

**Minutes of a meeting of District Planning Committee  
held on Thursday, 19th May, 2022  
from 2.00 pm - 4.20 pm**

**Present:** D Sweatman (Chairman)  
B Forbes (Vice-Chair)

R Bates  
P Coote  
A Eves

S Hatton  
R Jackson  
C Laband

G Marsh  
R Whittaker

**Absent:** Councillors A Peacock and C Trumble

**1. TO RECEIVE APOLOGIES FOR ABSENCE.**

Apologies were received from Councillor 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 17 MARCH 2022.**

The Minutes of the Committee meeting held on 17 March 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/21/3385 - LAND TO THE SOUTH OF KINGS WAY, BURGESS HILL, WEST SUSSEX, RH15 0XP.**

Joseph Swift, Senior Planning Officer introduced the application for erection of a 68-bedroom residential care facility, with associated access works, car parking, servicing, private amenity space, landscaping and boundary treatment. He drew the Member's attention to the agenda update sheet highlighting amendments to conditions 3, 6, 20 and 21. With the deletion of condition 11 and replacement with a condition to secure EV charging, together with the deletion of condition 19 and an additional condition to secure cycle parking. Members were also made aware of an additional letter of representation which had been received, the points raised had already been covered by previous letters. In addition additional comments had been received by the Urban Designer. The officer noted the site constraints with the varying levels between the site and Kings Way, the area of Ancient Woodland to the south eastern corner, the application site has a number of TPO trees to the north western and north eastern boundaries and the proposal would require the removal of 8 trees to gain

access, together with the land levels being raised within the RPA of the trees at a few pinch points along the north eastern boundary. The Tree Officer has been consulted and raised no objections to the proposal which will also be providing additional planting and 15 ms buffer zone to the Ancient Woodland. He noted the application had been reviewed by the Design Review Panel, and the Urban Designer had made a few recommendations. The buildings will be constructed with a fabric first and energy demand approach beyond current building regulations. The site is within the built up area boundaries, within a sustainable location, supported by policy, is considered to be appropriate in terms of design, neighbouring amenity, highways, drainage, ecology, trees, contamination and on the impact on the Ashdown Forest.

Peter Tooher, agent for the applicant spoke in favour of the application.

Members discussed the sustainability of the site in relation to the provision of bus routes to the town centre and screening of the development from the railway. They noted the installation of PV panels and air source heat pumps, and the higher level of construction than current building regulations.

Members expressed concern over the location of the building within the plot, which will be close to the railway line, the use of gas boilers, sound proofing from the railway line and potential noise from the ground source heat pumps.

The Chairman noted that the site is well screened by existing shrubs.

In response to Members' concerns the Officer advised an end user had not yet been chosen but the developer has several options. Condition 10 deals with the issue of the railway and sound proofing to protect the end user. No age restrictions had been attached to the application but could be added if the committee considered it was necessary. An application for a change of use would be required if no end users was found and an alternative use was sought.

The Officer highlighted that the site is constrained regarding the access point due to the changes in levels, therefore the access would be from the north-east of the site with an adjacent car park, the building would be sited at the southern end of the site, and the issue of sound proofing has been controlled by a condition. The car park met WSCC standards, no additional parking places will be provided for staff and WSCC had raised no objections. He noted that an air quality management condition had been removed and the developer advised they would be willing to install 7kw charging points. He confirmed condition 13 covers noise from fixed plant and machinery. Members were advised that no other infrastructure contributions from the developer were not required beyond the TAD and a contribution for the library currently being sought, and a Member highlighted the new medical facilities near Keymer brick works.

In response to a Member's concern with future proofing of the site, the Chairman advised the Committee must consider the application that has been received.

The Chairman highlighted the need for care homes in the district with an aging population.

As there were no further questions or contributions the Chairman took Members to a vote on the recommendations outlined in the report. This was proposed by Councillor Marsh and seconded by Councillor Whittaker and was approved 7 in favour, one against and 1 abstention.

## RESOLVED

### Recommendation A

That planning permission be approved subject to the completion of a satisfactory S106 Legal Agreement to secure infrastructure contributions and the conditions set in Appendix A and subject to changes in the agenda update sheet.

### Recommendation B

That if the applicants have not submitted a satisfactory signed planning obligation securing the necessary infrastructure payments by the 21st July 2022, then it is recommended that permission be refused at the discretion of the Divisional Lead for Planning and Economy, for the following reasons:

'The application fails to comply with policies DP20 of the Mid Sussex District Plan in respect of the infrastructure contributions required to serve the development.'

## 6. **DM/21/3959 - LYDHURST ESTATE, WARNINGLID LANE, WARNINGLID, HAYWARDS HEATH, WEST SUSSEX, RH17 5TG.**

Joanne Fisher, Senior Planning Officer introduced the application. She drew the Members' attention to the agenda update sheet, noted one extra representation, clarified the position on the impact of the Warninglid Conservation Area, highlighted amendments to conditions 4, 5 and 16 as well as an additional informative.. The application is for a change of use and conversion of estate buildings from residential to assembly and leisure and restaurants and cafes. The new uses that are being proposed are: entrance, reception, restaurant, club room, cookery school, wellness centre, treatment rooms, yoga studio, gym, craft centre, offices, staff facilities, visitor holiday let accommodation, maintenance yard, external swimming pools, children's play area and kids club. Additional information was received on 7th March 2022 concerning an updated transport assessment, arboricultural impact assessment, further details on the 'Dutch Barn' holiday let accommodation, swimming pools and indicative details on the children's play area. The officer highlighted that the site is within an area of AONB. Whilst the entrance to the site is through a conservation area, this ends at the entrance gates to the site with the nearest buildings some 280 metres away and the car park which is to be landscaped some 219 metres. As such the proposal is not considered to cause detriment to the setting of the Conservation Area. The proposal would result in the change of use to a number of existing buildings resulting in the re-use of existing buildings some with extensions and in some parts the replacement to some buildings of a similar scale and on the same footprint. The ratio of refurbishment of existing buildings to new buildings is 2:1. The officer highlighted the improvements and extension to the main house, other existing buildings and the buildings that would be replaced. She noted the Urban Designer was content with the application in relation to the Dutch Barn and that the Highways Authority raised no objection to the scheme in terms of detriment to the operation of the highway network or on highway safety.

