

**Minutes of a meeting of Planning Committee B
held on 22 November 2018
from 7:00p.m. to 7:41p.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: Norman Webster

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.

Cllr Holden declared a non-predetermination interest in application DM/18/4122 – Recreation Ground, Janes Lane, Burgess Hill, West Sussex, RH15 0QJ as he is the Ward Member for the application. He stated that he comes to the meeting with an open mind to consider the representations of the public speakers, Officers and Members of the Committee.

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

None.

5. MINUTES

The minutes of the meeting of the Committee held on 25 October 2018 were agreed as a correct record and signed by the Chairman.

6. APPLICATIONS AND OTHER MATTERS CONSIDERED

DM/18/1274 – 23 And 25 Bolnore Road, Haywards Heath, West Sussex, RH16 4AB

Susan Dubberley, Senior Planning Officer, introduced the report for the demolition of the dwelling at No.25 and garage at No.23 Bolnore Road and redevelopment to form 15 sheltered dwellings for the elderly, comprising of 8 retirement cottages and 7 retirement apartments. She drew attention to the Agenda Update Sheet which noted an additional condition and revision to the wording of Recommendation A and Condition 11.

Mrs Kaynes & Peter McKerchar, local residents, spoke against the application.

Peter Tanner, on behalf of applicant, spoke in favour of the application.

The Chairman drew attention to the Ward Member, Councillor Knight's comments regarding the application.

A Member sought clarification on the size of the garden at No. 23 after the development had been built and whether they intend to put a spiral staircase in the sheltered accommodation as she did not feel it be appropriate for retirement dwellings. She added that she felt that the application in principle did not meet Policy 9 of the Haywards Heath Neighbourhood Plan.

The Senior Planning Officer confirmed that the spiral staircase is in fact a standard staircase that has been designed to be wide enough to accommodate a stair lift if it was required. She also confirmed that she does not have the exact figures for the size of the garden however which in the officer's view is reasonable when compared to neighbouring properties.

Nick Rogers, Business Unit Leader for Development Management, outlined that both No. 23 and No. 25 Bolnore Road are neither located in a conservation area nor are they listed buildings therefore the properties can be demolished under permitted development. He also confirmed as the company building the development is a residential company specialising in older person accommodation' it was considered unlikely that the condition of age limits would be removed.

A Member enquired whether the Conservation Officer had commented on the application because he could not find their comments in the report.

The Senior Planning Officer explained that the development was deemed too far from the conservation area and therefore did not require consultation by the Conservation Officer. She added that the Urban Designer has been consulted.

A Member questioned whether the fact that affordable housing is not provided in the scheme will be reflected in the price of the properties.

The Business Unit Leader for Development Management confirmed that although they have not provided affordable housing in the scheme, the developer will have to pay some £150,000 as part of the S106 contributions which will be used to provide affordable housing elsewhere in the District.

A Member sought clarification on how the enforcement action will be carried out to ensure that the issues that were raised by local residents in relation to parking by the contractors do not occur.

The Business Unit Leader for Development Management drew attention to the Agenda Update Sheet which included an update to the Construction Management Plan condition requiring detailed parking restrictions for the building contractors. However, he did note that the Council cannot place parking restrictions on contractors parking on a road when there are not currently any restrictions on the highway that prevents anyone from parking on the highway.

A Member noted the dreadful state of the road condition however did appreciate that the applicant has worked hard to ensure that the application is compliant with everything.

A Member enquired whether there is a scooter room for the residents of the sheltered accommodation.

The Senior Planning Officer confirmed that there is not an area specifically for scooters.

The Chairman noted that no Member wished to speak so moved to the recommendation to approve which was agreed unanimously.

RESOLVED

Recommendation A: It is recommended that planning permission be approved subject to the completion of a S106 Legal Agreement to secure infrastructure contributions and the conditions set in Appendix A.

Recommendation B: It is recommended that if the applicants have not submitted a satisfactory signed planning obligation securing the necessary infrastructure requirements by the 22nd February 2019, then it is recommended that permission be refused at the discretion of the Divisional Lead for Planning and Economy, for the following reasons:

1. 'The application fails to comply with policy DP20 and DP21 of the Mid Sussex District Plan in respect of the infrastructure required to serve the development.'

DM/18/4122 – Recreation Ground, Janes Lane, Burgess Hill, West Sussex, RH15 0QJ

The Chairman introduced the report and confirmed with Members that they did not require a presentation from officers. He took Members to the recommendation to approve which was agreed unanimously.

RESOLVED

That permission is granted subject to the conditions outlined in Appendix A.

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

None.

Meeting closed at 7:41.

Chairman.