

**Minutes of a meeting of District Planning Committee
held on Thursday, 17th March, 2022
from 2.00 pm - 3.45 pm**

Present: D Sweatman (Chairman)
P Coote (Vice-Chairman)

R Bates	S Hatton	R Webb
P Coote	C Laband	R Whittaker
A Eves	C Trumble	
S Hatton	R Webb	

Absent: Councillors B Forbes, R Jackson and A Peacock

The Chairman noted there were technical difficulties so the meeting could not be live-streamed and in the absence of Cllr Forbes the Chairman proposed Cllr Coote stand in as Vice-Chairman. The Committee agreed.

1. TO RECEIVE APOLOGIES FOR ABSENCE.

Apologies were received from Councillors Forbes, Jackson and Peacock.

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 24 FEBRUARY 2022.

The Minutes of the Committee meeting held on 24 February 2022 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/21/2627 - LAND AT AND ADJACENT TO FORMER SEWAGE TREATMENT WORKS, FAIRBRIDGE WAY, BURGESS HILL, RH15 8GL.

Stephen Ashdown, Planning Team Leader for Major Development and Enforcement introduced the application for approval of reserved matters pursuant to the outline application for the access, appearance, landscaping, layout and scale comprising 307 (use class c3) residential units, car and cycle parking, internal roads, a LEAP (400 sq.m) and associated boundary treatments. The officer noted that he had not received comments from the Environmental Health Officer on a matter relating to noise. He suggested that the recommendation on pg 13 be amended, and that subject to receipt of satisfactory comments from Environmental Health Officer, the officers will agree any additional conditions with the Chairman and Vice-chairman.

He highlighted that the access had been determined and delivered through a previous planning application, the site will provide 100% affordable dwellings using modern methods of construction in prefabricated modular form. The site had underground constraints that would restrict the development, the layout of the site was broadly in accordance with the parameters approved at the outline stage and highlighted the areas that had been amended. The site would consist of two and three storey buildings, had a strong urban form, was supported by a landscape visual statement, and there would be no additional development over and above the original parameters. He confirmed that the Council would have nomination rights for over 75% of the rented accommodation across the site.

The officer advised the site will have four-character areas with render and brick facades, 112 EVCs consisting of communal points and on-plot points, and the remaining parking spaces will have passive provision for future installation. Additional planting will be provided on the western side of the site to give a green corridor, and a planting scheme will break up the large parking areas and help screen the pumping station.

Ms Ruth Beard, agent for the applicant spoke in favour of the application.

Mr Ben Rushton spoke in favour of the application.

Chairman reiterated that the Urban Designer and the Design Review Panel main concern over the extensive use of rendering and dominance of the parking areas. He highlighted the development would have 100 % affordable housing on a constrained site.

Members noted the constraints of the site and commended the modular construction of the dwellings which would speed up delivery of the scheme. They expressed concern over the use of renewable energy sources and lack of connectivity with adjacent developments, location of the play area, cycle storage, lack of garages and bus stops.

The officer confirmed that when the Building Regulations change, condition four will cover the installation of PV cells. The Council can only control the installation of PV cells, as they impact the design of the site; air source heat pumps do not require planning permission. A footpath will be provided in the south east corner of the development and the Council is in discussion with Countryside regarding connectivity to the Feeks Farm development. Garages are not normally provided on affordable housing schemes as they increase the cost to the homeowner. He noted the issue of cycle storage and advised that cycle hubs are being provided and will be controlled by a condition. No bus service will be provided for the site as it had not been required at the outline planning stage. The site had been decontaminated as part of the 2014 permission and the works completed predated current legislation.

Members discussed working hours on the site, the impact of the impending changes to Building Regulations on subsequent phases of the development, expressed an aspiration for the Council to retain good quality housing design and the adaptability of the dwellings for whole life.

The Team Leader confirmed condition 21 of the outline planning permission required a construction management plan and approval will be given for normal working hours; the Council has no control over the tariff used for ECVs, and as a local Authority they can only approve the number and location of the ECVs. Later phases of the development would have to comply with any revised building regulations, 20%

of the dwellings would be built to M4(2) standards and can be adapted and 4 dwellings would be specifically designed for wheelchair users.

