

DOCUMENT A

Minutes of a meeting of the District Planning Committee held on 18 May 2017 from 7.00 p.m. to 7.34 p.m.

Present: Robert Salisbury (Chairman)
John Wilkinson* (Vice-Chairman)

Ginny Heard
Christopher Hersey
Colin Holden
* Absent

Bob Mainstone
Edward Matthews
Norman Mockford

Anthony Watts Williams
Peter Wyan

Also Present: None.

Councillor Christopher Hersey was appointed as Vice Chairman for the duration of the meeting owing to the absence of Councillor John Wilkinson.

1. SUBSTITUTES AT MEETINGS OF COMMITTEE – COUNCIL PROCEDURE RULE 4

None.

2. APOLOGIES FOR ABSENCE

The Committee notes that apologies had been received from Councillor John Wilkinson.

3. DECLARATIONS OF INTEREST

None.

4. MINUTES

The Minutes of 16th March were agreed as a correct record and signed by the Chairman.

5. APPLICATIONS AND OTHER MATTERS CONSIDERED

DM/16/5511 The Rosery, Valebridge Road, Burgess Hill, West Sussex, RH15 0RT

Susan Dubberley, Senior Planning Officer introduced the Report and confirmed that the site falls predominantly within Lewes District Council with the access falling within Mid Sussex. Lewes District Council has resolved to grant planning permission subject to a S106 Agreement for contributions not covered by their CIL regime.

As the only access point was into Mid Sussex it is recognised that residents will make use of services within Mid Sussex. Children will however, more than likely, be

bussed to school in Wivelsfield. It was confirmed by officers, that should Mid Sussex District make a bid in due course for infrastructure monies to Lewes District Council, this would be looked on favourably.

The Chairman reiterated that Mid Sussex was being asked to grant planning permission in relation to access only.

A Member stated that he was concerned by the Highways Assessment as just to the south of the access point is the brow of the hill and he was concerned that cars travelling northbound on Valebridge Road would collide with vehicles turning right out of the site. Another area of concern was in relation to infrastructure money given, with a similar scheme further along the road, it took 7 years to obtain infrastructure monies from Lewes District.

The Chairman noted that the Highways Stage 1 safety Audit indicated that 85% of vehicles movement were identified as travelling at below the current speed limit. As the Highway Authority is not objecting to the scheme there was little chance of being able to defend a refusal.

Tom Clark, Solicitor to the Council confirmed that Lewes have CIL in place. S106 has to be closely related to the development that is taking place, whereas CIL can be more strategic. He also confirmed that if Mid Sussex were to make a bid for recreational monies to Lewes District Council there was likely to be a positive outcome.

A Member stated that there would be an obvious demand on Mid Sussex services and it is difficult to reach a decision without a guarantee on infrastructure money. He was also concerned about Condition 3 and which Local Planning Authority would enforce the condition.

The Chairman confirmed that all the Conditions contained in the Report are those of Mid Sussex.

A Member noted that access was into Mid Sussex and this would place a strain on limited infrastructure. Lewes approved the permission without access and ideally the access should have been agreed first. In seeking a financial contribution from Lewes District, it isn't clear how much would be received by Mid Sussex and as such he wondered if it was possible to defer until this was known.

The Chairman confirmed that there were similar issues with the Kingsway development and that it was not possible to stipulate as it was a negotiation.

Tom Clark, Solicitor to the Council, confirmed that there were rules to be followed; CIL money is only received when development is being built and it was important to make any bid to Lewes as strong as possible.

Susan Dubberley, Senior Planning Officer confirmed that the developer effectively has to secure two planning permissions, one with Lewes District Council and one with Mid Sussex District Council.

A Member noted, that any complaints raised during development will be received by Mid Sussex and enquired as to who will deal with any enforcement.

Susan Dubberley, Senior Planning Officer confirmed that it would be for both Local Planning Authorities to enforce.

A Member stated that he thought that CIL money was received upfront.

Tom Clark, The Solicitor to the Council confirmed that CIL money is not received immediately on the granting of planning permission.

The Member stated that he thought CIL money was received in principle relatively soon after.

A Member noted that the application had been submitted by a developer who had worked on an earlier scheme further along the road and that they had been a good developer in the respect of meeting Conditions and Construction Management. He noted that there was a need for improvements to nearby Janes Lane Playground which had been sought for some time.

The Chairman reiterated that Infrastructure Money was not a consideration for this evening and then moved to the recommendations. These were agreed unanimously.

RESOLVED

To grant planning permission subject to the Conditions as set out in the appendix of the Report.

6. ITEMS CONSIDERED URGENT BUSINESS

None.

Chairman.