

**Minutes of a meeting of Planning Committee B  
held on Thursday, 31st January, 2019  
from 7.00 pm - 7.09 pm**

**Present:** C Hersey (Chairman)  
A Watts Williams (Vice-Chair)

P Coote  
A MacNaughton

N Mockford  
R Salisbury

R Whittaker  
M Hersey

**Absent:** Councillors S Hatton, C Holden and P Moore

**Also Present:** Councillors

**1. TO NOTE SUBSTITUTES IN ACCORDANCE WITH COUNCIL PROCEDURE  
RULE 4 - SUBSTITUTES AT MEETINGS OF COMMITTEES ETC.**

Councillor Margaret Hersey substituted for Councillor Pru Moore.

**2. TO RECEIVE APOLOGIES FOR ABSENCE.**

Apologies were received from Councillors Sue Hatton, Colin Holden and Pru Moore.

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

None.

**4. TO CONFIRM THE MINUTES OF THE MEETING OF THE COMMITTEE HELD ON  
13 DECEMBER 2018.**

The minutes of the Committee held on 13 December 2018 were agreed as correct records and signed by the Chairman.

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

None.

**6. DM/18/4540 - SOPERS RIDE, SELSFIELD ROAD, TURNERS HILL, RH10 4PP.**

The Chairman confirmed that Members had received the Agenda Update Sheet.

Nick Rogers, Business Unit Leader for Development Management introduced the report for the demolition of the existing dwelling and outbuilding and the construction of nine residential dwellings with parking and associated landscaping at Sopers Ride, Turners Hill Road, Turners Hill. He drew Members attention to the Agenda Update Sheet which contained revisions to p.33 and 35 – an updated list of plans for the

application listed as Appendix A, the plans were adjusted to include works required on the highway. He confirmed that the existing house had been demolished and agreed work on the trees had already been completed. The Business Unit Leader advised Members that they were only considering the rear of the site as the frontage remained the same as the previous application. The car barns have been replaced with garages with 1 bedroom flats above and to alleviate the concerns of the Parish Council condition 15 was added to ensure any provision for car parking would remain and to prevent the conversion of garages to residential accommodation. He noted that the roofs of the flats were slightly higher but this had no adverse impact on the neighbours.

The Chairman referred Members to the fact that this was a revised planning application and asked if there were any questions. As there were no questions the applicant and agent were not asked to speak and Cllr MacNaughton proposed that the recommendations be approved which was seconded by Cllr Salisbury. This was approved unanimously.

### **RESOLVED**

That planning permission be granted subject to the Agenda Update Sheet and the following:

#### **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 and Ashdown Forest mitigation payments by the 31st April 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 of the Mid Sussex District Plan in respect of the infrastructure required to serve the development.'
2. 'The proposal does not adequately mitigate the potential impact on the Ashdown Forest Special protection Area (SPA) and Special Area of Conservation (SAC) and would therefore be contrary to the Conservation and Habitats and Species Regulations 2010, Policy DP17 of the Mid Sussex District Plan 2014-2031, policy EG16 of the Neighbourhood Plan, and Paragraph 175 of the National Planning Policy Framework.'

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

None.

The meeting finished at 7.09 pm

Chairman