

**Minutes of a meeting of District Planning Committee
held on Thursday, 7th March, 2024
from 2.00 pm**

Present: C Phillips (Chairman)
D Sweatman (Vice-Chair)

M Avery	A Eves	R Whittaker
R Bates	R Jackson	C Wood
K Berggreen	E Prescott	

Absent: Councillors M Kennedy and A Peacock

1. TO RECEIVE APOLOGIES FOR ABSENCE.

Apologies were received from Councillors Kennedy and Peacock.

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

In the interest of transparency in relation to Item 5, Councillor Bates declared he is a Member of a local athletics club.

In relation to Item 5, Councillor Jackson declared he is a Member of Hurstpierpoint and Sayers Common Parish Council.

3. TO BE AGREED BY GENERAL AFFIRMATION THE MINUTES OF THE PREVIOUS MEETING HELD ON 18 JANUARY 2024.

The minutes of the meeting of the committee held on 18 January 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 confirmed he had no urgent business.

5. DM/23/3182 - BURGESS HILL NORTHERN ARC, LAND NORTH AND NORTH WEST OF BURGESS HILL, BETWEEN BEDELANDS NATURE RESERVE IN THE EAST AND, GODDARD'S GREEN WASTE WATER TREATMENT WORKS IN THE WEST, RH15 8RA.

Louise Yandell, Northern Arc Strategic Development Manager, introduced the item which sought Reserved Matters consent for the approval of the appearance, landscaping, access, layout and scale for a pavilion building, enclosed 3G rugby

pitch, 3G football pitch, grass football pitches, and associated hard and soft landscaping and facilities to form a Centre for Outdoor Sport at Brookleigh (formally known as the Northern Arc). Access into the site has been provided as part of the Western Link Road, with an internal access road proposed from the access point leading to a car park with space for 104 vehicles. Pedestrian and cycle access is provided from the Western Link Road, leading through the site to provide access to the pavilion, pitches and the Green Circle in the West. The pavilion building has been designed to allow for potential future expansion of the site.

The application acknowledged that the site does not meet the entire need set out for Brookleigh, specifically provision for a hockey artificial grass pitch. However, it acknowledges this site forms only part of the Centre for Outdoor Sport, the remainder of which is set out in the playing pitch strategy to be provided by The Triangle.

She highlighted DP37 of the District Plan regarding trees, and new landscape is proposed to compensate for the tree loss with full details of the landscaping scheme and replacement trees to be secured by condition. Prior to the use of the development a Noise Management Plan (NMP) along with 2.5m high acoustic fencing as part of the design will also be secured by condition to ensure an acceptable impact on surrounding residents.

The Northern Arc Strategic Development Manager drew Members attention to the changes contained within the Agenda Update Sheet. Notably the conditions and information from the Environmental Health Officer that was not available at the time the report was published.

Lucie Venables spoke against the application.

Richard Strange spoke in support of the application.

Nicholas Milner spoke in support of the application.

Richard Thompson spoke in support of the application.

For clarity the Northern Arc Strategic Development Manager confirmed there was no athletics track proposed on the site, after consultation it was deemed not suitable.

The Chairman invited Members to discuss the application.

A Member expressed concerns regarding the number of car parking spaces, access to the public toilet facilities, lack of athletic club consultation evidence, and potential of waterlogged pitches. The Northern Arc Strategic Development Manager clarified the area between the playing pitches was a soil bund. She confirmed West Sussex Highways Authority were content with the number of proposed car parking spaces and a carpark management plan was being proposed. Two public toilets are to be provided as part of the development and will be open until 10pm. In response to the Chairman, she confirmed officers were currently obtaining the opening time of the toilets. Details of the applicants consultation documents are not required to be included as part of the report to Committee, however the information is available online. In response to the representations, Sport England's objection was specifically regarding cricket provision, not rugby, football or other sports provision. As part of the application proposals, a thorough drainage system was to be implemented to manage the water levels on the pitches.

Members were overall very supportive of the Centre for Outdoor Sports, a Member noted the facilities would support other facilities in the area and although the Club House was compact, the pavilion had been designed to accommodate future expansion. Another Member noted it would provide significant capital investment.

Members were disappointed in the lack of provision of a hockey pitch. A Member asked whether shared surfaces and adaptation of these surfaces for the relevant sports had been considered including running. The Northern Arc Strategic Development Manager reminded Members to assess the application before them. She noted however, the Design team and applicant had assessed the hockey requirements, which would require the use of one of the 3G sites and the lighting required would have an ecological impact. Provision for hockey is being considered at other sites in Burgess Hill and it was difficult to provide different surfaces on one specific pitch to accommodate all sports. She reiterated there was no provision for a running track on the site as it had been deemed unsuitable. However, the Green Cycle provides a track for runners.

A Member asked for clarification regarding some of the replacement trees not being suitable native species. The Northern Arc Strategic Development Manager confirmed the development would expect to see a significant number of native trees in line with Policy DP37, particularly replacement oaks which will be required to form part of the landscaping. Notwithstanding the submitted plans, full details of the landscaping scheme will be secured by a condition.

A Member raised concerns regarding the boundary of the pitches in relation to the closest residential properties at Gatehouse Lane, the impact of cricket balls, acoustics and the lack of Electric Vehicle (EV) charging points. The Northern Arc Strategic Development Manager noted a ball strike survey had been submitted with the application. She noted there is a current planning application for new residential properties at Gatehouse Farm, however the impact of these potential properties is not required to be assessed as part of this application. The number of EV charging points was considered in the outline application and accepted. There is the provision for a further 19 points to be enabled with the appropriate infrastructure. She noted that should planning permission be approved, work would commence in approximately March 2024.

The Chairman welcomed the application and reminded Members they were considering the Reserved Matters contained in the report. He also noted the Athletics Authority had concluded provision of an athletics track was not necessary as it would affect the viability of other athletic provision in the local area.

As there were no further questions the Chairman took Members to a vote on the recommendation with the amendments contained in the Agenda Update sheet. This was proposed by Councillor Jackson and seconded by Councillor Sweatman. These were approved with 8 in favour and 2 against.

RESOLVED

Recommendation

Planning permission was granted subject to the conditions set out in Appendix A and as amended in the Agenda Update sheet.

6. QUESTIONS PURSUANT TO COUNCIL PROCEDURE RULE 10.2 DUE NOTICE OF WHICH HAS BEEN GIVEN.

None.

The meeting finished at 3.06 pm

Chairman