

**Minutes of a meeting of Planning Committee  
held on Thursday, 19th March, 2020  
from 7.00 - 7.39 pm**

**Present:** P Coote (Vice-Chair)

R Cartwright  
R Eggleston

A MacNaughton  
C Phillips

M Pulfer

**Absent:** Councillors G Marsh, G Allen, E Coe-Gunnell White, J Dabell,  
D Sweatman and N Walker

In the absence of Councillor Marsh, the Vice-Chairman Councillor Coote took his place as Chairman for this meeting. With the agreement of Committee Members, Councillor MacNaughton acted as Vice Chairman.

**1 TO RECEIVE APOLOGIES FOR ABSENCE.**

Apologies were received from Councillors Allen, Coe-Gunnell White, Dabell, Marsh, Sweatman, Walker.

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

Apologies were received from Councillors Allen, Coe-Gunnell White, Dabell, Marsh, Sweatman, Walker.

**3 TO CONFIRM THE MINUTES OF THE MEETING OF THE COMMITTEE HELD ON 27 FEBRUARY 2020.**

The Minutes of the meeting of the Planning Committee held on 27 February 2020 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/19/5211 - LAND ADJ. TO BROOKHURST, FURZE LANE, EAST GRINSTEAD, RH19 2BQ.**

Joanne Fisher, Senior Planning Officer, introduced the application which sought planning permission for the erection of 7no. dwellings with associated access, parking and landscaping on land at Brookhurst, Furze Lane, East Grinstead. She drew Members attention to the Agenda Update Sheet which detailed additional representations from the Ward Members, residents and additional conditions relating to the provision of information on the existing and proposed site levels as well as information in respect of electric charging vehicle points.

Katie Lamb, agent of the applicant, spoke in favour of the application.

A Member expressed concern that the single carriageway entrance would not be suitable for use by residents nor be suitable for emergency services vehicles or waste collection freighters. He noted that a food waste collection service is being piloted and would likely be implemented in the District and raised concern on the private waste company not carrying out the same standard of waste and recycling services the Council provides. He also raised concerns over the use of Furze Lane by the site construction traffic's use of the lane which would cause road blockages and cause further deterioration of the road.

The Chairman replied that he considered the Member's concerns however he highlighted that he lives on a similar private estate that has single carriageway entrance and that he does believe that it would cause a problem.

Councillor MacNaughton proposed that the Committee move to the recommendation to approve the application. This was seconded by Cllr Eggleston.

The Chairman moved to the recommendation which was approved with five Members in favour and one Member against.

## **RESOLVED**

### **Recommendation A**

That planning permission be approved subject to the completion of a satisfactory S106 Legal Agreement/or legal undertaking to secure infrastructure contributions and the conditions set in Appendix A.

### **Recommendation B**

That if the applicants have not submitted a satisfactory signed S106 Legal Agreement/or legal undertaking securing the necessary infrastructure and Ashdown Forest mitigation payments by the 19th June 2020, then it is recommended that permission be refused at the discretion of the Divisional Lead for Planning and Economy, for the following reasons:

1. 'The application fails to comply with policy DP20 of the Mid Sussex District Plan in respect of the infrastructure required to serve the development.'
2. 'The proposal does not adequately mitigate the potential impact on the Ashdown Forest Special protection Area (SPA) and Special Area of Conservation (SAC) and would therefore be contrary to the Conservation and Habitats and Species Regulations 2010, Policy DP17 of the Mid Sussex District Plan 2014-2031, policy EG16 of the Neighbourhood Plan, and Paragraph 175 of the National Planning Policy Framework.'

## **6 DM/20/0015 - OAKHURST, MAYPOLE ROAD, EAST GRINSTEAD, RH19 1HL.**

Joanne Fisher, Senior Planning Officer, introduced the application which sought planning permission for the demolition of an existing residential building containing 2 units and the construction of a replacement 10-unit residential building with associated landscaping works at Oakhurst, Maypole Road, East Grinstead. She drew Member's attention to the Agenda Update Sheet which detailed further information relating to the previously refused scheme by the Planning Inspector. She confirmed that the application before the committee is identical to that refused by the Planning

Inspector, however a change in legislation now satisfies the single reason that the application was dismissed during its previous appeal.

