

DOCUMENT A

Minutes of a meeting of the District Planning Committee held on 14 June 2018 from 2.00 p.m. to 2.36 p.m.

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

Pru Moore	Norman Mockford	Anthony Watts Williams
Christopher Hersey	Edward Matthews	Peter Wyan
Colin Holden	Dick Sweatman	
* Absent		

Also Present: Councillors MacNaughton & Webster

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 the Committee held on 9 May and 17 May 2018 were agreed as a correct record and signed by the Chairman.

5. APPLICATIONS AND OTHER MATTERS CONSIDERED

DM/18/0582 – Beech Hurst Nursing Home, Butlers Green Road, Haywards Heath, West Sussex

Susan Dubberley, Senior Planning Officer, introduced the report for the demolition the existing Beech Hurst Nursing Home and development of the site to provide a replacement care home (Use Class C2) arranged over three storey and part basement together with associated car parking, landscaping and amenity space.

Johnathon Cross & Rosemary Tether, local residents, spoke against the application.

Mike Bright, Vice Chairman of Dolphin Practice Participation Group, spoke against the application. His concerns were with the parking arrangements on the site rather than the scheme as a whole.

Adrian Kearley, Care UK, spoke in favour of the application.

The Chairman, in commenting on Mr Bright's concerns reminded Members that management of the parking on the site is not a planning consideration and should not be considered at the application stage.

A Member believed the 27 parking spaces for the facility was not an adequate amount for the amount of patients and staff. Another Member sought clarification from officers on whether the 27 parking spaces would be split between staff members and patients.

The Senior Planning Officer confirmed that West Sussex County Council Highways have looked at the scheme and are content. She added that the parking would be shared between staff members and visitors.

The Member asked to see the plan which would indicate the effect the third storey dormer windows has on the surrounding developments.

The Senior Planning Officer explained although the height of the site is above that of the surrounding developments, the building is set back from the site boundary with a screening of trees along the boundary of the site and surrounding houses. The closest degree of overlooking is 23 metres which would comply with the 20 metre rule of thumb framework that judges the significance of developmental overlooking on surrounding properties.

A Member believed the higher elevation of the site to be intrusive. She enquired further as to whether the trees that provide screening would be removed during the development. The Senior Planning Officer confirmed that some of the trees have Tree Protection Orders (TPO) on them so cannot be removed without a separate consent.

Councillor Matthews expressed how he was wholeheartedly supports this type of facility providing essential care for the elderly and the ill residents. He did not think that frosted dormer windows would be appropriate. He requested to move to the recommendation. This was seconded Councillor Mockford.

The Chairman took Members to the recommendation as set out in the report which was approved unanimously.

RESOLVED

Recommendation A: That planning permission be approved subject to the completion of a S106 Legal Agreement to secure infrastructure contributions and the conditions set in Appendix A.

Recommendation B: That if the applicants have not submitted a satisfactory signed planning obligation securing the necessary infrastructure requirements by the 14th September 2018, then it is recommended that permission be refused at the discretion of the Divisional Lead for Planning and Economy, for the following reasons:

1. 'The application fails to comply with policy DP20 and DP21 of the Mid Sussex District Plan in respect of the infrastructure required to serve the development.'

6. ITEMS THAT THE CHAIRMAN AGREES TO TAKE AS URGENT BUSINESS

None.

7. QUESTIONS PURSUANT TO COUNCIL PROCEDURE RULE 10

None.

Meeting closed at 2:36.

Chairman.