

**Minutes of a meeting of District Planning Committee
held on Thursday, 30th May, 2019
from 2.00 pm - 3.02 pm**

Present: R Salisbury (Chairman)
D Sweatman (Vice-Chair)

E Coe-Gunnell White	R Jackson	R Whittaker
R Bates	C Laband	P Bradbury
P Chapman	N Walker	

Absent: Councillors S Hatton, A Peacock and R Webb

Also Present: Councillors A MacNaughton and N Webster

1. TO RECEIVE APOLOGIES FOR ABSENCE.

The Committee noted that apologies had been received from Councillor Hatton and Councillor Webb. The Chairman noted that Councillor Peacock was absent from the meeting in his role as a committee member but was present to observe the proceedings.

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

None.

3. TO CONFIRM MINUTES OF THE PREVIOUS MEETING OF THE DISTRICT PLANNING COMMITTEE HELD ON 26 MARCH 2019.

The Minutes of the Committee held on 26 March 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.

None.

5. DM/18/4321 - LAND WEST OF COPTHORNE, COPTHORNE WAY, WEST SUSSEX, RH10 3RX

Steve Ashdown, Planning Applications Team Leader, introduced the application which seeks Reserved Matters consent for the layout, appearance, scale and landscaping of the first two residential phases pursuant to the outline planning permission (13/04127/OUTES) that was granted consent by the Council under a notice dated 25th May 2016. It makes provision for 303 dwellings of which 91 units will be affordable in line with the requirements of the S106 Legal Agreement. The outline planning permission (13/04127/OUTES) granted consent for up to 500

dwellings across the wider site including commercial units, a site for a school and a site for a Health facility. Reserved matters have already been consented for the spine road that runs through the site and the first phase of the commercial units and work has commenced on site to deliver the already consented matters, along with the associated infrastructure.

The Planning Applications Team Leader drew attention to the update sheet which stated that the drainage engineer had no objection to the application. He also highlighted the 15m buffer zone protecting the area of ancient woodland. He noted that the units would be a mix of 1 to 5 bed units and the affordable mix included 2 bungalows.

Camilla Duckworth, agent, spoke in support of the application.

The Chairman reminded the Members that the principle of development and access had already approved in 2014 and that the conditions for the site formed part of the outline application approval. He noted that the key issues were listed on page 16 and the school site would be a separate planning application which would be processed by West Sussex County Council.

A Member thanked the officer for a comprehensive report and noted that the application complied with the Council's policy for 30% affordable housing and had a large number of 2/3 bed units.

Several Members commented on drainage, speed limits within the development, cycle routes connecting the site to Three Bridges and the Ancient Woodland. The Planning Applications Team Leader confirmed that Thames Water had agreed to discharge the condition concerning foul drainage. He advised that West Sussex County Council would deal with speed limits as it was a highway issue. He stated that the roads marked grey on the plans would be adopted. He confirmed that St Modwen Development is acting as a 'master developer' and was bringing forward the commercial development and spine road. St Modwen Homes had secured the first two residential parcels that formed this application. The Chairman noted that condition 5 covers cycle routes and pedestrian access within the site.

The Chairman advised that Worth Neighbourhood Plan carries little weight as only a draft plan was published. In reply to a Member's question he advised that there was only provision for electric charging points in garages. He noted that single phase charging points are slow and that future consideration must be made to install three phase charging points externally. He highlighted the comprehensive comments by the urban designer and was pleased with the pepper potting of affordable housing throughout the development. The plan incorporated improvements to protect children whilst using the playground.

In response to Members' questions the Planning Applications Team Leader stated that the report contained a detailed section on parking and the proposals comply with Mid Sussex District Council parking standards. He noted that in the outline planning permission a Section 106 agreement requires the provision of a bus service and talks were ongoing with Metro Bus for route 291 to run through the site. An application will come forward for cycle link to run south of the site which will connect it to Three Bridges.

Councillor Walker commented that the urban designer had been consulted and proposed that they move to the recommendations, this was seconded by Councillor

Whittaker. The Chairman took Members to the recommendations as set out in the report. These were approved unanimously.

RESOLVED

That planning permission be granted subject to the conditions suggested in Appendix A and the agenda update sheet.

6. DM/19/0535 - LAND AT PENLAND FARM, HANLYE LANE, CUCKFIELD, RH17 5HR

Steve Ashdown, Planning Applications Team Leader, introduced the application which seeks a variation of planning conditions nos. 5, 11, 21 and 26 of planning permission ref. DM/18/0194 (pursuant to the approved permission DM/16/1803), to allow for the retained temporary access from Hanlye Lane for 150 occupations and to allow for minor changes to the approved layout. The Officer noted that the conditions related to: 5 (construction management plan), 11 (site access), 21 (working hours) and 26 (approved drawings) of planning permission DM/1/0194. The principles and matters approved under the existing permission that are not altered by this current submission remain acceptable and it is not within the scope of this application to re-visit them.

The Officer advised that in order to install the new roundabout to replace the existing junction a road closure order was required. All works off the highway had already been completed by the applicant. West Sussex County Council had given temporary access for the occupation of 50 units. The works should commence in the summer of 2020 and London Lane in Cuckfield is the likely diversion route. The issue of any road closure is for West Sussex County Council as the Local Highway Authority and the impacts of any closure on local businesses and residents are matters that fall outside this application. The original program of five months for the highway works has been reduced to three months, however this based upon working seven days a week. The change to condition 21 would allow longer working hours for highway work only. The variation of condition 11 limits the occupation of the site to 150 dwellings prior to the completion of the highway works and the Highway Authority are content with the revised conditions. The increase in the number of occupations to 150 dwellings will help ensure that the site continues to deliver houses in the intervening period of time until the works are finally completed. Condition 26 is a minor change to swap already approved house types on 6 plots and it is not considered that this would impact on the overall character and appearance of the development. Condition 5 supplied new wording for the construction management plan and a new plan would be submitted before construction of the roundabout commences.

Councillor Pete Bradbury, Ward Member and West Sussex County Councillor spoke in favour of the application and commented that he had met with West Sussex County Council, the developers, local businesses and residents prior to changing the date for the highway works. The shorter closure of the junction was the better option and alternative solutions were considered but the roundabout was the best and safest solution. He noted that local businesses have a year to prepare for the road closure; he would continue to work to minimise the disruption and the main part of the work would be during the school holidays when there is less traffic and better weather. He thanked the officer for his efforts.

A Member thanked Councillor Bradbury for his update and expressed concern over pedestrian access. The Officer confirmed that there was a footpath link onto Penland Road and the footpath round the outside of site is part of the highway works.

A Member commented on the need for the roundabout and the Chairman confirmed that other ways to deal with traffic during the closure of the junction had been investigated. He noted that the original application pre-dated the District Plan and the Council had originally refused the application which had included a larger roundabout. The Planning Inspector had then approved a roundabout on appeal.

A Member thanked Councillor Bradbury for his work for his ward and supported the change to working hours.

The Chairman noted that no more Members wished to speak so took Members to Recommendation A as set out in the report. The permission was approved with 8 votes for and one against, Councillor Bates wished it to be noted that he voted against the recommendation.

RESOLVED

That permission be granted subject to the conditions suggested in Appendix A and the agenda update sheet.

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

None.

The Chairmen noted that the next committee meeting was scheduled for 20 June 2019 at 2pm with the site visits on Monday 17 June.

The meeting finished at 3.02 pm

Chairman