The Chairman expressed his liking to the car park being located in the basement as it makes better use of the space on the site.

Councillor MacNaughton proposed that the Committee move to the recommendation to approve the application. This was seconded by Cllr Eggleston.

The Chairman moved to the recommendation which was approved unanimously.

## **RESOLVED**

### **Recommendation A**

That planning permission be approved subject to the completion of a satisfactory S106 Legal Agreement/or legal undertaking to secure infrastructure contributions and the conditions set in Appendix A.

### **Recommendation B**

That if the applicants have not submitted a satisfactory signed S106 Legal Agreement/or legal undertaking securing the necessary infrastructure and Ashdown Forest mitigation payments by the 19th June 2020, then permission be refused at the discretion of the Divisional Lead for Planning and Economy, for the following reasons:

1. 'The application fails to comply with policy DP20 of the Mid Sussex District Plan in respect of the infrastructure required to serve the development.'
2. 'The proposal does not adequately mitigate the potential impact on the Ashdown Forest Special protection Area (SPA) and Special Area of Conservation (SAC) and would therefore be contrary to the Conservation and Habitats and Species Regulations 2010, Policy DP17 of the Mid Sussex District Plan 2014-2031, policy EG16 of the Neighbourhood Plan, and Paragraph 175 of the National Planning Policy Framework.'

## **7 DM/20/0238 - CLARKS, UNIT 7, THE ORCHARDS, HAYWARDS HEATH, RH16 3TH.**

The Chairman confirmed that the Committee did not require a presentation of the application and so moved to the recommendation to approve the application which was approved unanimously.

## **RESOLVED**

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

## **8 DM/20/0161 - EVERGREEN, COTTAGE PLACE, COPTHORNE COMMON ROAD, COPTHORNE, RH10 3LF.**

Joanne Fisher, Senior Planning Officer, introduced the application which sought outline planning permission for the erection of two new semi-detached dwellings with all matters reserved at Evergreen, Cottage Place, Copthorne Common Road,

Copthorne. Matters for consideration at this outline stage relate to access with all other matters (appearance, scale, landscaping and layout) reserved at this stage.

Leigh Armstrong, Joint Applicant, spoke in favour of the application.

Paul Budgen, Agent also spoke in favour of the application.

A Member agreed with the speaker's comments that there is a lack of bungalow-style properties in the area, however considered that the property is very far from the built-up area of Copthorne.

A Member expressed empathy with the speaker.

The Chairman appreciated the personal circumstances of speaker however he noted that personal circumstances are not a planning consideration and therefore cannot be given weight in the Committee's consideration.

The Vice-Chairman noted that the Council has worked very hard to achieve a District Plan and it would be contrary to that Plan if the application were approved.

The Chairman noted that no Member wished to speak so moved to the recommendation to refuse the application which was approved with three Members in favour, two against and one abstention.

## **RESOLVED**

That planning permission be refused for the following reasons:

1. The application site lies within the countryside outside any defined built up area of Copthorne. The development would result in the net increase of a dwelling in the countryside where there is no specific justification to support such a proposal where the principle is contrary to the development plan. There are not considered to be any other material considerations that would warrant determining the planning application otherwise than in accordance with the development plan. The development thereby conflicts with policies DP6, DP12 and DP15 of the District Plan and the provisions of the NPPF.
2. The proposed development is located within the countryside and occupies a location which is distant from a built-up area boundary where local services will not be readily accessible. As such future occupiers will be heavily reliant on the private car to meet their daily needs. The development thereby conflicts with policy DP21 of the District Plan and paragraphs 8, 11 and 108 of the NPPF.

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

None.

The meeting finished at 7.39 pm

Chairman