

**Minutes of a meeting of District Planning Committee
held on Thursday, 14th January, 2021
from 2.00 pm - 3.55 pm**

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

R Bates
J Dabell
A Eves

S Hatton
R Jackson
C Laband

G Marsh
R Webb
R Whittaker

Absent: Councillors A Peacock

1. ROLL CALL AND VIRTUAL MEETING EXPLANATION.

The Chairman commenced the roll call to confirm the Members present. Tom Clark, Head of Regulatory Services provided a virtual meeting explanation. The Chairman outlined the public speaking procedure.

2. TO RECEIVE APOLOGIES FOR ABSENCE.

Apologies were received from Cllr Peacock.

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

Councillor Jackson declared a non pre-determined interest in Item 6 DM/20/2763 as he is a Member of Hurstpierpoint Parish Council.

4. TO CONFIRM MINUTES OF THE PREVIOUS MEETING OF THE DISTRICT PLANNING COMMITTEE HELD ON 17 DECEMBER 2020.

The Minutes of the Committee meeting held on 17 December 2020 were agreed as a correct record and signed electronically by the Chairman.

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

None.

6. DM/20/2763 - LAND TO THE SOUTH OF SCAMPS HILL, SCAYNES HILL ROAD, LINDFIELD, WEST SUSSEX, RH16 2QQ.

Steve Ashdown, Team Leader for Major Developments and Investigations introduced the report. He confirmed that Committee Members had received the agenda update sheet which detailed one additional representation, a change to condition two and five additional informatives all relating to condition clearance matters.

He advised that consent is sought for the reserved matters of layout, scale, appearance and landscaping associated with the erection of 200 dwellings associated with an outline planning permission, granted on appeal by the Secretary of State, in respect of application DM/15/4457 on land south of Scamps Hill, Lindfield. The outline planning permission allows for 200 dwellings, a 9.54 ha country park and land for a one form entry primary school. The application does not include the school site, which will need to be come forward under a separate application, but includes all other elements associated with the residential dwellings and country park.

The Team Leader confirmed that a signed Section 106 agreement had already been secured. He highlighted the topography of the site with dwellings to the west at the lowest point, a Country Park on the eastern side on the higher level, a new pedestrian / cycle link to join with the Heathwood Park development and Haywards Heath / Lindfield to the to west and south. The development included a mix of 1,2,3 4 and 5 bed dwellings, and 1-2 bed flats. He noted that the applicant is an affordable housing provider and the application provides 70 affordable units, an extra 10 units. The 3 storey buildings would be located on the lowest area of the site. Carp parking provision of 129 spaces will comprise garages, on-street spaces and visitor parking. He confirmed that 33% of spaces will have EVCPs and is secured by condition 1. He highlighted the landscaping and that part of the country park is a replacement for the informal recreation area adjacent to Heathwood Park, an orchard at the front of the site and a wetland walk area to the west. The maintenance of country park has been secured and will be managed by the Land Trust. The concerns of the Planning Inspector have been addressed by building in-line with adjacent properties and a strong landscape and built form. He noted that the blocks of flats are designed to replicate terrace housing.

Mr Gossage, resident of Walstead spoke in objection to the application.

Mr Kennedy, Chairman of Lindfield Preservation Society spoke in objection to the application.

Mrs Ashton, the applicant's agent, spoke in support of the application.

The Chairman drew Members' attention to the conditions that apply from the original application and Planning Inspector's report. He confirmed that the agenda update sheet detailed some conditions that had been discharged, and informative 8 on drainage and levels should read "these details cannot be agreed until such time as any Land Drainage Consents has been received from the Environment Agency for the proposed outfalls to the main river". The freehold of the land for the provision of a school will be transferred to West Sussex and any application for the site will be received at a later date. A Section 106 agreement has been agreed and signed for the Country Park.

Tom Clark, Head of Regulatory Services confirmed that land for the Country Park has been secured as part of the outline condition, is secured under Section106 and it will be run by the Land Trust.

Members welcomed the comprehensive report and discussed access to the site, speed restrictions, layout, permeability, links with adjacent developments and how the country park would be managed. Several Members expressed concern over the contemporary design of the site and the housing mix.

The Chairman advised that a balanced view is required with regards to permeability of the site, West Sussex Highways had no objection following their road safety audit and the access arrangements have been approved at Secretary of State level.

The Head of Regulatory Services noted that the Land Trust is a major national group and a registered charitable organisation and with the purpose of managing public open spaces.

The Team Leader highlighted the informative on conditions 3 and 4 and advised that a drainage engineer was satisfied with the submitted application. Land drainage consent was outstanding for outfalls from the attenuation ponds to Northlands Brook, and once these had been received from the Environment Agency the drainage details will be approved. The Parish Council comments had been noted and the lighting scheme has been designed to comply to The Institute of Lighting Professionals guidance low district brightness zone, which is appropriate for a village or relatively dark outer suburban locations such as this.

