

Minutes of a meeting of Planning Committee B held on 10 May 2018 from 7:00 p.m. to 7:24 p.m.

Present: Chris Hersey (Chairman)
Anthony Watts Williams (Vice-Chairman)

Phillip Coote	Andrew MacNaughton	Robert Salisbury*
Sue Hatton	Norman Mockford	Rex Whittaker
Colin Holden	Pru Moore	

* Absent

1. SUBSTITUTES

Councillor Margaret Hersey substituted for Councillor Salisbury.

2. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Salisbury.

3. DECLARATIONS OF INTEREST

Cllr Rex Whittaker declared a non-predetermination interest in DM/18/0768 – Beckford, Lewes Road, East Grinstead, West Sussex, RH19 3NA as he is a member of East Grinstead Town Council Planning Committee who have previously reviewed the application. He stated that he comes to the meeting with an open mind to consider the representations of the public speakers, Officers and Members of the Committee.

Cllr Phillip Coote declared a non-predetermination interest in DM/17/3647 – Land South West of Ascotts, Crawley Down Road, Felbridge, West Sussex, RH19 2PS as he is a member of Worth Parish Council Planning Committee who have previously reviewed the application. He stated that he comes to the meeting with an open mind to consider the representations of the public speakers, Officers and Members of the Committee.

4. MINUTES

The minutes of the meeting of the Committee held on 12 April 2018 were agreed as a correct record and signed by the Chairman.

5. APPLICATIONS AND OTHER MATTERS CONSIDERED

The Chairman read a statement to remind the public and Members of the committee of the Council's new approach to considering applications following the adoption of the District Plan. He noted that planning applications must be determined in accordance with Development Plans (The District Plan and Made Neighbourhood Plans) unless there is a material reason otherwise. Where there is conflict between the two Plans, the most recently adopted takes precedence, which is currently the District Plan. Members have received training in considering applications under these new circumstances, and Officers reports are drafted differently to reflect the new approach.

DM/17/3647 - Land South West of Ascotts, Crawley Down Road, Felbridge, West Sussex, RH19 2PS

Susan Dubberley, Senior Planning Officer introduced the application for the construction of a 4 bedroom, two storey dwelling with separate garage and she drew Members attention to the additional informative contained in the Agenda Update Sheet. She noted that the application is contrary to DP12 of the District Plan as it lies in the countryside, outside of the built up area of Crawley Down. However, there are material considerations specific to the site as it is close to new and existing developments and not isolated in open countryside, and the site is well contained with mature trees and hedges along the site boundaries. Therefore it has the Officer's recommendation to approve.

There were no public speakers for this item.

A Member noted the clear precedent set by planning permission recently granted to nearby sites, also outside of the built up area boundary.

A Member expressed concern over development in that area creeping further into the countryside and asked if there was anything to stop this. She queried whether the access lane could withstand the level of traffic and if an additional condition could ensure the developers 'make-good' any damage to the lane if ruined during the construction phase. The Senior Planning Officer confirmed that the lane narrows to a footpath and stream to the south of the application site which will serve as a natural cut off for any future development in the area. Regarding the access lane, the informative states it is a criminal offence to damage the surface of a Public Right of Way. The Solicitor to the Council confirmed that it was not within the Planning Committee's remit to consider any further details regarding access.

Councillor Coote proposed to move to the recommendation (including the additional informative), which was seconded by Councillor MacNaughton. This was approved unanimously.

RESOLVED

That planning permission be granted subject to Recommendations A and B contained in the report, and the additional informative contained in the Agenda Update Sheet.

DM/18/0768 – Beckford, Lewes Road, East Grinstead, West Sussex, RH19 3NA

Joanne Fisher, Senior Planning Official introduced the application for the construction of a single storey rear extension to the garage, with replacement pitched roof, single storey extension to the east elevation, front porch extension and first floor bay extension. The application also includes Velux roof windows and fenestration alterations and the proposed conversion of the existing house and garage to form two studio flats, two 1 bedroom flats and three 2 bedroom flats and seven car parking spaces with associated cycle and refuse storage. She drew Members attention to the additional condition contained in the Agenda Update Sheet and noted that the proposal will result in a net increase of 6 units on the site. She acknowledged that there had been a previous refusal for an application on this site but highlighted that the design had now been altered to address prior concerns.

There were no public speakers for this item.

A Member noted the long planning application history on site and thanked the Officers and Applicant for improving the scheme put forward in the current application. He welcomed the £10,000 educational contributions being proposed and felt that overall it was a good balanced scheme.

Councillor MacNaughton proposed to move to the recommendation (including the additional condition), which was seconded by Councillor Holden. This was approved unanimously.

RESOLVED

That planning permission be granted subject to Recommendations A and B contained in the report, and the additional condition contained in the Agenda Update Sheet.

6. URGENT BUSINESS.

None.

7. QUESTIONS PERSUANT TO COUNCIL PROCEDURE RULE 10.2 DUE NOTICE OF WHICH HAS BEEN GIVEN.

None.

Meeting closed at 7:24

Chairman.