

Crawley Borough Council

Minutes of Planning Committee

Wednesday, 6 March 2024 at 7.30 pm

Councillors Present:

S Pritchard (Chair)

M Mwagale (Vice-Chair)

Z Ali, J Charatan, K Khan, Y Khan and A Nawaz

Officers Present:

Valerie Cheesman Principal Planning Officer

Siraj Choudhury Head of Governance, People & Performance

Jess Tamplin Democratic Services Officer

Apologies for Absence:

Councillors J Bounds, K L Jaggard and S Mullins

Absent:

Councillor M Morris

1. Disclosures of Interest

The following disclosures of interests were made:

Councillor	Item and Minute	Type and Nature of Interest
Councillor Ali	Tree Preservation Order Application CR/2023/0510/TPO – Woldhurstlea Wood, Buckswood Drive (Trees to Rear of 40 Tintern Road), Gossops Green (minute 4)	Personal interest – West Sussex County Councillor for Southgate & Gossops Green division.
Councillor Ali	Planning Application CR/2023/0658/FUL – 93 Downland Drive, Southgate (minute 5)	Personal interest – West Sussex County Councillor for Southgate & Gossops Green division.

2. Lobbying Declarations

No lobbying declarations were made.

3. Minutes

The minutes of the meeting of the Planning Committee held on 9 January 2024 were approved as a correct record and signed by the Chair.

4. Tree Preservation Order Application CR/2023/0510/TPO - Woldhurstlea Wood, Buckswood Drive (Trees to Rear of 40 Tintern Road), Gossops Green, Crawley

The Committee considered report [PES/454a](#) of the Head of Economy and Planning which proposed as follows:

1 x maple (5672) - reduce height and crown by a maximum of 2 metres to nearest suitable growth points.

1 x ash (071805) - reduce height and crown by a maximum of 2 metres to nearest suitable growth points.

1 x oak (5641) - reduce height and crown by a maximum of 2 metres to nearest suitable growth points.

Councillor Ali declared he had visited the site.

The Principal Planning Officer provided a verbal summation of the application, which sought consent for works to three protected trees in Woldhurstlea Wood. It was heard that the works were not considered to harm the health of the trees and were necessary in order to maintain the trees at a manageable size and rectify overhanging of an adjacent property.

The Committee then considered the application. In response to a query from a Committee member, the Planning Officer explained that the trees had already been protected under a Tree Preservation Order, and that there had been a number of applications in the past for works to various trees in the woodland.

RESOLVED

Consent subject to the conditions set out in report PES454a.

5. Planning Application CR/2023/0658/FUL - 93 Downland Drive, Southgate, Crawley

The Committee considered report [PES/454b](#) of the Head of Economy and Planning which proposed as follows:

Retrospective application for single storey rear extension.

Councillors Ali, Charatan, Nawaz and Pritchard declared they had visited the site.

The Principal Planning Officer provided a verbal summation of the application, which sought retrospective planning permission for a householder extension to a terraced property in Southgate. The Officer then gave details of the various relevant planning considerations as set out in the report.

The Committee then considered the application. It was noted that representations from neighbours had raised concerns about the potential for the property to be used

as a house of multiple occupation (HMO) and the impact of this on parking in the area. Clarification was sought from the Planning Officer as to whether this was a consideration for the Committee. The Officer confirmed that the property's current use was as a dwelling and there was no change of use proposed, so this was not for the Committee to determine. It was explained that if a change of use was sought for a property to become an HMO which housed more than six inhabitants, a separate planning application would be required and these issues could be considered at that time. If the property were to house six or less inhabitants, a change of use application would not be required as it would be permitted development – however a water neutrality application would be required under the Habitat Regulations.

RESOLVED

Permit subject to the condition set out in report PES/454b.

6. Section 106 Monies - Q2 & Q3 2023/24

The Committee considered report [PES/456](#) of the Head of Economy and Planning, which summarised all the Section 106 (S106) monies received, spent and committed to project schemes in quarters two and three of the financial year 2023/24.

RESOLVED

That the update on S106 monies received, spent and committed in quarters two and three of the financial year 2023/24 was noted.

Closure of Meeting

With the business of the Planning Committee concluded, the Chair declared the meeting closed at 7.48 pm.

S Pritchard (Chair)