The Chairman expressed concern with the longevity of rendering but noted it dispersed the large expanse of red bricks.

Several Members noted their support of the scheme, commended the inclusion of balconies and that 60% of the units would have two or three bedrooms.

As there were no further questions or contributions the Chairman took Members to a named vote on the recommendations outlined in the report. This was proposed by Cllr Trumble and seconded by Cllr Whittaker and was unanimously approved.

Councillor	For	Against	Abstain
Bates, R.	Y		
Coote, P	Y		
Eves, A.	Y		
Hatton, S	Y		
Laband, C	Y		
Sweatman, D	Y		
Trumble, C	Y		
Webb, R.	Y		
Whittaker, R	Y		

RESOLVED

It is recommended that reserved matters consent is granted subject to the conditions set out in Appendix A and subject to the receipt of satisfactory comments from Environmental Health Officer, the officers will agree any additional conditions in consultation with the Chairman and Vice-chairman.

6. DM/21/2628 - LAND TO REAR OF FRIARS OAK, LONDON ROAD, HASSOCKS, BN6 9NA.

Steven King, Team Leader for Planning Applications introduced the application for reserved matters application for the approval of appearance, landscaping, layout and scale at land to the rear of the Friars Oak pursuant to outline planning permission DM/19/1897, comprising of a residential development of 130 dwellings and associated access together with change of use of part of the land to country open space, following the provision of a new pedestrian tunnel under the railway. He drew the Members' attention to the agenda update sheet, noting further comments had been received from Hassocks Parish Council, correction of typing errors and the additional condition relating to the wheelchair accessible unit.

He highlighted that the previous outline planning permissions approved access to the site and the use of the land at the end of site as public open space. On appeal the Planning Inspector had granted outline planning permission for the site and the Committee had approved a subsequent application. He noted separate approval had been given by the Planning Inspector to divert a section of the Public Right of Way along the boundary of the site around a flood area and Network Rail were constructing a pedestrian access under the railway, but it was not as part of the application before the committee.

The officer noted the perimeter style layout of the site attenuation ponds and area of public open space in the centre of the site. The site would have three-character areas with different housing types with affordable housing dispersed throughout the site, and 70% of the plots would have EVCs. He noted the design was appropriate for the site with additional planting of trees throughout the site, there were no objections from Highways and the existing floodplain had been relocated. He advised that issues had been raised regarding the infrastructure and confirmed that the legal agreement has been signed at the outline planning permission stage. Hassocks Parish Council request for allotments was not part of the application before the committee and confirmed the application was policy compliant.

Cllr Nick Owens, Hassocks Parish Council spoke in objection to the application.

Mr Hough, agent for the applicant spoke in favour of the application.

Members discussed requested clarification on the impact of the impending changes to building regulations on stage of construction, access to the site, noted the opposition to the application by Hassocks Parish Council, noted the roads would be put up for adoption by Highways, the housing mix and affordable housing and the installation of the pedestrian access tunnel under the railway.

The Chairman noted that the developers must comply with the new building regulations once they are in force.

In response to a Member's question the officer advised that commencement of construction is when the developer has made a meaning full start on the ground, i.e., the installation of foundations to start the development. He confirmed the access to the site had been agreed under the outline planning permission,

As there were no further questions or contributions the Chairman took the Members to the recommendation. This was proposed by Cllr Trumble and seconded by Cllr Whittaker and was approved 8 in favour and 1 against.

Councillor	For	Against	Abstain
Bates, R.	Y		
Coote, P	Y		
Eves, A.	Y		
Hatton, S		Y	
Laband, C	Y		
Sweatman, D	Y		
Trumble, C	Y		
Webb, R.	Y		
Whittaker, R	Y		

RESOLVED

It is recommended that reserved matters consent is granted subject to the conditions set out in Appendix A.

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

None.

The meeting finished at 3.45 pm

Chairman