Cllr Kenneth Boyle, Slaugham Parish Council spoke against the application.

Adam Richards, spoke in favour of the application.

Will Scrase-Dickens spoke in favour of the application.

Adrian Baillie, spoke in favour of the application.

Several Members welcomed the application. They discussed the location of and access to the site, the redevelopment and re-use of the existing buildings and cladding to the main house.

Members expressed concern over the access to the site, the potential impact of increased traffic through a conservation area, the impact of potential light pollution in a conservation area on wildlife.

The Officer confirmed the condition 3 requires a construction management plan and condition 17 ensured the improvement visibility splays to the access on Warninglid Lane prior to occupying the site. She confirmed condition 8 covers the materials used in the construction which would include the recladding to the main dwelling, and that an extra informative could be added to make it clear in respect of the materials details under condition 8 for the house if the Committee requested one.

Following a Member's comment she advised an informative makes an applicant aware what expected as part of a condition, the Chairman agreed to inclusion of an informative on condition 8.

The Chairman reminded the Committee that they must consider the application that had been received, no objections had been received from WSCC highways, condition 19 covered landscaping and condition 20 covered lighting.

A Member noted the suggestions of the Warninglid residents regarding a one-way system; the Chairman noted that was not part of the application before the committee and WSCC had raised no objections.

As there were no further questions or contributions the Chairman took the Members to the recommendation. This was proposed by Councillor Marsh and seconded by Councillor Jackson and was approved 8 in favour and 1 abstention.

## **RESOLVED**

That planning permission be approved subject to the conditions set in Appendix A, the agenda update sheet and additional informative to condition 8.

Councillor Coote joined the meeting for the following item.

**7. DM/21/3870 - BURGESS HILL NORTHERN ARC, LAND NORTH AND NORTH WEST OF BURGESS HILL, BETWEEN BEDELANDS NATURE RESERVE IN THE EAST AND, GODDARD'S GREEN WASTE WATER TREATMENT WORKS IN THE WEST.**

Louise Yandell, Northern Arc Strategic Development Delivery Manager introduced the reserved matters application to consider access, appearance, landscaping, layout and scale for the erection of 247 dwellings, alterations to lowlands farm and its conversion to form 2 dwellings, associated car parking, open space and infrastructure, including an extension to Bedelands nature reserve and provision of the green circle (pedestrian/cycle/equestrian route) and pedestrian/cycle route for sub-phases P1.3, P1.5, P1.6, OS1.5, OS1.6 and part of OS1.1a, OS1.1b and OS1.2N to the east of Isaacs lane and Lowlands Farm at the Northern Arc development on land north and north-west of Burgess Hill. She highlighted the agenda update sheet which contained additional information and amendments to conditions.

She confirmed that the Northern Arc development received outline planning permission in 2019 and the principle of development had already been established. She highlighted the relevant areas of the development, indicated that a reserved matters application for the remaining areas of parcels OS1.1a, OS1.1b and OS1.2N of the Northern Arc development is expected to be received in the Summer. She highlighted that this phase of the development will provide 30% affordable housing dispersed throughout the site, parking will meet WSCC standards, landscaped areas would be provided, along with additions to the Green Circle. The development meets future homes sustainability standards, Part L which exceeds current building regulations, noting the inclusion of PV panels, air source heat pumps and hot water heat pumps where PV is not suitable. The development will provide a bio-diversity net gain of above 20% by retaining and enhancing existing habitats. The development will deliver towards the Council's 5-year housing land supply.

Nicholas Milner, Homes England spoke in favour of the application.

James McConnell, spoke in favour of the application.

The Chairman welcomed the application from Homes England and Bellway Homes.

Member discussed the design of the dwellings, poor cycle links to Haywards Heath, and the extension to Bedelands Nature Reserve. A Member commented on the slurry lagoon noting it was outside the remit of the application.

Members expressed concern over the potential of trailing EV charging leads across pavements, the permanent retention of turning spaces.

The Officer noted that the EVCs were secured by a condition on the outline scheme, and Bellway's intention is to deliver above current standards. The condition requires full details to be submitted and approved prior to construction, this will ensure a good provision of chargers and positioned appropriately. On the issue of the turning spaces, a condition can determine the material used to highlight them and an extra condition can require all turning points to be retained in perpetuity of the development. She advised that hot water heat pumps work in a similar way to air source heat pumps but they only heat water.

The Committee were advised that the transfer of land to extend Bedelands Nature Reserve was secured in the outline planning permission as part of the Section 106 agreement.

The Chairman noted that people wanted sustainable transport and more cycle routes, he thanked the developers.

A Member suggested this application would set a template for the next phases of the Northern Arc development, and they supported the application.

As there were no further questions or contributions the Chairman took the Members to the recommendation. This was proposed by Councillor Marsh and seconded by Councillor Laband and was unanimously approved.

**RESOLVED**

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

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

None.

The meeting finished at 4.20 pm

Chairman