



Agenda Update Sheet

Planning Committee

Date: 7th November 2019

ITEM 5

Application DM/18/4841 Red Cross Hall 29 Paddockhall Road Haywards Heath

p15 Principle of Development

Add:

The existing building on the site has been vacant for approximately 2 years. Prior to this it was used by the British Red Cross as a local training venue. This occupant vacated the premises at their own wish however and now operates training from a hotel elsewhere in Haywards Heath. It is not considered that the loss of the building as a potential community facility use would conflict with District Plan Policy DP25 on the basis of the availability of alternative facilities for community use in the town and its vacancy.

p26 Infrastructure

Add the following contributions:

Victoria Park in central Haywards Heath is owned and managed by the Council. This facility will face increased demand from the new development and a contribution of £14,263 is required to make improvements to play equipment (£7,752) and kickabout provision (£6,511).

In the case of this development, a financial contribution of £8,878 is required toward formal sport facilities at Haywards Heath Recreation Ground which is a short walk from the development site.

The provision of community facilities is an essential part of the infrastructure required to service new developments to ensure that sustainable communities are created. In the case of this development, a financial contribution of £5,092 is required to make improvements to The Yews community building in Boltro Road.

Local Community Infrastructure financial contribution of £6,444 towards the provision of cycle routes to Haywards Heath train station.

p31 Appendix A – Recommended Conditions

Replace condition 7 with:

No development shall take place until details of energy and water conservation measures such to improve the sustainability of the scheme have been submitted to and approved by the Local Planning Authority. The development shall only be carried out in accordance with the approved details.

Reason: To comply with the requirements of Policy DP39 of the Mid Sussex District Plan.

p36 Appendix B – Consultations

Add:

Community Facilities Project Officer:

Thank you for the opportunity to comment on the plans for the development of 8 residential dwellings at Red Cross Hall, 29 Paddockhall Road, Haywards Heath RH16 1HH. The

following leisure contributions are required to enhance capacity and provision due to increased demand for facilities in accordance with the District Plan policy and SPD which require contributions for developments of five or more dwellings.

CHILDRENS PLAYING SPACE

Victoria Park in central Haywards Heath is owned and managed by the Council. This facility will face increased demand from the new development and a contribution of £14,263 is required to make improvements to play equipment (£7,752) and kickabout provision (£6,511).

FORMAL SPORT

In the case of this development, a financial contribution of £8,878 is required toward formal sport facilities at Haywards Heath Recreation Ground which is a short walk from the development site.

COMMUNITY BUILDINGS

The provision of community facilities is an essential part of the infrastructure required to service new developments to ensure that sustainable communities are created. In the case of this development, a financial contribution of £5,092 is required to make improvements to The Yews community building in Boltro Road.

In terms of the scale of contribution required, these figures are calculated on a per head formulae based upon the number of units proposed and average occupancy (as laid out in the Council's Development Infrastructure and Contributions SPD) and therefore is commensurate in scale to the development. The Council maintains that the contributions sought as set out are in full accordance with the requirements set out in Circular 05/2005 and in Regulation 122 of the Community Infrastructure Levy Regulations 2010.

ITEM 6

Application DM/19/3734 Sheddingdean Community Centre

Development has been implemented.

P. 49 Delete condition 1

ITEM 7

Application DM/19/1972 Pook Barn Pookbourne Lane Sayers Common

P. 55 Neighbourhood Plan

Policy C1 of the Hurstpierpoint and Sayers Common Neighbourhood Plan states:

'C1 Conserving and enhancing character:

Development, including formal sports and recreation areas, will be permitted in the countryside, where:

- It comprises an appropriate countryside use;
- It maintains or where possible enhances the quality of the rural and landscape character of the Parish area;
- In the South Downs National Park, policy HurstC2 will take precedent.'

Policy C3 of the Hurstpierpoint and Sayers Common Neighbourhood Plan states:

'C3 Local Gaps and Preventing Coalescence:

Development will be permitted in the countryside provided that it does not individually or cumulatively result in coalescence and loss of separate identity of neighbouring settlements, and provided that it does not conflict with other Countryside policies in this Plan. Local Gaps between the following settlements define those areas covered by this policy:

Hurstpierpoint and Hassocks;
Sayers Common and Albourne;
Hurstpierpoint and Albourne;
Hurstpierpoint and Burgess Hill.'

Policy H1 of the Hurstpierpoint and Sayers Common Neighbourhood Plan states:

'H1:- Hurstpierpoint and Sayers Common new housing development:

To meet the future needs in the Neighbourhood Plan Area new housing development will be supported in areas which:

- (a) Enhance the existing settlement pattern of the village;
- (b) In Hurstpierpoint, can also provide significant areas of parkland adjacent to the built zones, to be owned and managed by the local community;
- (c) In Sayers Common, can enhance the flood and drainage management in the village.'

p60 Design and Character

para 4 amended to read: The applicants have therefore reduced the size of the curtilage by approximately 50% to bring it into line with others in the area and whilst would still be visible from the PROW to the west would now be considered to be of a scale or appearance which would not be detrimental to the character and appearance of the area.

