

**Minutes of a meeting of Planning Committee
held on Thursday 8th September, 2022
from 4.00 - 5.06 pm**

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

P Brown	B Forbes	M Pulfer
J Dabell	T Hussain	D Sweatman
R Eggleston	C Phillips	R Webb

Absent: Councillor R Cartwright

Also Present: Councillor R Salisbury

1 TO RECEIVE APOLOGIES FOR ABSENCE.

Apologies were received from Councillor Cartwright.

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

In relation to item DM/22/0733 – Land at Rogers Farm, Fox Hill, Haywards Heath, West Sussex, RH16 4QU, Councillor Pulfer declared a non-prejudicial interest as he is a Member of the Planning Committee for Haywards Heath Town Council.

3 TO CONFIRM THE MINUTES OF THE MEETING OF THE COMMITTEE HELD ON 11 AUGUST 2022.

The minutes of the meeting of the Planning Committee held on the 11 August 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.

The Chairman had no urgent business.

5 DM/22/1925 - VALE PRIMARY CARE CENTRE, BOLDING WAY, HAYWARDS HEATH, WEST SUSSEX, RH16 4SY.

Andrew Horrell, Planning Officer, introduced the application which sought planning permission for the external alterations to fenestration and doorways and the incorporation of roof mounted PV panels and an additional parking space in connection with internal alterations redistributing the existing Healthcare and Pharmacy activities. He advised the application was before the Committee as the building and land is owned by Mid Sussex District Council and the work was required to meet the NHS regulations and building regulations as stated in the report. The Planning officer explained the proposed development complies with the policies as set out in the District Plan and Haywards Heath Neighbourhood Plan. Given the

nature of the proposed works, the harm to surrounding amenities is not deemed significant.

A Member asked for clarity regarding the access points to the pharmacy following the relocation of the unit. The Planning officer confirmed there would be level access along the front of the building as well as with steps up to the pharmacy with a fire exit.

The Planning officer confirmed, in response to a Member seeking clarity, the NHS would be funding the refurbishment as the building is owned by Mid Sussex District Council and leased to the NHS.

A Member queried the number of additional car parking spaces in the proposed works, citing the need for further provision of spaces. The Planning officer advised there would be the creation of one additional space, emphasising the alterations were an improvement on existing facilities in the building. He advised of alternative parking in the vicinity.

As there were no further questions, the Chairman took Members to the recommendation that planning permission be approved subject to the conditions outlined at Appendix A. This was proposed by Councillor Pulfer and seconded by Councillor Coote and was approved unanimously with 11 in favour.

RESOLVED

The planning permission was approved subject to the conditions outlined at Appendix A.

6 DM/22/0733 - LAND AT ROGERS FARM, FOX HILL, HAYWARDS HEATH, WEST SUSSEX, RH16 4QU.

Steven King, Planning Team Leader, introduced the application which sought planning permission for the provision of 20 dwellings with associated amenity/garden, landscaping and access/parking arrangements. The Team Leader advised that there are 3 existing listed buildings adjacent to the site of the application. He advised that whilst there would be some harm to the setting of these listed buildings and this needed to be given significant importance, the harm was classed as less than substantial under the guidance in the NPPF. In such cases the less than substantial harm had to be balanced against the public benefits of the proposal, which were outlined in the report. . The development would provide a mix of dwellings with a proposed pedestrian link to Fox Hill. He drew Members' attention to the further information contained in the Agenda Update Sheet and provided a verbal update citing a request from the Local Highway Authority (LHA) to the applicant to include advance warning signage of the side road to the South of the access. The applicant has indicated they are content with this request and the Planning officer advised Members it would be included as an additional planning.

The Planning Team Leader advised Members that within the Site Allocations Development Plan Document, the site is allocated 25 units, however, this application is proposing 20 dwellings because the applicants have stated that the developable area of the site is reduced because of drainage issues and the root protection areas of the trees on the boundaries of the site.

The Planning Team Leader went through the main issues in the report and referred Members to where these were assessed in the report.

Mr Daniel Frisby, Agent, spoke in support of the application.

Members discussed access to the site and expressed concerns regarding the existing speed restrictions and layout of the main road servicing the site. Regarding the access to the site, the Planning Team Leader advised that the Highway Authority were satisfied with the access. He advised that if Members were concerned about the width of the access, this could be discussed with the Highway Authority to ascertain whether any minor changes were required to the access. He advised that this could be done because in the event that Members resolved to approve the application, the decision would not be issued straight away as the section 106 legal agreement still needed to be completed. The Planning Team Leader also advised that the application includes widening of the footpath for pedestrian access by cutting back vegetation. The Planning Team Leader referred Members to Condition 15 of the recommended conditions which addresses this issue. A Member requested the speed limits be reviewed by the Police and West Sussex County Council (WSSCC) and East Sussex County Council (ESCC). The Planning Team Leader acknowledged this and looked to the Committee for a consensus that officers contact WSSCC and ESCC. This was agreed by the Chairman.

A Member expressed concerns regarding the drainage of the site as surrounding sites are prone to flooding. The Planning Team Leader advised further evidence had been requested from the developer by the drainage engineer. They are now satisfied the site meets the requirements.

A Member was disappointed in the lack of provision for cyclists, citing the Mid Sussex Design Guides pledge and that pedestrian access to existing sites had not been addressed. The Planning Leader Team advised there was always a challenge with linking into existing sites because an applicant can only carry out works on their own site and cannot carry out works on adjoining sites that they do not control. However, he advised that the plans do show a potential link to the existing bridal way to the west.

Members discussed the potential noise nuisance levels and water supply to the site. A Member suggested if speed restrictions were introduced, noise levels would reduce, therefore the developer would not be required to provide relevant insulation to the properties. The Planning Team Leader advised the Environmental Health officer was content with existing noise levels for future inhabitants. Regarding the water supply to the site, he confirmed that the applicants would need to obtain confirmation from South East Water that they could provide a water supply for the development and officers would need to be satisfied with the submitted information prior to a decision being issued.

In response to a Member asking for clarity regarding the drawings numbers listed within the report and the presentation, the Planning Team Leader confirmed these were not consistent and would be updated. The Planning Team Leader confirmed that the plans that were shown on the presentation for Members were the correct plans.

Finally, a Member asked if electrical vehicle charging points would be supplied, the Planning Team Leader confirmed all but 2 dwellings would have these installed under current building regulations. However, subject to the agreement of the Committee two additional EV charging points can be included as a condition to the recommendations. This was proposed by Councillor Pulfer and seconded by Councillor Coote.

The Chairman took Members to the vote on the proposed amendment to Appendix A, to include two additional EV charging points as a condition, that planning permission be approved subject to Recommendation A and Recommendation B. This was agreed with 10 in favour and 1 abstention.

RESOLVED

The planning permission was approved, as amended, outlined at Appendix A.

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

None.

The meeting finished at 5.06 pm

Chairman