

**Minutes of a meeting of Planning Committee
held on 13 April 2023
at 4.00 pm**

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

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

Absent: Councillors P Brown

1 TO RECEIVE APOLOGIES FOR ABSENCE.

Apologies were received from Councillor Brown.

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

In relation to Item 4. DM/22/0239 – Land Off Maple Drive, Burgess Hill, West Sussex, RH15 8DJ, Councillor Eggleston declared a pecuniary interest as he is a Member of the Church and a non-registrable interest as he makes financial contributions to the Church building funds.

In relation to Item 6. DM/23/0440 – Land Adjacent to The Royal Oak, Station Road, Crawley Down, Crawley, West Sussex, RH10 4HZ, Councillor Webb declared a registrable interest as he is a Ward Member of Crawley Down and Turners Hill Parish Council.

In relation to Item 9. DM/23/0443 – Land at Worth Way, Crawley Down, West Sussex, RH10 4LZ and Item 10. DM/23/0606 – Land at Borers Arms Road, Copthorne, West Sussex, RH10 3ZQ, Councillor Phillips declared a registrable interest as he is a Ward Member of Copthorne and Worth Parish Council.

In relation to Item 10. DM/23/0606 – Land at Borers Arms Road, Copthorne, West Sussex, RH10 3ZQ, Councillor Forbes declared a registrable interest as he is a Ward Member of Copthorne and Worth Parish Council.

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

The Chairman had no urgent business.

4 DM/22/0239 - LAND OFF MAPLE DRIVE, BURGESS HILL, WEST SUSSEX, RH15 8DJ.

Councillor Eggleston removed himself from the meeting at 4:04 pm.

Joseph Swift, Senior Planning Officer, introduced the report which sought the permission for the erection of a new church and community facility including all associated external works forming car, motorcycle and cycle parking and associated hard and soft landscaping at land north of Maple Drive, Burgess Hill.

He drew Members attention to the Agenda Update sheet, noting one further representation had been received. The planning officer advised that although there would be an increase in traffic, the site is both within the neighbourhood boundary and built-up area boundary and the application is an improvement on the original application from a two storey to one storey building. With no objections to the proposal from WSCC Highways and the proposal was also supported by the Urban Designer.

The Chairman reminded Members the application was before the Committee as Mid Sussex District Council were the landowners.

A Member raised concerns regarding the increased level of traffic and the impact on local residents.

The Head of Development Management, Nick Rogers, confirmed that planning officers had taken into account the impact of increased traffic on the amenities of residents and this had been factored into the consideration of the application.

As there were no further questions the Chairman took Members to the recommendation, proposed by Councillor Coote and seconded by Councillor Cartwright. This was approved unanimously with 10 in favour.

RESOLVED

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

Councillor Eggleston returned to the meeting at 4.14 pm.

5 DM/22/2880 - LAND REAR OF CENTRAL HOUSE, 25-27 PERRYMOUNT ROAD, HAYWARDS HEATH, WEST SUSSEX, RH16 3TP.

Joanne Fisher, Senior Planning Officer introduced the report which sought permission for the erection of a 6 storey building comprising of 28 flats with associated landscaping, parking and refuse stores. She drew Members attention to the Agenda Update sheet noting the additional suggested condition in respect of sustainability measures.

Members discussed the application and in particular the lack of parking for visitors and those residents wishing to buy a car on a site where the bus route is not very accessible. Members also discussed developer vehicles and provision for effective and efficient wheel washing.

The Senior Planning Officer advised the provision of 6 parking spaces was considered to be suitable for the development and supported by the Highways Authority. She advised that the site is within a sustainable location within walking

distance of Haywards Heath train station and located near a bus route. She confirmed the site operative conduct and wheel washing regulations are dealt with by condition 5 set out in Appendix A of the report which requires a Construction Environmental Management Plan.

A Member welcomed the development on a vacant site along with the provision of Electrical Vehicle charging points and sustainability adherence. He also noted there must be access to the pavement for the public at all times. This was reiterated by the Chairman and he reminded Members there was a duty to support brown field sites.

As there were no further questions the Chairman took Members to the recommendation, which was proposed by Councillor Coote and seconded by Councillor Webb.

RESOLVED

Recommendation A

Planning permission be approved subject to the completion of a satisfactory S106 Legal Agreement to secure infrastructure contributions and affordable housing and the conditions set out in Appendix A.

