

DOCUMENT A

Minutes of a meeting of the District Planning Committee held on 15 June 2017 from 2.00 p.m. to 2.50 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.

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

None.

2. APOLOGIES FOR ABSENCE

None.

3. DECLARATIONS OF INTEREST

None.

4. MINUTES

The Minutes of 18th May 2017 were agreed as a correct record and signed by the Chairman.

5. APPLICATIONS AND OTHER MATTERS CONSIDERED

08/01644/OUT Land At And Adjacent To Former Sewage Treatment, Fairbridge Way, Burgess Hill, West Sussex, RH15 8BF

Steve Ashdown introduced the Report and drew Members attention to the Update Sheet.

In relation to Affordable Housing the site owner's perspective for varying the tenure split is set on page 10 and the view of Council officers is set out on page 11. Officers recommend agreeing to the Deed of Variation owing to the unique circumstances of this site and the costs associated with the decontamination and remediation of the sewage treatment works.

A Member considered this to be a sensible approach to take in relation to this very difficult site.

As no further Members wished to speak the Chairman moved to the recommendations which were agreed unanimously.

RESOLVED

Resolved:

Recommendation A

- That delegated authority be given to the Head of Regulatory Services to complete the proposed Deed of Variation on the basis of the terms set out above.

Recommendation B

- That delegated authority be given to the Assistant Chief Executive to agree the proposed alternative affordable housing tenure mix as set out above.

DM/16/5617 Croudace Development Site Phase 3, Cants Lane, Burgess Hill, West Sussex, RH15 0LS

Steve Ashdown introduced the report drawing Members attention to the update sheet. He explained that further comments had been received from the Highway Authority although they do not object to the application.

Residents had predominantly raised concerns about neighbouring amenity, particularly in relation to Quarry Close and Tilers Close.

There are no specific Highway Safety concerns identified by the Highway Authority and the internal road layout is considered acceptable. Should any amendments be required these can be dealt with through a Section 73 application.

A Member stated that he was intrigued by drainage on this part of the site as over the winter months there was a pond almost lake size body of water present in this location. He further noted that access onto Cants Lane has considerable concern among residents who have up until now been told there would be no access onto Cants Lane. Concerns relate predominantly to the blind bend from Kingsway and speeding traffic that will potentially cross paths should these two access points onto Cants Lane be included.

Steve Ashdown confirmed that the internal roads would carry most traffic from the development and these two access points were each for access to 12 parking spaces only.

The Members asked about the gradient in slope and how this would impact on safety in addition to the blind bend.

Steve Ashdown reiterated that there was no objection from the Highway Authority. Traffic movements are considered to be low as each access point would be for up to 12 parking spaces only and there is sufficient visibility splay along Cants Lane.

The Member noted that residents already park along the Cants Lane in the immediate vicinity which may affect sightlines. He further enquired as to whether having these two access points onto Cants Lane would alter the S106 Agreement in place in order to secure highways improvements.

Steve Ashdown confirmed that the applicant is aware of the highways improvements and this is covered in the existing S106.

Tom Clark, Solicitor to the Council confirmed that the s106 Agreement has already been established at outline consent stage and ordinarily it does not prescribe specific measures but instead secures a funding pot.

The Chairman noted that a Safety Audit had been completed and if the Highway Authority wanted to pursue specific measures along Cants Lane they could do so.

Another Member stated that all these issues will be addressed and he has no issue with the access points.

A further Member asked how many properties are to be serviced by these two access points.

Steve Ashdown confirmed that 8 flats and 4 houses would be serviced in total by these access points.

Another Member asked what Conditions can be applied to these two access points.

Steve Ashdown confirmed that it would be for the Highway Authority to agree the technical details and an additional Condition could be added to reiterate this point with the wording to be agreed with the Chairman and Vice Chairman.

A further Member noted that there were 8 matters raised by the Highway Authority included in the Update Sheet.

Steve Ashdown stated that 4 of these related to the internal road layout which is to be adopted by the Highway Authority and any issues relating to these will be addressed before formal adoption takes place.

The Chairman confirmed that the planning permission cannot be enacted until technical details are received.

Steve Ashdown confirmed that a Prior to Commencement Condition can be included.

A Member was concerned that there is potential that if the Highway Authority doesn't adopt the internal roads then the development will remain as substandard.

Steve Ashdown explained that the technical details are covered by a Pre Commencement Condition and as such the planning permission cannot be implemented until they are signed off.

A Member noted residents' concerns but as the Highway Authority didn't object he felt a refusal on highways could not be sustained.

The chairman asked if Permitted Development Rights could be removed to ensure residential amenity particularly in relation to Tiler Close and Quarry Close.

Steve Ashdown confirmed that Permitted Development Rights had been removed on the front roof slopes on the phase 2 scheme.

As there were no further speakers the Chairman took Members to the recommendation which was agreed unanimously subject to an additional condition in relation to access onto Cants lane.

RESOLVED

To grant planning permission subject to the Conditions as set out in the appendix of A of the Report and with the inclusion of an additional Condition in relation to the two access points onto Cants Lane to be agreed with the Chairman and Vice Chairman and an additional pre-commencement Condition regarding securing West Sussex County Council approvals for the design of internal highways to an adoptable standard.

6. ITEMS CONSIDERED URGENT BUSINESS

None.

Chairman.