with a reduced level of detail, ahead of a later application for approval of reserved matters. It was heard that the outline application for this development (CR/2020/0588/OUT) had covered the access and layout and agreed the affordable housing provision which was for two units.

Committee members recognised that no objections to the application before them had been made by members of the public.

RESOLVED

Approve subject to the conditions set out in report PES/374b.

Closure of Meeting

With the business of the Planning Committee concluded, the Chair declared the meeting closed at 8.35 pm.

**R D Burrett
(Chair)**