Recommendation B

It is recommended that if the applicants have not submitted a satisfactory signed planning obligation securing the necessary infrastructure payments and affordable housing by the 13th July 2023, then it is recommended that permission be refused at the discretion of the Assistant Director for Planning and Sustainable Economy, for the following reasons:

1. 'The application fails to comply with policies DP20 and DP31 of the Mid Sussex District Plan in respect of the infrastructure and affordable housing contributions.

6 DM/23/0440 - LAND ADJACENT TO THE ROYAL OAK, STATION ROAD, CRAWLEY DOWN, CRAWLEY, WEST SUSSEX, RH10 4HZ.

Hamish Evans, Planning officer introduced the report, which sought permission for the erection of a pictorial map at land adjacent to the Royal Oak, Station Road, Crawley Down RH10 4HZ. The application is before the Committee as Mid Sussex District Council is the applicant.

The Chairman noted for the benefit of the Committee, these applications would be regular additions at future Committee meetings.

As there were no questions, the Chairman took Members to the recommendation, proposed by Councillor Coote and seconded by Councillor Webb. This was approved unanimously with 11 in favour.

RESOLVED

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

7 DM/23/0441 - WEST HOATHLY PARISH COUNCIL CAR PARK, FINCHE FIELD RECREATION GROUND, CHURCH HILL, WEST HOATHLY, WEST SUSSEX, RH19 4PN.

Hamish Evans, Planning officer introduced the report, which sought permission for the erection of a waymarker at the West Hoathly Parish Council Car Park, Finche Field Recreation Ground, Church Hill, West Hoathly, RH19 4PN. The application is before the Committee as Mid Sussex District Council is the applicant.

The Chairman drew Members attention to the Agenda Update sheet, noting the address was 'Finche Field' not 'Finches Field.'

In response to the Chairman asking for clarity of the position of the waymarker, the Planning officer confirmed this for the Committee.

As there were no further questions, the Chairman took Members to the recommendation, proposed by Councillor Dabell and seconded by Councillor Coote. This was approved unanimously with 11 in favour.

RESOLVED

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

8 DM/23/0442 - EAST GRINSTEAD RAILWAY STATION, RAILWAY APPROACH, EAST GRINSTEAD, WEST SUSSEX, RH19 1EB.

Hamish Evans, Planning officer, introduced the report which sought permission for the erection of a waymarker at the East Grinstead Railway Station, Railway Approach, East Grinstead, RH19 1EB. The application is before the Committee as Mid Sussex District Council is the applicant.

Members discussed the installation and security of the waymaker, to avoid it being vandalised or stolen as similar ones had been in other towns. The Chairman asked for the waymarker to be secured into the ground and properly treated. The Planning officer confirmed these comments would be noted as part of the planning process.

As there were no further questions, the Chairman took Members to the recommendation, proposed by Councillor Dabell and seconded by Councillor Sweatman. This was approved unanimously with 11 in favour.

RESOLVED

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

9 DM/23/0443 - LAND AT WORTH WAY, CRAWLEY DOWN, WEST SUSSEX, RH10 4LZ.

Hamish Evans, Planning officer, introduced the report which sought permission for the erection of a waymarker at the land at Worth Way, Crawley Down, West Sussex,

RH10 4LZ. The application is before the Committee as Mid Sussex District is the applicant.

The Chairman sought clarification on the design and significance of the waymarker. The Planning officer confirmed the waymaker design incorporated wildlife and shrubs significant to site.

As there were no further questions, the Chairman took Members to the recommendation, proposed by Councillor Phillips and seconded by Councillor Forbes. This was approved unanimously with 11 in favour.

RESOLVED

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

10 DM/23/0606 - LAND AT BORERS ARMS ROAD, COPTHORNE, WEST SUSSEX, RH10 3ZQ.

Hamish Evans, Planning officer, introduced the report which sought permission for the erection of a pictorial map at land adjacent to the Borers Arms Road, Copthorne, West Sussex, RH10 3ZQ.

In response to a Member query regarding the application land being unregistered and that the Parish Council were in the process of registering and confirming ownership, the Planning officer confirmed no representations had been received.

As there were no further questions, the Chairman took Members to the recommendation, proposed by Councillor Phillips and seconded by Councillor Forbes. This was approved unanimously with 11 in favour.

RESOLVED

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

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

None.

The meeting finished at 5.00 pm

Chairman