

Crawley Borough Council

Minutes of Planning Committee

Monday, 17 December 2018 at 7.30 pm

Councillors Present:

I T Irvine (Chair)

R S Fiveash (Vice-Chair)

M L Ayling, A Belben, N J Boxall, B J Burgess, K L Jaggard, S Malik, T Rana, P C Smith, M A Stone, K Sudan, J Tarrant, G Thomas and L Vitler

Officers Present:

Roger Brownings	Democratic Services Officer
Kevin Carr	Legal Services Manager
Jean McPherson	Group Manager (Development Management)
Marc Robinson	Principal Planning Officer

1. Disclosures of Interest

The following disclosures of interests were made:

Councillor	Item and Minute	Type and Nature of Disclosure
Councillor P C Smith	CR/2018/0473/FUL - Diamond Point, Fleming Way, Northgate, Crawley (Minute 4)	Personal Interest – a Local Authority Director of the Manor Royal Business Improvement District.
Councillor P C Smith	CR/2018/0713/NCC - Former TSB Trustcard, County Oak Way (Minute 6)	Personal Interest – a Local Authority Director of the Manor Royal Business Improvement District.

2. Lobbying Declarations

No lobbying declarations were made.

3. Minutes

The minutes of the meeting of the Planning Committee held on 20 November 2018 were approved as a correct record and signed by the Chair.

4. Planning Application CR/2018/0473/FUL - Diamond Point, Fleming Way, Northgate, Crawley

The Committee considered report PES/288 (a) of the Head of Economy and Planning which proposed as follows:

Change of use from B1 to Sui-Generis to provide a flight training facility with the addition of a mezzanine floor, external plant rooms, sprinkler tank and additional 43 car parking spaces including 12 disabled car parking spaces and 52 cycle spaces in lieu of HGV parking bays.

Councillors P C Smith and Tarrant declared they had visited the site.

The Group Manager (Development Management) provided a verbal summation of the application.

The Committee then considered the application. Whilst a Member sought confirmation of the consultation zone in terms of the Health and Safety Executive, the Committee indicated its support for the proposals, and considered that the development would be a complementary addition to the Manor Royal Business Area.

RESOLVED

Permit, subject to:

- (i) The completion of a S106 Agreement to secure the Manor Royal contribution set out in para 5.17 of report PES/288 (a).
- (ii) The conditions set out in that report.

5. Planning Application CR/2018/0675/FUL - 1 & 4-7 Gales Place, Three Bridges, Crawley

The Committee considered report PES/288 (b) of the Head of Economy and Planning which proposed as follows:

Replacement of existing south and part east boundary fencing (1.75m high close boarded timber panel/trellis with 1.83m concrete posts) with new 2.0m high timber panel/trellis fencing and concrete posts and replacement of three existing timber gates to serve Nos 5, 6 & 7 Gales Place (revised description).

Councillors B J Burgess, Jaggard, Stone, and Tarrant declared they had visited the site.

The Principal Planning Officer provided a verbal summation of the application.

The Committee then considered the application. In response to issues raised the Principal Planning Officer:

- Confirmed that the road serving the dwellings (Gales Place) ran through the centre of the site - west to east, leading to Three Bridges First School. To the south was School Path that ran from the eastern corner of the parade of shops to North Road. This path provided the pedestrian access route to the school.

- Explained that whilst the fencing would be higher than the existing boundary treatment, it would be comparable to permitted development limits of a maximum of 2m in height and so would not be an unusual or incongruous feature. It was not considered that this additional height would have an adverse impact on the street scene and the character and surroundings of school Path.
- Explained further that there was a street light located on the path, and with additional lighting from the housing adjacent to the path, there should not be any harmful loss of light to that path.
- Advised that the approved existing fencing for the development was, by condition, 1.8m high and so to vary it required planning permission.
- Commented that the increased height of the fencing panels would provide a more solid boundary up to 1.78m high, but with the trellis element on the top, the overall impact would be softened.
- Reiterated that the proposed fencing would address privacy and security issues raised by the occupants of this development

RESOLVED

Grant, subject to the conditions set out in report PES/288 (b)

6. Planning Application CR/2018/0713/NCC - Former TSB Trustcard, County Oak Way

The Committee considered report PES/288 (c) of the Head of Economy and Planning which proposed as follows:

Variation of Condition 2 (approved plans) to increase external racking storage to the rear of the unit to improve health and safety conditions and Condition 5 (parking spaces/turning facilities) for improvements to site traffic to alleviate confusion and manage traffic flow more safely, pursuant to CR/2015/0397/FUL for external alterations and change of use from business (B1) to a storage and distribution use (B8) with ancillary trade counter and showroom for the display, sale and storage of building supplies with car parking, servicing and associated works.

Councillor P C Smith declared he had visited the site.

The Principal Planning Officer provided a verbal summation of the application.

The Committee then considered the application.

RESOLVED

Permit, subject to the conditions set out in report PES/288 (c).

7. Planning Application CR/2018/0862/TPO - 18 Selham Close, Ifield, Crawley

The Committee considered report PES/288 (e) of the Head of Economy and Planning which proposed as follows:

T1 Oak - remove tree, infected with Ganderma Resinaceum for safety reasons.

Councillor Thomas declared he had visited the site.

The Group Manager (Development Management) provided a verbal summation of the application.

The Committee then considered the application. In response to issues raised, the Group Manager:

- Explained that due to the proximity of this tree to the recently permitted side and rear extension to 18 Selham Close (ref: CR/2018/0594/FUL), it would be preferable that the replacement tree should be a low water demand species such as a Tulip tree.
- Advised that no concerns had been raised regarding the health of other oak trees in the same vicinity.

RESOLVED

Consent, subject to:

- (i) The conditions set out in report PES/288 (e)
- (ii) The decision being delegated back to the Head of Economy and Planning on expiry of the consultation period (20 December 2018) to issue the decision on the 21st December 2018.

Closure of Meeting

With the business of the Planning Committee concluded, the Chair took this opportunity to wish all Members of the Committee a merry Christmas and a happy New Year, and declared the meeting closed at 8.06 pm

Chair