

## **Minutes of a meeting of Planning Committee B held on 27 September 2018 from 7:00p.m. to 7.49p.m.**

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

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

\* Absent

**Also Present:** None.

### **1. SUBSTITUTES IN ACCORDANCE WITH COUNCIL PROCEDURE RULE 4**

None.

### **2. TO RECEIVE APOLOGIES FOR ABSENCE.**

None.

### **3. TO RECEIVE DECLARATIONS OF INTEREST FROM MEMBERS IN RESPECT OF ANY MATTER ON THE AGENDA.**

Councillor Salisbury declared a prejudicial interest in DM/18/3114 – 3 Holly Mews, High Street, Hurstpierpoint, Hassocks, West Sussex, BN6 9PW as he is the owner of the property. He will remove himself from the meeting for the duration of discussion and voting on the item.

Paul Collick, the Chartered Legal Executive, highlighted that DM/18/3114 – 3 Holly Mews, High Street, Hurstpierpoint, Hassocks, West Sussex, BN6 9PW related to a Committee Member, therefore as per the advice given the last time an application for this site was brought before this Committee, all Members had a personal interest in the application which did not preclude them from considering it.

### **4. MINUTES**

The minutes of the meeting of the Committee held on 30 August 2018 were agreed as a correct record and signed by the Chairman.

### **5. APPLICATIONS AND OTHER MATTERS CONSIDERED**

DM/18/2623 – Hurstpierpoint Ex Servicemens And Social Club, Willow Way, Hurstpierpoint, Hassocks, West Sussex, BN6 9TH

Katherine Williams, Planning Officer, introduced the report which sought planning permission for the change of use of part of the social club (sui generis) to a community hall and nursery (D1), along with the remodelling of the internal layout and alterations to the fenestration. She drew Members attention to the Agenda Update Sheet which detailed a rewording to the application details and the removal of Condition 10.

A Member, who also is a Ward Member for Hurstpierpoint, stated that a lot of people have worked hard to bring the site back in use following the damage to the building. He expressed complete support for the application.

Councillor Moore welcomed the application and proposed that the Committee moves to approve the recommendation as per the recommendation with the removal of Condition 10. This was seconded by Councillor MacNaughton.

The Chairman moved to recommendation to approve the application, which was agreed unanimously.

## **RESOLVED**

That planning permission be approved subject to the conditions outlined at Appendix A as amended in the Update Sheet by the removal of Condition 10.

DM/18/3008 – Pelham House, London Road, Cuckfield, Haywards Heath, West Sussex, RH17 5EU

Andrew Morrison, Senior Planning Officer, introduced the report which sought planning permission for a single storey extension to Pelham House to provide four additional ensuite bedrooms at a dementia care home. It was confirmed that the application was referred to the committee in light of the planning history of the site and the level of interest generated.

Marie Dormer, on behalf of Cuckfield Parish Council, spoke against the application.

Roger Crouch, a local resident, spoke against the application and requested that a number of photos with commentary be passed to each member of the committee. The Chairman asked the committee members to review these documents and consider during the consideration of the application.

A Member noted that the building is well screened by trees along the boundary of the garden with the open space however did appreciate that there will be an impact of overlooking from the neighbouring properties such as Rivendell. He felt that the applicant was pushing the balance between available outdoor and indoor space although an advantage of such would be additional internal space for the residents. It was mentioned that dementia care is much needed in the District in which the business are providing a valuable service to the community.

A number of Members expressed that the loss of outside space is regrettable and it was felt that it might be overdevelopment of the site.

A Member stated that it would be difficult for residents to remember the layout of the home if the layout regularly changes. He also highlighted the fact that outside space in a property is a desirable feature for the care required.

Nick Rogers, Business Unit Leader for Development Management, reminded the committee that consideration should be given to only planning matters and that issues relating to the quality of accommodation were not relevant.

A Member drew attention to Policy DP25 of the Mid Sussex District Plan which outlines the requirement to have community facilities alongside residential developments therefore facilities such as the dementia care being provided at Pelham House needs to be able to expand to accommodate any further developments and so he would support the application.

A Member enquired why the lantern roof built on the previous extension will be removed to make way for a flat roof on the new extension.

The Senior Planning Officer confirmed that it was probably feasible to have a Lantern Roof but this would require a redesign of the scheme that may have other impacts.

A Member noted the planning history of the site, specifically the application for five bedrooms which was refused by the Council in 2011. He sought clarification over the differences of that application and the current application for four bedrooms.

The Senior Planning Officer clarified that the refusal of the 2011 application was subsequently overturned and allowed at the appeal stage. He requested that Members consider the comments made by the Inspector then in relation to this application.

A Member stated that the application would be more acceptable if the design was improved as she felt that not much thought had been given to the design. She added that she would like to see the application come back with a better design.

The Business Unit Leader for Development Management explained that it would be difficult to defend at any appeal stage if Members of the committee were minded to refuse the application based on the grounds of design as the building is not located in a nationally designated area such as a conservation area or setting of a listed building. Nor was it particularly visible from public viewpoints.

The Chairman noted that no Member wished to speak further so moved to the recommendation to approve which was agreed with nine Members in favour and one Member against.

## **RESOLVED**

That the application be approved subject to the conditions set out in Appendix A.

**[Councillor Salisbury left the room at 7:45]**

DM/18/3114 – 3 Holly Mews, High Street, Hurstpierpoint, Hassocks, West Sussex, BN6 9PW.

The Chairman introduced the application for the demolition of an existing garage, outbuilding and dwelling to construct in its place, a two storey dwelling. He noted that it was before the committee as the applicant is a District Council Member. As there were no Members wishing to speak on this item, the Chairman took Members to the recommendation to approve, as set out in the Report and subject to the replacement Condition 3 as per the Update Sheet, which was agreed unanimously.

## **RESOLVED**

That planning permission be approved subject to the conditions outlined at Appendix A and amended in the Agenda Update Sheet.

**[Councillor Salisbury returned to participate in the meeting at 7:47]**

DM/18/3277 – London Road Recreation Ground, Belmont Close, Hassocks, West Sussex, BN6 9DW.

The Chairman noted that there were no public speakers and Members confirmed that they did not require a full presentation by the Planning Officer.

The Ward Member sought clarification over why the path has been unsegregated.

Nick Rogers, Business Unit Leader for Development Management, confirmed that it was at the request of West Sussex County Council.

The Chairman therefore took Members to the recommendation to approve the application which was agreed unanimously.

**RESOLVED**

That the application be approved subject to the conditions set out in Appendix A.

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

None.

**7. QUESTIONS PURSUANT TO COUNCIL PROCEDURE RULE 10 DUE NOTICE OF WHICH HAS BEEN GIVEN.**

None.

Meeting closed at 7.49pm.

Chairman.