

**Minutes of a meeting of Planning Committee
held on Thursday, 26th September, 2019
from 7.00 - 8.20 pm**

Present: G Marsh (Chairman)
P Coote (Vice-Chair)

G Allen	R Eggleston	D Sweatman
R Cartwright	A MacNaughton	N Walker
E Coe-	C Phillips	
Gunnell White	M Pulfer	
J Dabell		

Also Present: Councillor I Gibson

1 TO RECEIVE APOLOGIES FOR ABSENCE.

None as all Members were present.

2 TO RECEIVE DECLARATIONS OF INTEREST FROM MEMBERS IN RESPECT OF ANY MATTER ON THE AGENDA.

The Vice-Chairman declared a pre-determination interest in DM/19/2671 - The Havens Sportsfield Car Park, The Haven Centre, Hophurst Lane, Crawley Down, West Sussex as he was at the Parish Council meeting where this application was presented. He confirmed that he would speak as Ward Member on the application and withdrew himself from the discussion and voting on the item.

Councillor Walker declared a prejudicial interest in DM/19/2671 - The Havens Sportsfield Car Park, The Haven Centre, Hophurst Lane, Crawley Down, West Sussex as he has previously sat on the Haven Centre Community Association. He confirmed that he would withdraw himself from the discussion and voting on the item.

Councillor Philips declared a non-predetermined interest in DM/19/2671 - The Havens Sportsfield Car Park, The Haven Centre, Hophurst Lane, Crawley Down, West Sussex as he was at the Parish Council meeting where this application was presented. He confirmed that he did not participate in any voting on the application and comes to the meeting with an open mind to consider the views of the officers, public speakers and members of the committee.

3 TO CONFIRM THE MINUTES OF THE MEETING OF THE COMMITTEE HELD ON 5 SEPTEMBER 2019

The Minutes of the meeting of the Planning Committee held on 5 September 2019 were agreed as a correct record and signed by the Chairman.

4 TO CONSIDER ANY ITEMS THAT THE CHAIRMAN AGREES TO TAKE AS URGENT BUSINESS.

The Chairman had no urgent business.

5 DM/19/2671 - THE HAVENS SPORTSFIELD CAR PARK, THE HAVEN CENTRE, HOPHURST LANE, CRAWLEY DOWN, WEST SUSSEX, RH10 4LJ.

Steve Ashdown, Team Leader for Major Development & Investigations, introduced the application which sought full planning permission for a new building within the western part of the car park site to provide a new village hall. This will replace the existing facility on Turners Hill Road. He drew Member's attention to the Agenda Update Sheet which detailed additional comments from the Tree Officer and a further two conditions following comments made by the arboriculture officer. He also highlighted a typographical error in the report where it should state that 6 trees will be removed rather than 5 as stated.

Frances Lancaster, Chairman of Management Committee at Haven Centre, spoke against the application.

Kevin Ellis, local resident, spoke against the application.

Marion Welchman, Chair and Trustee at Crawley Down Village Hall, spoke in favour of the application.

Elaine Anscomb, Worth Parish Council, spoke against the application.

Cllr Ian Gibson, Ward Member, reflected on the concerns of residents on the use of the village hall; concerns of the disturbance to the neighbouring amenity from construction and the financial viability of the scheme. He requested a condition that would prevent the current village hall from being demolished or sold until the new village hall had been constructed. He believed limited weight should be given to District Plan Policy DP25 whereas significant weight should be given to the conflict of District Plan Policy DP37. He sought further information on the alternative sites that were considered before this site was brought forward and recommended that the application be deferred or rejected pending the further information.

Cllr Phillip Coote, Ward Member, noted the concerns raised by objectors but highlighted that the old hall had reached a position where it has become costly to run and manage. He believed that the hall is no longer attractive and had reached the end of its life. He drew the committee's attention to his previous role as Chairman of the Haven Centre Management Committee and expressed that he could not see any conflict between the neighbouring Haven Centre and the proposed development.

Team Leader for Major Development & Investigations sought to clarify the issues raised by the objectors. He noted that the issue of competition and the lack of an economic business plan are not planning matters and therefore should not be included in the committee's consideration. With regard to the impact of development on the tree that lies in the neighbouring property, the tree officer has noted in the Agenda Update Sheet that she is satisfied that the protection measures have been satisfactorily addressed. He noted the negative impact on the trees from the scheme however highlighted that landscaping of the site can mitigate the loss. He drew attention to the Highways Authority's comments on P.101 to P.103 in which they raised no objection to the application's parking provision.

A Member highlighted the report's review on the use of the hall which took place during July and August however he noted that it is two of the quietest months the hall experiences; heavy use of the hall instead occurs by the village football club in the winter months. He also raised concerns over the parking arrangements and whether it would be sufficient for all the users of the hall.

A Member noted that Crawley Down is a growing village and the new hall supports the growth. He drew parallels to a hall in East Grinstead which became unfit for purpose and stated that the new hall offers much enhanced facilities.

A Member raised concerns as he had found no mention in the report whether the hall could be hired by anyone or whether it is reserved for just the members. He also raised concerns that there is no mention of its use as a village hall. He believed that the application was missing information and expressed doubts in the application.

A Member enquired whether the trees that are lost will be replaced with like-for-like trees.

Team Leader for Major Development & Investigations confirmed that the final landscaping plan would be subject to a condition.

A Member raised his concerns over the damage to the trees on the site.

