

**Minutes of a meeting of Planning Committee
held on Thursday, 28th November, 2019
from 7.00 - 7.49 pm**

Present: G Marsh (Chairman)
P Coote (Vice-Chair)

G Allen
R Cartwright
J Dabell

A MacNaughton
C Phillips
M Pulfer

D Sweatman
N Walker

Absent: Councillors E Coe-Gunnell White and R Eggleston

Also Present: Councillor Henwood

1 TO RECEIVE APOLOGIES FOR ABSENCE.

Apologies were received from Councillors Coe-Gunnell White.

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

Councillor Allen declared a pre-determined interest in DM/19/3969 - Sorrento, Keymer Road, Burgess Hill, West Sussex, RH15 0AN as he is one of the Councillors who called in the application. He confirmed that he would remove himself from the meeting for the duration of the discussion and voting on the item.

Councillor Cartwright declared that he lives on the same road DM/19/3969 - Sorrento, Keymer Road, Burgess Hill, West Sussex, RH15 0AN however he has no personal interest in the application.

3 TO CONFIRM THE MINUTES OF THE MEETING OF THE COMMITTEE HELD ON 7 NOVEMBER 2019

The Minutes of the meeting of the Planning Committee held on 7 November 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.

The Chairman had no urgent business.

5 DM/19/2807 - THE HAVEN CENTRE, HOPHURST LANE, CRAWLEY DOWN, RH10 4LJ.

The Chairman noted that the application was only before the committee as the application is on Council owned land. He confirmed that Members did not require a presentation so moved to the recommendation to approve the application which was approved unanimously.

RESOLVED

That planning permission be approved subject to the conditions outlined at Appendix A.

6 DM/19/3123 - BRIDGE HALL, CUCKFIELD ROAD, BURGESS HILL, WEST SUSSEX, RH15 8RE.

Steven King, Planning Application Team Leader, introduced the report which sought full planning permission for the demolition of the existing dwelling at Bridge Hall, Cuckfield Road and erection of 40 new dwellings with new access created onto Cuckfield Road. He directed Members' attention to the Agenda Update Sheet which detailed minor amendments to Conditions 4 and 5; an additional pre-commencement condition and additional representations from the Drainage Engineer and Urban Designer. It was stated that a further pre-commencement condition not mentioned in the Agenda Update Sheet was required in relation to the Urban Designer Consultation Response.

Julian Walker, Applicant, spoke in favour of the application.

A Member expressed that he was happy see 40% additional capacity to deal with a climate change storm event. He sought reassurances that the nearby watercourse can cope with the additional demand of water from the development and during high volumes of rain. He also enquired whether there will be charging points for electric cars.

The Planning Application Team Leader stated that all surface water runoff will drain to the watercourse on the south side of the site which would provide drainage for all surface water on the site. The rate of discharge from the site would be attenuated on site and then discharged off site at the green field rate. He added that the final details on drainage will be covered by a planning condition.

The Chairman noted that whilst the entire Northern Arc will have electric car charging points, the application site is not a strategic site and therefore the Council can only recommend to the applicant that charging points are installed.

A Member requested that an informative be put in place to request that electric car charging points are installed on the site.

The Planning Application Team Leader referred the Committee to page 30 of the Agenda and noted the wording of Policy DP21 "where practical and viable". It was highlighted that there may be difficulty in putting electric car charging points in the scheme due to it being a contained site with surface parking located on the outer areas of the site and in this instance would not be viable.

The Chairman stated that an informative can be put forward to recommend the installation of electric car charging points on the site. He then took Members to the recommendation to approve the application, proposed by the Vice-Chairman and seconded by Cllr MacNaughton, which was approved unanimously.

RESOLVED

That permission be granted subject to:

1. the completion of a S106 Agreement to secure the affordable housing and infrastructure contributions;
2. the conditions listed at Appendix A;
3. the minor amendments to Condition 4 and 5 and the additional pre-commencement condition as stated in the Agenda Update Sheet;
4. the additional pre-commencement condition required in relation to the Urban Designer Consultation Response; and
5. the additional informative which recommended the installation of electric car charging points on the site

7 DM/19/3969 - SORRENTO, KEYMER ROAD, BURGESS HILL, WEST SUSSEX, RH15 0AN.

[Cllr Allen removed himself from the Committee at 7:23p.m.]

Andy Watt, Senior Planning Officer, introduced the report which sought full planning permission for the erection of a 4-bed detached dwelling and car port within part of the rear garden of Sorrento, Keymer Road, Burgess Hill, together with the formation of a new access.

The Senior Planning Officer highlighted a map showing the site and the surrounding area which illustrated that the surrounds of the application site were now characterised by back land development.

Mr Bellchamber, local resident, spoke against the application.

Isabelle Bennet, agent of the applicant, spoke in favour of the application.

Cllr Janice Henwood, Ward Member, spoke against the application. She noted that backyard development is common on the road however she directed the committees' attention to P.72 of the committee report in which Neighbourhood Plan policy H2 states that the density of the development should be considered. She highlighted the need to consider the future occupants of the properties and recommend that the development be built at a reduced size.

A Member believed that the development is sympathetic to the area and thinks that it is a good result for the area.

A Member understood that the principle of backyard development has been set on the road but felt that the development is too large for the application site. He also felt that delivery vans may have difficulties turning if they were to deliver to the house in question.

The Senior Planning Officer stated that he hasn't been given tracking diagrams however the garage will be double-spaced and so should allow even a large vehicle to reverse within the parking area.

A Member believed that allowing the application would weaken the Neighbourhood Plan process.

A Member noted that the principle of development in this area has already been established therefore it would be hard to refuse the application.

The Chairman noted that no other Member wished to speak so moved to the recommendation to approve the application; proposed by the Vice-Chairman and

seconded by Cllr Walker, which was approved with six votes in favour, two votes against and one abstained.

RESOLVED

That the application be approved subject to the conditions set out in Appendix A.

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

None.

The meeting finished at 7.49 pm

Chairman