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Agenda item

DM/23/0002 - Byanda, Brighton Road, Hassocks, West

- [Meeting of District Planning Committee, Thursday, 13th July, 2023 2.00 pm \(Item 5.\)](#)
([ieListDocuments.aspx?CId=138&MID=3157#AI5227](#)).

Minutes:

Susan Dubberley, Senior Planning Officer set out the full planning application for the demolition of Byanda (a single residential property and ancillary buildings) and the erection of a 60-bedroom residential care facility, with associated access, ground works, car parking, servicing, private amenity space, landscaping, construction of unit and boundary treatment. She drew the Members' attention to the agenda update sheet which removed condition 3, a repetition of condition 10.

The Senior Planning Officer advised the Committee that the site is adjacent to the built-up boundary of Hassocks and highlighted the topography of the site. She noted that in 2015 residential use was approved for four houses, and there is an extant application from 2016. On 22 October 2022 the Committee refused an application on the site for reasons of the mass, size and domination of the building in the context of the surrounding area which could cause undue harm to nearby residents and neighbouring amenity. She noted that this refusal was appealed, and that there will be a hearing in connection with the appeal on 13 September 2023; the applicant advised they would withdraw their appeal if planning permission was granted for this current application. The Committee were advised of the critical need for houses for older people and the significant unmet need for the provision of registered care homes in Mid Sussex adds substantial weight to the proposal. All drainage, highway matters and ecology had been discussed at length at the October meeting and were not the reason for refusal. The drainage engineer remains satisfied that drainage details can be conditioned. The Committee had to decide if the reason the previous application had been refused had been addressed. (Post meeting note - The applicant advised they had withdrawn their appeal on Friday 14 July 2023.)

Cllr Bill Hatton, Hassocks Parish Council spoke in objection to the application.

Peter Tooher, spoke in favour of the application.

The Chairman reminded the Committee that the original application was refused on the grounds of overdevelopment of the site.

In response to a Member's request, the Committee were shown the plan which identified the reduction of the proposed development.

Cllr Berggreen, Ward Member for Hassocks noted that he had spoken against the previous application on behalf of Hassocks Parish Council, and he would review the application with an open mind. He expressed concern over the minimal reduction in the size of the proposed building, the narrow and steep access onto a congested road and potential stormwater issues. He noted that the highway survey was conducted during lockdown and there was a lack of parking spaces.

The Chairman reiterated that all other matters had been discussed at the previous meeting and the Committee were only debating the application in relation to the scale and mass of the proposed building.

Members discussed the reduced footprint noting there would still be 60 bedrooms, expressed concern over potential flooding issues but noted that some further work had been undertaken recently. Members approved of the proposed use of the site and noted the site is fairly well screened from neighbouring properties. Several Members thought the reduction of the proposed development was insufficient, however some other Members noted their support for the application.

Sally Blomfield, Assistant Director Planning and Sustainable Economy advised the Committee that the previous application had been considered fully by the previous Committee and that the only reason for refusal was over development. If any other reason for refusal had been deemed appropriate, it would have been listed.

The Senior Planning Officer highlighted that two potential drainage solutions have been put forward, and the condition must be discharged before construction can commence.

The Vice-Chairman reminded the Committee of the extant permission for four houses, the critical need for care homes within the District, the footprint of the proposed development had been reduced and keeping 60 beds would maintain the viability of the scheme. He recommended the application for approval.

A Member reminded the Committee of Site Allocation Development Plan Document (SA DPD) Policy SA39 which states that proposals for specialist accommodation for older people will be supported where they are outside the builtup boundary, are contiguous and the development is sustainable; they also supported the application.

The Chairman noted that no further Members wished to speak so moved to the recommendations to approve the application, Councillor Sweatman proposed the recommendations, and it was seconded by Councillor Whittaker. The application was approved with 8 votes in favour, 2 votes against and 2 abstentions.

RESOLVED

Recommendation A


It is recommended that planning permission is approved subject to the conditions listed in Appendix A, Agenda Update Sheet and the completion of a section 106 legal agreement to secure the required infrastructure contributions.

Recommendation B

If a satisfactory planning obligation has not been completed by 22nd September 2023 it is recommended that the application be refused at the discretion of the Assistant Director for Planning and Sustainable Economy for the following reasons:

The proposal fails to provide the required infrastructure contributions to serve the development. The application therefore conflicts with policy DP20 of the Mid Sussex District Plan 2014-2031.

Supporting documents:

- [230713 DM.23.0002 Byanda v2, item 5.](#)  PDF 663 KB ([documents/s16245/230713 DM.23.0002 Byanda v2.pdf](#))