

**Minutes of a meeting of Planning Committee
held on Thursday, 9th September, 2021
from 4.00 - 5.02 pm**

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

| | | |
|--------------|------------|------------|
| R Cartwright | B Forbes | M Pulfer |
| J Dabell | S Hatton | D Sweatman |
| R Eggleston | C Phillips | N Walker |

Absent: Councillors E Coe-Gunnell White

1 TO RECEIVE APOLOGIES FOR ABSENCE.

Apologies were received from Councillor Coe-Gunnell White.

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

Councillor Brown declared a personal interest in item 6, DM21/2457 as he knows one of the applicants Councillor Edwards as part of her role in serving on West Hoathly Parish Council.

3 TO CONFIRM THE MINUTES OF THE MEETING OF THE COMMITTEE HELD ON 12 AUGUST 2021.

The minutes of the meeting of the Planning Committees held on 12 August 2021 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/21/2367 - LITTLE PARK FARM, MARCHANTS CLOSE, HURSTPIERPOINT, HASSOCKS, WEST SUSSEX, BN6 9UZ.

Anna Tidey, Planning Officer, introduced the application which sought permission for the removal of an existing barn, dairy building, mobile home unit and associated structures and the construction of 3 dwellings. She provided a summary of the Agenda Update Sheet which include the extension of the 8-week date to 16th September 2021, the comments from West Sussex Highways Authority, a recommended condition by the Ecological Advisor and additional comments from the Parish Council. It also includes the consultation response from Southern Water, additional comments received from Hurstpierpoint Parish Council and amended wording to conditions 3, 11 and 16.

The Planning Officer noted that the application is before the Committee as it represents a departure from adopted planning policy. She also drew Members attention to the planning history of the site, which has extant permission for a barn conversion for 4 new dwellings and a Lawful Development Certificate for a mobile home on the land. She set out the size of proposed buildings and the location of the new application noting that part of the access serves an existing property at North End House and is a pedestrian route to houses and Hurst Meadow open space as well as having a vehicle access gate allowing access to an extended garden for the adjacent Grade 2* property.

Peter Rainier spoke in support of the application as the agent.

The Chairman noted that one Ward Member had provided comments in writing which reiterate concerns raised in the report and another Ward Member had agreed providing a construction management plan was implemented.

A Member was in favour of the application noting that it was good to reduce the number of dwellings down to 3 but raised concern on whether the comments from the Conservation Officer regarding Unit A had been taken into account. The Planning Applications Team Leader confirmed that the comments are related to one aspect of the site and whilst they have been considered, the Planning Officers assessment of the proposal has to be on the scheme as a whole and it is their belief that the benefits outweigh the negatives.

With regards to the pathway, a Member noted that safety considerations had been covered in conditions relating to the construction phase but asked if there could be a condition to place a pathway for pedestrians, post construction. The Planning Officer noted that this was not suggested by the Highways Authority and pedestrians currently share the path with farming machinery so it is unlikely that a condition could be included. If the application is successful, it would remove the farming machinery and therefore make the road safer from that perspective.

A Member queried the lawful development certificate for the mobile home. It was confirmed that it is lawful for a mobile home to be on site, and the existing one could be replaced with another. The application seeks to replace the mobile home on the site by unit C.

A Member raised concerns around DP39 noting that sustainability provisions were listed a 'where-ever possible'. He suggested that measurable requirements such as the amount of rainwater collected or an insulation score should be specified. He also expressed concern that the developers had not considered ways to demonstrate how future climate change is reflected in the design. He also reiterated concerns around the safety of the pedestrian path.

The Chairman reiterated that the Highways Authority had not expressed concerns around the path. The Planning Applications Team Leader noted that DP39 sought to encourage developers to increase sustainability but it is not a policy that sets out a minimum standard. He noted that the proposed application to redevelop rather than convert the buildings would provide a more sustainable site.

A Member noted that it was unfortunate that no modern technology had been proposed with regards to sustainable heating, and that no report was provided by the Tree Officer. The Planning Officer noted that as a result of discussions with the Tree Officer there is an amended tree protection plan referred to in the conditions to

protect the trees and secure additional planting in the buffer zone. She also acknowledged that a traffic management plan will be implemented, taking on board the Parish Council's recommendations on timings and children.

A Member noted that this application was better than the prior approved application which could still be implemented until it expires on 15 August 2022.

