



Agenda Update Sheet

Planning Committee

Date: 7th September 2023

ITEM 5 – DM/23/1174 Haywards Heath Rugby Club

Landscape Consultant (summary of comments)

Whilst we have some concerns regarding the assessed value and sensitivity of the Site, we are in agreement with the concluding judgements of the LVIA and agree that (Para 11.1) *“with the correct siting, design, architectural and landscape treatment, the development can conserve and enhance the landscape”*. The available viewpoints into the site are minimal, suggesting that the proposed development will have little impact on the wider landscape, and is assessed to only impact users within the immediate landscape. Recommendations have been put forward with the intention of enhancing the scheme to ensure landscape and visual harm is appropriately mitigated and opportunities taken to enhance the landscape and visual resources of the immediate locality and character.

At present, the submitted Site Plan provides limited information regarding the proposed landscaping and therefore we would expect more comprehensive plans are submitted providing all required information related to hard and soft landscaping.

Recommend conditions regarding hard and soft landscaping and a landscape management plan.

ITEM 6 – DM/23/1667 27 Noel Rise

Since writing the committee report subsequent letters of objection have been received in relation to the amended drawings. New issues raised are summarised as follows:

- 30 years ago loft conversions were not allowed in the locality in order to limit the number of occupants and for the purpose of control traffic congestion. The Council should not continue to allow extensions in Noel Rise without upgrading the road network and providing additional parking for commuters.
- The applicant should have bought a larger house in the countryside.

ITEM 7 – DM/23/1909 – Hickmans Lane Pavilion

Further clarification on use from MSDC Estates:

We cannot at this stage confirm whether the extension will be hire or lease

However, please feel rest assured of the following:

- If it goes to lease, the club involved have made it clear that the facility will be available for community hire outside the hours of football and cricket use. The site will be managed by the club and will remain responsible for events. However, this is a relatively small facility so is unlikely to attract nothing more than bookings as mentioned below.

- Should it remain as a MSDC hired venue then the facilities would also be available for hire through Outdoor Leisure. However, as in our other pavilions, hire would be restricted to small community events, keep fit classes, committee meetings, children's parties etc. These events are unlikely to go on after 2100hrs at the latest.
- Other events at Hickmans Lane include the Village Run which would use these facilities for toilet, safeguarding and kitchen.
- No EV charges have been allowed for in this scheme nor any rainwater harvesting.

Environmental Protection - Considering the incorporation of large bifolding doors in the new plans and the potential for community hiring out the space, I strongly recommend the imposition of specific stipulations. Precisely, it should mandate that windows and doors must remain closed at the premises after 20:00 hours, except for access and egress. Furthermore, it's crucial that windows and doors remain closed, except for access and egress, particularly when live or recorded music is taking place. Enforcing these measures would play a pivotal role in preventing noise from escaping the premises during any events.

I would also recommend conditions in relation to the building works, in order to protect residents.

Recommendation: Approve with conditions

1. Door and windows to be closed between 08:00 hours and 20:00 hours other than for access and egress.

2. Door and windows to be closed whenever live or recoded music is being played inside the premises, other than for access and egress.

3. Construction hours: Works of construction, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times:

Monday to 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.

4. Deliveries: Deliveries or collection of plant, equipment or materials for use during the construction phase shall be limited to the following times:

Monday to Friday: 08:00 - 18:00 hrs;

Saturday: 09:00 - 13:00 hrs

Sunday & Public/Bank holidays: None permitted

Reason: to protect the amenity of local residents.

Recommends approval with additional conditions regarding the closure of window between the hours of 8am to 8pm, other than for access and egress, whenever live or recorded music is being played inside the premises and as reported conditions 5 (construction hours) and 6 (Deliveries).

Recommend additional condition 8 to read:

8. Prior to the development hereby permitted being occupied and used, a Noise Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Noise Management Plan shall then be implemented as approved. It shall be a requirement of the Noise Management Plan that doors and windows in the extension hereby approved shall be closed whenever live or recorded music is being played inside the premises, other than for access and egress.

Reason: To protect the amenities of the neighbouring residents in accordance with Policies DP26 and DP29 of the Mid Sussex District Plan.

WSCC Highways: No alterations are proposed to the existing vehicular access arrangement. The proposed extension is relatively small in scale and is not anticipated to generate a significant material intensification of movements to or from the site, over what the site currently generates as existing.

The site will retain an existing car park with provision for 50 cars, which is considered suitable for a development of this size. On-site turning arrangements will also be retained and unaffected by the proposed development.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.