

**Minutes of a meeting of District Planning Committee
held on Thursday, 16th February, 2023
from 2.00 pm**

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

R Bates
P Coote
A Eves

R Jackson
C Laband
G Marsh

A Peacock
C Trumble
R Whittaker

Absent: Councillors S Hatton

1. TO RECEIVE APOLOGIES FOR ABSENCE.

Apologies were received from Councillor Hatton.

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

No declarations were made.

3. TO CONFIRM MINUTES OF THE MEETING OF THE COMMITTEE HELD ON 19 JANUARY 2023.

The minutes of the meeting of the committee held on 19 January 2023 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 confirmed he had no urgent business.

5. DM/22/2218 - MAXWELTON HOUSE, 41 - 43 BOLTRO ROAD, HAYWARDS HEATH, WEST SUSSEX, RH16 1BJ.

Joanne Fisher, Senior Planning Officer, introduced the application which sought full planning permission for the redevelopment of the site to provide 50 retirement living apartments (Use Class C3 'dwelling houses'), associated parking, landscaping and amenity provision at Maxwellton House and land to the south of the building, Boltro Road, Haywards Heath.

Mr Richard Butler, Agent for the Applicant, spoke in support of the application.

A Member referred to P.70 of the Report and noted that there were no children's play space contributions from the applicant. He also referred to the Ecology Report on P.39 and understood that the applicant would need a special licence from Natural England due to the proximity of a badger sett therefore proposed a condition requiring the licence to be in place.

Steve Ashdown, Planning Team Leader for Major Development & Enforcement, set out the contributions in the report, highlighting the use class of the proposal which he confirmed did not generate a requirement for children's play space contributions. He added that the relevant licence from Natural England can only be sought once a planning application has been approved, and that the Council should not condition something that is required by another piece of legislation.

A Member welcomed the electric vehicle charging points.

A Member asked if there had been any consideration of requiring a signalled crossing point to be included in the proposals..

The Senior Planning Officer replied that crossing points are a matter for West Sussex County Council Highways and they had not suggested such a requirement was needed.

Members sought reassurances over the Section 106 contributions due to the lack of onsite affordable housing provision and the NHS Sussex contributions given the current dire state of the NHS.

The Planning Team Leader for Major Development & Enforcement explained that the affordable housing contribution had been agreed by a Housing Officer and represented full compliance with the Council's policy. As such a review clause would not be appropriate.

The Senior Planning Officer outlined that the NHS Sussex contributions are based on a set standard formula.

A Member believed that the site would be perfect for a car club.

The Planning Team Leader for Major Development & Enforcement advised that the size of the site would not feasibly justify a car club.

Cllr Peacock thought the application to be a big improvement on the previously approved scheme and proposed to move as recommended.

Cllr Trumble stated that the principle of development has been established and seconded Cllr Peacock's motion to move as recommended.

The Chairman took Members to vote on the recommended to approve the application which was agreed unanimously.

RESOLVED

That planning permission be granted subject to the conditions set out in Appendix A, and the completion of a S106 legal agreement to secure infrastructure contributions and a commuted sum towards affordable housing.

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

The Chairman confirmed that no questions were received.

The meeting finished at 2.45 pm

Chairman

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