The Chairman noted that no tree on the site has a Tree Protection Order and all could potentially be removed without the need for consultation.

A Member believed that the application should be deferred pending further information on the review of the operational times in different times of the year and further information on alternative sites that were considered.

A Member believed that there could be a better position of the hall on the site which would reduce the destruction of the trees. He was unconvinced on the access and position of the hall and expressed his support for a deferral of the application.

The Chairman stated that the alternative location of the hall and the day to day usage of the hall are not planning considerations. He then took the committee to the recommendation to approve the application, proposed by Cllr Sweatman and seconded by Cllr Coe-Gunnell White which was agreed with six votes in favour and four against.

RESOLVED

That the application be approved subject to the conditions set out in Appendix A and additional conditions as set out in the Agenda Update Sheet.

6 DM/18/4697 - RICEBRIDGE WORKS, BRIGHTON ROAD, BOLNEY, HAYWARDS HEATH, WEST SUSSEX, RH17 5NA

The Chairman introduced the application and explained that it is before the committee due to the significant workload of the District Planning Committee.

Joanne Fisher, Senior Planning Officer, presented the application which sought full planning permission for the demolition of five existing industrial buildings (1,153sq.m), construction of four industrial buildings,(4,253sq.m) with mixed uses of B2, B8 and B1, new landscaping scheme, revised hardstanding layout and parking arrangements, cycle parking, refuse storage and associated works.

A number of Members expressed support for the development of existing employment land and improvements of industrial areas.

A Member highlighted that an increased floor space may increase jobs which addresses District Plan Policy DP1.

A Member sought clarification on how the heating of the warehouses will be carried out and raised concerns on the swale in the middle of the site which he believed to be oversized. He sought reassurances that the swale can absorb large amounts of rain.

The Senior Planning Officer explained that the heating of the warehouses is detailed on P.29 which indicates the presence of insulation however it does not elaborate on the specific details. She added that the Drainage Officer's consultation is provided on P.47 and a drainage condition has been requested in relation to foul and surface water drainage and means of disposal to control surface water drainage and ensure flood risk is not increased.

The Chairman then took Members to the recommendation to approve the application, proposed by Cllr Coote and seconded by Cllr Walker, which was approved unanimously.

RESOLVED

Recommendation A

That planning permission be granted subject to the completion of a section 106 legal agreement to secure the necessary infrastructure contribution and the conditions listed in Appendix A.

Recommendation B

That if the applicants have not entered into a satisfactory section 106 agreement to secure the necessary infrastructure contribution by 9 January 2020 then the application should be refused at the discretion of Divisional Leader for Planning and Economy for the following reason:

The proposal fails to provide the required infrastructure contribution necessary to serve the development. The proposal therefore conflicts with policy DP20 of the Mid Sussex District Plan.

7 DM/19/1742 - THE HEATH RECREATION GROUND, PERRYMOUNT ROAD, HAYWARDS HEATH, WEST SUSSEX, RH16 3BW.

Joanne Fisher, Senior Planning Officer, introduced the application which sought planning permission for the erection of a 75 metre long and 8 metre high ball stop fence which would be positioned along the northern boundary of the Haywards Heath Cricket Club pitch within the Heath Recreation Ground. She drew attention to the Agenda Update Sheet which included an additional consultee response from the Ecologist.

A Member noted a comment made on P.56 in which it stated that the trees were in a poor condition. He enquired whether this was a typographical error and should instead refer to the netting being left in a poor condition.

The Senior Planning Officer confirmed that it is a typographical error and should instead refer to the netting being left in a poor condition.

The Chairman noted that no Member wished to speak so moved to the recommendation to approve the application, proposed by Cllr Sweatman and seconded by Cllr Walker, which was approved unanimously.

RESOLVED

That planning permission be approved subject to the conditions outlined at Appendix A.

8 DM/19/3061 - EVERGREEN COTTAGE PLACE, COPTHORNE COMMON ROAD, COPTHORNE, CRAWLEY, WEST SUSSEX, RH10 3LF

The Chairman introduced the report which sought a lawful development certificate to confirm that a lawful start had commenced in respect of outline planning consent 13/04065/OUT and reserved matters approval DM/17/0615 for a bungalow at land adjacent to Evergreen, Cottage Place, Copthorne Common Road, Copthorne. He explained that it is before the committee because the agent is Cllr Budgen who is also a Ward Member and Members are asked to consider whether the application is deemed lawful.

As there were no Members wishing to speak the Chairman moved to the recommendation to approve the application, proposed by Cllr Coe-Gunnell White and seconded by Cllr Phillips, which was approved unanimously.

RESOLVED

That permission be granted subject to the conditions listed in Appendix A.

9 DM/19/3204 - 226 LONDON ROAD, BURGESS HILL, WEST SUSSEX, RH15 9QR

The Chairman introduced the report which sought planning permission for the retention of decking and a fence to the rear of an A3 restaurant for use by staff and the occupants of the first floor accommodation. He explained that the application is before the committee as a Member for the Burgess Hill - Meeds Ward has an interest in the land.

As there were no Members wishing to speak the Chairman moved to the recommendation to approve the application, proposed by Cllr Coote and seconded by Cllr Eggleston, which was approved unanimously.

RESOLVED

That planning permission be granted subject to the conditions listed at Appendix A.

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

None.

The meeting finished at 8.20 pm

Chairman