The Chairman took Members to a recorded vote on the recommendations as set out in the report and the Agenda Update Sheet. This was proposed by Councillor Coote and seconded by Councillor Sweatman and agreed with 10 in favour and 1 against.

| Councillor | For | Against | Abstain |
|-------------------|------------|----------------|----------------|
| P. Brown | | Y | |
| R. Cartwright | Y | | |
| P. Coote | Y | | |
| J. Dabell | Y | | |
| R. Eggleston | Y | | |
| B. Forbes | Y | | |
| G. Marsh | Y | | |
| C. Phillips | Y | | |
| M. Pulfer | Y | | |
| D. Sweatman | Y | | |
| N. Walker | Y | | |

RESOLVED

That permission be granted subject to the conditions as outlined at Appendix A and additional information contained in the Agenda Update Sheet.

6 DM/21/2457 - LOWER SHERIFF FARM, HAMMINGDEN LANE, ARDINGLY, HAYWARDS HEATH, WEST SUSSEX, RH17 6SP.

The Chairman noted that the application is policy compliant and only before the Committee as one of the applicants is a District Councillor.

Anna Tidey, Planning Officer, introduced the report which sought permission for a change of use of four existing farm buildings to an events venue with small lean-to extension to the northern side of the main barn. She drew Members attention to the Agenda Update Sheet which contains a number of additional conditions.

The site is a largely disused farmyard situated in the open countryside and the High Weald Area of Outstanding Natural Beauty. The main barn is currently used for domestic storage and in need of repair. The proposed repairs include changing windows and doors, new glazing, new roof and roof lights and a small extension at northern end for toilets. Barn B is an open structure with very little change proposed. Barn C is a 10mx 4m stable building to be repaired and Barn C and D will mainly be used for recycling and waste storage associated with events use.

Emily Hatton spoke in support of the application as the architect.

A Member noted that provision for electric car charging is rather unclear as to whether it will actually be implemented and commented that the wish for people to take joint transport to the site is an ideal that may not happen in practice.

The Chairman took Members to a recorded vote on the recommendations as set out in the report and the Agenda Update Sheet. This was proposed by Councillor Coote, seconded by Councillor Walker and agreed unanimously.

| Councillor | For | Against | Abstain |
|-------------------|------------|----------------|----------------|
| P. Brown | Y | | |
| R. Cartwright | Y | | |
| P. Coote | Y | | |
| J. Dabell | Y | | |
| R. Eggleston | Y | | |
| B. Forbes | Y | | |
| G. Marsh | Y | | |
| C. Phillips | Y | | |
| M. Pulfer | Y | | |
| D. Sweatman | Y | | |
| N. Walker | Y | | |

RESOLVED

That permission be granted subject to the conditions as outlined at Appendix A and additional conditions contained in the Agenda Update Sheet.

7 DM/21/2809 - BACHELORS FIELD RECREATION GROUND, THE STREET, BOLNEY, WEST SUSSEX.

Joanne Fisher, Senior Planning Officer introduced the report which sought permission for a tarmac surface pump track (bike track) to sit along-side the existing recreation facilities with a maximum height of 1m, plus other mounds of various heights to enable the user to roll from one side to the next. She drew Members attention to the Agenda Update Sheet with a letter concerning a grassy mound on site.

She noted that the item is before the Committee as it is on Mid Sussex District Council owned land, situated in the built-up area of Bolney. The Bolney Conservation Area lies to the east. The proposed track is situated between a children's play area and multi- use games area and the track itself is 30 in length and 10m in width. With regards to the grassy mound in the update sheet, the Landscape Architect has noted that the mound is situated 20m away from track.

The Senior Planning Officer noted that the proposal will enhance the facilities onsite, therefore complying with DP24 and the Neighbourhood Plan. The design and scale is sensitive to the site and would have a neutral impact with no significant harm to neighbouring properties.

The Chairman confirmed that he had spoken with the Ward Councillor who is in support.

A Member supported the application but sought clarification that it can be built without affecting the mature trees on the northern boundary, noting that there is no arboreal report on the subject. The Senior Planning Officer confirmed that the track is outside of the tree area on the opposite side of a tarmac path. Vehicle movements for construction will use the existing gate for the recreation ground which is away from the trees.

The Chairman took Members to a recorded vote on the recommendations as set out in the report. This was proposed by Councillor Coote and seconded by Councillor Forbes and agreed with 10 in favour and 1 abstention.

| Councillor | For | Against | Abstain |
|-------------------|------------|----------------|----------------|
| P. Brown | | | Y |
| R. Cartwright | Y | | |
| P. Coote | Y | | |
| J. Dabell | Y | | |
| R. Eggleston | Y | | |
| B. Forbes | Y | | |
| G. Marsh | Y | | |
| C. Phillips | Y | | |
| M. Pulfer | Y | | |
| D. Sweatman | Y | | |
| N. Walker | Y | | |

RESOLVED

That permission be granted subject to the conditions as outlined at Appendix A.

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

None.

The meeting finished at 5.02 pm

Chairman