He confirmed that the Urban Designer and Mid Sussex Review Panel supported the scheme. He noted that with larger urban schemes there was the potential to introduce different characters. The design approach for the site is traditional roof forms and materials which have been used in a contemporary way, except the limited cladding in the central area which is not open to wider views. The site is an opportunity to create a new style which responds to landscape context and topography in accordance with the Design Guide. As a whole the design is of high quality and worthy of support.

Members also discussed the future proofing of the site for the provision of electric vehicle charging points (EVCP), affordable housing provision, provision of disabled housing, disabled access to the country park, bio-diversity of the site, the removal of a hedgerow and provision for cycling.

The Chairman advised that the Committee must provide specifics if the design is to be criticised and asked for comment on the housing mix which included 4 and 5 bed dwellings.

The Team Leader understood the Committee's concern and stated that the developer has completed market research. The housing mix proposed reflects the District's need, the housing mix must be accepted unless it doesn't comply with Council's policy. He confirmed that the wheelchair accessible units were as set out in the legal agreement and only applied to the affordable housing element. This had been agreed at outline stage, and the Council's housing officer was content. Unless there is a known requirement for 4 bed units, smaller units are generally required for affordable housing provision. He noted that the existing pedestrian link to the public open space is not fully accessible to all and he has received complaints. The proposed link will be wider and allow full mobility access into the new development and country park. Topography issues will remain for the county park and mown paths are proposed.

The Chairman confirmed that there would be no gas boilers on the site and the Committee must consider all the District Planning Policies as a whole. The transport contribution in the Section 106 agreement had already been agreed and signed.

The Head of Regulatory Services noted that any extra affordable units provided by the developer were a gift and could not be guaranteed.

The Team Leader advised the Committee can only consider the application in relation to current policies and cannot seek a higher EVCP standard than the policy provided by West Sussex. The hedgerow to the site frontage would be removed to allow for the visibility splays for the new junction. The developer would be required to submit an ecology plan for the whole site.

The Chairman concluded that the principle of development had been established by the Secretary of State and as there were no further questions he took the Members to a vote. Councillor Laband proposed the motion and this was seconded by Councillor Webb.

The Solicitor took a named vote on the officer's recommendation with the changes in the agenda update sheet and the Committee voted 10 in favour of the motion with 1 against.

Councillor	For	Against	Abstained
Bates, R.	Y		
Dabell, J	Y		
Eves, A.	Y		
Hatton, S.	Y		
Jackson, R.	Y		
Laband, C.	Y		
Marsh, G	Y		
Salisbury, R.	Y		
Sweatman, D.	Y		
Webb, R.	Y		
Whittaker, R.		Y	

RESOLVED

That planning permission be approved subject to the recommendations and the conditions set in Appendix A and the Agenda update sheet.

7. DM/20/4178 - NORTHERN ARC.

The Chairman advised that it was unusual for a Section 106 to come to the Committee for changes but this report was before the Committee as it is a large scheme and there have been many changes. The report must be viewed against the Masterplan for the Northern Arc.

Louise Yandell, Northern Arc Manager introduced the report. She highlighted the Agenda Update Sheet and noted that the amendments relate to page 59 of the report. The Committee were advised that the agenda stated that the existing trigger for healthcare provision onsite or as a financial contribution was 6 months from occupation of the development, however the legal agreement states 6 months prior to occupation of the development.

The Northern Arc Manager confirmed that most of the changes were minor in nature but as there were a large number of changes it was appropriate for the District Planning Committee to consider them. The Committee were reminded that the Freeks Farm area was already under construction by a separate application. She highlighted that it is a complex application and it is not unusual to have changes.

The Northern Arc Manager outlined the phases of the development, and due to work by Homes England the delivery of the eastern area has been accelerated. The main changes to the legal agreement were noted and these included boundaries for open spaces and Primary and Secondary School parcels, transfer of ownership of open space land, timings for the delivery of community facilities and healthcare provision, agreement of some design elements and highway improvements. None of the amendments would result in unacceptable infrastructure delivery and the changes would lead to an improved delivery of the scheme.

The Chairman asked Members to comment.

The Members queried the changes to the name of the community facility for sport, the Adur Open Space and the responsibility for delivering the project as other developers would be involved.

The Northern Arc Manager advised that the Adur Open Space derives its name from the River Adur as the river bounds and runs through the land. The name of the sports facility had changed because a request was received from Mid Sussex District Council. She confirmed that the responsibility remained with Homes England as the land owner to deliver the infrastructure even though they would pass construction of the phases onto other developers.

As there were no further questions the Chairman took the Members to a vote.

The Solicitor took a named vote on the officer's recommendation with the changes in the update sheet and the Committee voted unanimously in favour of the motion.

Councillor	For	Against	Abstained
Bates, R.	Y		
Dabell, J	Y		
Eves, A.	Y		
Hatton, S.	Y		
Jackson, R.	Y		
Laband, C.	Y		
Marsh, G	Y		
Salisbury, R.	Y		
Sweatman, D.	Y		
Webb, R.	Y		

RESOLVED

That the District Planning Committee approved the proposed variations to the Legal Agreement.

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

None.

The meeting finished at 3.55 pm

Chairman