ITEM 8

Application DM/19/3876 Q Leisure London Road Albourne

Consultations

Highway Authority

The application is for 1 dwelling with a new vehicular access to be taken from the private driveway to Q Leisure.

The vehicular access from the Public Highway to the private driveway is established and acceptable for use by 1 additional dwelling. The dwelling appears to provide a suitable level of parking provision on the drive of 4 spaces. No details on the level of cycle parking are provided.

Conclusion

No objection is raised to the proposal subject to details on the provision of cycle parking being secured by condition.

Environmental Health Officer

Given the proximity of the two roads to the East and West of the site, a soundproofing scheme is recommended.

Therefore, should the development receive approval, Environmental Protection recommends the following conditions:

Conditions:

- **Construction hours:** Works of construction or demolition, including the use of plant and machinery, as well as any delivery or collection of plant, equipment or materials for use during the demolition/construction phase necessary for implementation of this consent shall be limited to the following times:

Monday – Friday 08:00 - 18:00 Hours
Saturday 09:00 - 13:00 Hours
Sundays and Bank/Public Holidays no work permitted

Reason: to protect the amenity of local residents.

- **Soundproofing** – Construction work shall not begin until a scheme for protecting the residential unit from road noise has been submitted to, and approved in writing by, the local planning authority. All works that form part of the scheme shall be completed before any part of the noise sensitive development is occupied. Unless otherwise agreed in writing, the submitted scheme shall demonstrate that the maximum internal noise levels in bedrooms and living rooms in residential properties post construction will be 30 dB LAeq T (where T is 23:00 - 07:00) and 35 dB LAeq T (where T is 07:00 - 23:00). Noise from individual external events typical to the area shall not exceed 45dB LAmax when measured in bedrooms internally between 23:00 and 07:00 hours, post construction. In the event that the required internal noise levels can only be achieved with windows closed, then the applicant shall submit details of an alternative means of ventilation with sufficient capacity to ensure thermal comfort of the occupants with the windows closed. Noise levels in gardens and public open spaces shall not exceed 55 dB LAeq 1 hour when measured at any period unless otherwise agreed in writing. All works which form part of the approved scheme shall be completed before any part of the relevant phase of development is occupied and shall thereafter be maintained in accordance with the approved details.

Reason – To accord with MSDC Policy DP29: Noise, Air and Light Pollution

Sussex Police

The National Planning Policy Framework demonstrates the government's aim to achieve healthy, inclusive and safe places which are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion. With the level of crime and anti-social behaviour in Mid Sussex district being below average when compared with the rest of Sussex, I have no major concerns with the proposals, however, additional measures to mitigate against any identified local crime trends and site specific requirements should be considered.

I have had the opportunity to examine the detail within the application and in an attempt to reduce the opportunity for crime and the fear of crime I offer the following comments from a Secured by Design (SBD) perspective. SBD is owned by the UK Police service and supported by the Home Office that recommends a minimum standard of security using

proven, tested and accredited products. Further details can be found at www.securedbydesign.com

To assist the applicant in creating a safe, sustainable and secure dwelling at the location for the introduction of a living-in warden and a dwelling to accommodate them, in order for them to provide supervision and management control of the eco pod guests as well as providing a security presence permanently on site for the rest of the business activities. I would like to direct the applicant's attention to the SBD website where they will find the SBD New Homes 2019 document. The Secured by Design scheme is a Police initiative to guide and encourage those engaged within the specification, design and build of new homes, and those undertaking major or minor property refurbishment, to adopt crime prevention measures. The advice given in this guide has been proven to reduce the opportunity for crime and the fear of crime, creating safer, more secure and sustainable environments.

I feel that a 24/7 physical presence on the site, together with the existing measures, will enhance the overall security and safeguard against trespass.

Accordingly, I support this application and thank you for allowing me the opportunity to comment.

The Crime & Disorder Act 1998 heightens the importance of taking crime prevention into account when planning decisions are made. Section 17 of the Act places a clear duty on both police and local authorities to exercise their various functions with due regard to the likely effect on the prevention of crime and disorder. You are asked to accord due weight to the advice offered in this letter which would demonstrate your authority's commitment to work in partnership and comply with the spirit of The Crime & Disorder Act.

Albourne Parish Council

Albourne Parish Council notes that there have been similar applications on this site, made and refused by both the Planning Authority and Government inspectors several times. Nothing has changed in this latest application, and therefore our previous comments still apply. The Parish Council questions the need for an on-site manager for the proposed eco-huts, and does not accept that this is an essential requirement for running the business. In any event, the Parish Council objects to the proposal for the same reasons, as are set out in respect of previous applications for a dwelling on this site, i.e. it is against relevant District Plan, and Albourne Neighbourhood Plan policies. These reasons have previously been accepted by the Planning Authority in rejecting previous proposals, and this stance has been supported on appeal, by a Government Planning Inspector. Further, the property is considered to be oversized, and excessive for the purposes for which it is claimed it is needed. It is also noted in commenting, that the eco-pods do not appear to have been built as yet