

**Minutes of a meeting of Planning Committee
held on 14 March 2024
at 4.00 pm**

Present: G Marsh (Chairman)
M Kennedy (Vice-Chair)

A Bashar	C Cherry	J Hitchcock
P Brown	J Dabell	T Hussain
G Casella	J Henwood	D Sweatman

Absent: Councillor P Kenny

1 TO RECEIVE APOLOGIES FOR ABSENCE.

Apologies were received from Councillor Kenny.

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

None.

3 TO BE AGREED BY GENERAL AFFIRMATION THE MINUTES OF THE PREVIOUS MEETING HELD ON 08 FEBRUARY 2024.

The amended minutes of the meeting of the Committee held on 8 February 2024, 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.

None.

5 DM/23/0890 - LINDEN HOUSE, SOUTH DOWNS PARK, HAYWARDS HEATH, WEST SUSSEX, RH16 4SL.

Joseph Swift, Senior Planning Officer introduced the application for full planning permission for the demolition of the existing vacant building and erection of new part three and part four storey building containing 17 flats (C3). (Revisions to landscaping and Travel Plan Statement 25.01.2024)

He drew Members attention to the amendments contained in the Agenda Update Sheet.

He noted that the application site is designated within the Mid Sussex District Plan as being within the built-up area boundaries of Haywards Heath. The development is

within the setting of the Grade II Listed Building, The Chapel, and the main converted hospital building (Grade II). The planning history is a material consideration as the application follows the grant of outline planning permission for a building containing 14 flats on this site in June 2021. At that time, it was supported by a viability statement indicating that the site was not viable. This new application does not include a viability statement, and the applicants will be providing infrastructure contributions and a commuted sum towards affordable housing.

He noted that there is an increase in the number of units, but the parking is staying the same as previously approved. However, the lower parking provision is considered acceptable as the site is in a sustainable location and there has been no objection from WSCC Highways. The proposal would be providing 17 flats on a brownfield site, in a sustainable location within the built-up area boundaries of Haywards Heath together with the improved design which is considered exemplar by the Town Council, combined with infrastructure contributions and a commuted sum towards affordable housing. It is a marked improvement to the current site and while the proposal will result in less than substantial harm to the heritage assets, it is considered that there are a number of social and economic benefits from the development and these public benefits would outweigh the identified less than substantial harm.

Paul Joyce spoke in support of the application representing the developer.

Members agreed that the proposed design blends in well with the style of the adjacent listed buildings. Discussion was held on the reduced parking spaces, but it was noted that there is a good mix of smaller flats in a sustainable location and plenty of bike storage as well. Therefore, the benefits of the site outweighed the deficits and there have been no objections by the Highways Authority.

Discussion was held on the Urban Designer's comments in the report. It was noted that some changes have been made as a result, including the change of location for the parking spaces. Some comments were not addressed as it is the Officer's opinion that it is a suitable design when taken as a whole. Discussion was also held on the proposal for sustainability measures such as air source heat pumps, gas boilers and photovoltaic panels. The sustainability statement has identified potential measures to be included and a condition requires the final details to be submitted and approved. Items such as gas boilers fall under building regulations and any proposals will need to meet current building regulations.

Discussion was held around the affordable housing commuted sum, and it was noted that it is calculated on West Sussex County Council information as agreed in 2011.

As there were no further questions, the Chairman took Members to a vote on the recommendation, proposed by Councillor Kennedy and seconded by Councillor Bashar. This was approved unanimously with 11 in favour.

RESOLVED

That planning permission be granted subject to the recommendations below and amendments contained in the Agenda Update Sheet.

Recommendation A

It is recommended that planning permission is granted subject to the conditions set out in Appendix A subject to the completion of the S106 agreement to secure infrastructure contributions and affordable housing commuted sum.

Recommendation B

It is recommended that if the applicants have not submitted a satisfactory signed S106 Legal Agreement securing the infrastructure payments and affordable housing provision by the 14th June 2024, then permission be refused at the discretion of the Assistant Director for Planning and Economy, for the following reason:

'The application fails to comply with policies DP20 and DP31 of the Mid Sussex District Plan in respect of the infrastructure required to serve the development and the required affordable housing contribution.'

6 DM/23/3179 - HAYWARDS HEATH AND BEECH HURST BOWLS CLUB, CLUB HOUSE, BEECH HURST GARDENS, BUTLERS GREEN ROAD, HAYWARDS HEATH, RH16 4BB.

Deborah Lynn, Planning Officer introduced the application for the proposed removal of the existing timber shed, construction of a larger concrete base and the installation of a new, larger timber shed. She drew attention to the amendments contained in the Agenda Update Sheet and noted that the item is before the Committee as the Council is the applicant and landowner.

She noted that the site is adjacent to the clubhouse building and the new structure will have a dual pitched roof and will be built from redwood timber. It will be stained to appear a similar colour to the existing shed. It will not detract from the area and will be well screened from neighbouring amenities.

As there were no questions from Members, the Chairman took the Committee to a vote on the recommendation, proposed by Councillor Kennedy and seconded by Councillor Hitchcock. This was approved unanimously with 11 in favour.

RESOLVED

The application was approved subject to the conditions set out in Appendix A and amendments contained in the Agenda Update Sheet.

7 TP/23/0004 - LAND SOUTH OF 70 JANES LANE, BURGESS HILL, WEST SUSSEX, RH15 0FD.

Beth Howland-Smith, Team Leader, Planning Enforcement and Trees, introduced the item in which Members are asked to confirm or not confirm a new Tree Preservation Order (TPO), TP/23/0004. She drew attention to the Agenda Update Sheet which includes a further representation. This does not affect the recommendations contained in the report.

She noted that the site has been subject to a previous TPO (TP/23/0002), made as an emergency measure on report of tree felling on the site. This was an area Order which was not confirmed but was replaced by this Order.

Discussion has taken place with the landowner and an extension of time given for them to raise any objections. The original order expired in October and this new order is proposed to ensure the trees are protected.

She provided background related to advice contained in Government Guidance: 'Tree Preservation Orders and trees in conservation areas'. Group orders protect trees when an individual order isn't appropriate. A Woodland category safeguards the woodland as a whole and includes trees and saplings which grow naturally or transplanted after the order is made. Within the wood there could be nominated trees that could be removed on submission of an application. Therefore it does not prohibit the landowner applying to the Council for permission to work on or remove trees.

The item is presented to the Committee to consider as there has been an objection to the order, as detailed in the report.

Members noted that the location was on the entrance to Burgess Hill and the trees are important to that site to preserve the look of the area. A Member complimented the Tree Officer for the prompt action to protect the trees when reports of felling were received.

As there were no further questions, the Chairman took Members to a vote on the recommendation, proposed by Councillor Cherry and seconded by Councillor Kennedy. This was unanimously approved with 11 in favour.

RESOLVED

That the order is confirmed.

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

None.

The meeting finished at 4.46 pm

Chairman