

**Minutes of a meeting of Planning Committee
held on Thursday, 12th May, 2022
from 4.00 - 5.06 pm**

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

P Brown
J Dabell

R Eggleston
B Forbes

T Hussain
C Phillips
R Webb

Absent: Councillors G Marsh, R Cartwright and M Pulfer

Also Present: Councillors J Henwood and R Salisbury

1 TO RECEIVE APOLOGIES FOR ABSENCE.

In the absence of the Chairman on this occasion, the Vice-Chair, Councillor Coote assumed the role of Chairman and appointed Councillor Sweatman to be his Vice-Chairman for the duration of the meeting, which the Committee agreed.

Apologies were received from Councillors Cartwright, Marsh and Pulfer. Councillor Hussain observed the meeting ahead of formal planning training.

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

In relation to item DM/22/0782 – 3 Alexandra Road, Burgess Hill, West Sussex RH15 0EP, Councillor Brown declared a personal interest as a regular correspondent with the Open Spaces Society in Mid Sussex and would be abstaining from the vote.

In relation to item DM/22/0782 – 3 Alexandra Road, Burgess Hill, West Sussex RH15 0EP, Councillor Eggleston declared he may be regarded as biased because he has known the applicant for a few years. To avoid the perception of bias he confirmed he would therefore remove himself from the meeting for the discussion and voting on the item.

3 TO CONFIRM THE MINUTES OF THE MEETING OF THE COMMITTEE HELD ON 14 APRIL 2022.

The minutes of the meeting of the Planning Committee held on 14 April 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.

The Chairman took the last item on the agenda first given the level of interest in that item.

Councillor Eggleston removed himself from the meeting at 4:05pm.

5 DM/22/0782 - 3 ALEXANDRA ROAD, BURGESS HILL, WEST SUSSEX, RH15 0EP.

Lesley Westphal, Senior Planning Officer introduced the application which sought for the change of use of this modest sized piece of land within a residential area from informal open space to private garden land, to form part of the garden of the adjoining bungalow. She advised that subject to the appropriate conditions the application complies with the Mid Sussex District Plan and the Burgess Hill Neighbourhood Plan.

Mr David Eggleton, resident, spoke against the application.

Mr Cherry, resident spoke against the application.

Mr Philip Cross, applicant, spoke in favour of the application as the applicant.

Councillor Henwood, Ward Member for Frankland's Ward, spoke against the application. In response to the Ward Members concerns regarding loss of open space, the officer confirmed this had been addressed as part of the planning process, however it was not possible to demonstrate identifiable harm to residents resulting from this loss of open space.

Members discussed the ownership of the land and current access to the site. A Member asked for clarity on access to the site if the change of use was not permitted. Officers explained this was via a 'stopping up' of public access application.

A Member expressed delight the piece of land would form part of an existing garden and would not be built on. He asked the Chairman that as part of the existing planning application two conditions be applied to prevent development and vehicles parking on the site.

The Chairman asked Steven King, Team Leader to clarify the conditions to be included in the application. He confirmed these to be, the removal of all permitted development for out buildings and hard standing.

The Chairman took Members to the vote on the conditions proposed by Councillor Dabell and seconded by Councillor Forbes, with 5 in favour, 1 against and 1 abstention.

Members discussed the development of the site and a Member expressed concern relating to the Burgess Hill Neighbourhood Plan on protecting areas of open space. The Vice-Chairman reminded Members they were considering an application for change of use, not additional development.

The Chairman took Members to the vote to include the proposed conditions in the current recommendations that planning permission be approved subject to the conditions outlined at Appendix A, as amended. This was proposed by the Chairman and seconded by the Vice-Chair. The recommendation was approved with 5 in favour, 1 against and 1 abstention.

RESOLVED

That planning permission was approved subject to the conditions outlined at Appendix A as amended to be agreed by officers in consultation with the Chairman and Vice Chairman.

Councillor Eggleston returned to the meeting at 4.42pm.

6 DM/22/0803 - COLLINGWOOD BATCHELOR, UNIT 34 AND 35, THE ORCHARDS, HAYWARDS HEATH, WEST SUSSEX, RH16 3TH.

Andrew Horrell, Planning Officer introduced the application which seeks planning permission for amendments to the fenestration of shopfronts at Unit 34 and 35 the Orchards. He explained the proposed amendments to the shopfronts are considered to be of a design, size and scale appropriate to the site and character of the area, with the existing building characterised by windows to the front and side elevations. The proposed development is therefore deemed to comply with policies DP26 of the Mid Sussex District Plan and E9 of the Haywards Heath Neighbourhood Plan.

The Chairman reminded Members the application was before the Planning Committee because the building is on land owned by the District Council.

As there were no questions, the Chairman took Members to a vote that planning permission be approved subject to the conditions outlined at Appendix A. This was proposed by the Chairman and seconded by the Vice-Chair and approved by the Committee unanimously.

RESOLVED

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

7 DM/22/1098 - HAZELGROVE ROAD CAR PARK, ST JOSEPHS WAY, HAYWARDS HEATH, WEST SUSSEX, RH16 3QY.

Deborah Lynn, Planning Officer, introduced the application which sought planning permission to demolish the existing toilet block and erect a new block consisting of a changing places toilet, a male toilet and female toilet. The Planning Officer showed the existing and proposed location of the toilet block adjacent to the Orchards shopping centre. She explained that the new toilet block would be more accessible for those with learning and physical disabilities and that the proposed materials of the new building would be more apparent for visually impaired users. The design would not detract from the appearance and character of the area.

The Chairman reminded Members the application was before the Committee because the building is on District Council owned land.

The Vice-Chairman thanked the officer for the report and was very pleased with the application coming forward and a much-needed addition to the facilities in Haywards Heath.

Members discussed the design of the proposed new toilet block in relation to the number of men's cubicles and the design of the roof. A Member noted male cubicle provision had not improved, however, the disabled and female facilities were greatly

improved. Another Member noted the application was to consider provision of a facility and not the number of cubicles, he agreed the proposal would improve the existing facilities to include a changing places toilet and better access to disabled facilities. In response, the officer confirmed there was only 1 male toilet but 2 urinals and overall, the replacement facility was a vast improvement for disabled users.

A Member asked for clarity in relation to the design of the new roof noting it would be a flat roof replacing a pitched roof and how this compares to the Mid Sussex Design Guide. The officer confirmed the new design complies with policies contained in both the District Plan and Neighbourhood Plan.

The Chairman took Members to the vote that planning permission be approved subject to the conditions outlined at Appendix A. This was proposed by the Vice-Chair and seconded by Councillor Eggleston. The recommendation was approved unanimously with 8 in favour.

RESOLVED

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

8 DM/22/0860 - TENNIS COURTS, VICTORIA PARK, SOUTH ROAD, HAYWARDS HEATH, WEST SUSSEX, RH16 4LR.

Andrew Horrell, Planning Officer, introduced the application which sought planning permission for the refurbishment of the existing clubhouse both internally and externally. The proposed internal and external changes are in improvement to the existing building and support the enhancement of leisure facilities in the District and of the Haywards Heath Neighbourhood Plan.

The Chairman reminded Members the application was before the Committee as the building was on land owned by the District Council.

As there were no questions, the Chairman took Members to the vote that planning permission be approved subject to the conditions outlined at Appendix A.

This was proposed by the Vice-Chairman and seconded by Councillor Phillips and was approved unanimously with 8 in favour.

RESOLVED

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

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

None.

The meeting finished at 5.06 pm

Chairman