



MINUTES of a Meeting of the **PLANNING COMMITTEE** held in the Council Meeting Room, on Tuesday, 2nd November 2021 at 6.45pm

Present: Cllrs Phillips (Chair), Draper, Haite, Lee, Loveday, Spoor and Tyrrell

In attendance: Clerk, Rebecca Roberts, District Councillor Belsey and 4 members of the Public

Absent: Cllr Forbes

1. Public questions: The Chairman of Ashbourne Park Owners Association was present to represent the members of the association. Issues raised were:

- There are many shortfalls in the application, namely the density, design of the buildings, the lack of affordable housing, lack of parking and the lack of conformity to the Ashurst Wood Neighbourhood Plan.
- The EDF site has set a precedent for this type of development and therefore reluctantly, members of the Association are aiming for improvements to the plan.
- The biggest issue is the 4 storey buildings – these are out of character with Ashbourne Park and the lovely garden at the back of Wealden House will be destroyed and replaced with a 4 storey building.
- The developer has at least this time had a decent and fairly transparent dialogue with the Association this time, but the major issues remain outstanding.
- On behalf of the residents, the Chairman wanted to thank the Village Council and Councillor Belsey for the support they have shown, but also wanted to express his sympathies for all those who worked so hard on the Neighbourhood Plan for it to be ignored by the developer and Mid Sussex District Council (MSDC).

2. Apologies for absence—Cllr Forbes; apologies were received and **resolved; the reasons were accepted.**

3. To receive Declaration of Interests from Members in respect of any matter on the agenda –None

4. The Minutes of the previous meeting of the Committee held on the 5th October 2021 were approved as an accurate record of the meetings.

5. Planning applications received from Mid Sussex District Council:

DM/21/3485

Location: 8, Woods Hill Lane Ashurst Wood

Desc: Side extension over the existing garage, garage conversion, repositioning of the existing stairs, reduction of existing first floor rear extension, changes to the roof on the existing ground floor rear extension, reconfiguration of second floor to provide two smaller pitched dormers and general external improvements to the appearance of the dwelling

Recommend: Approval

Location: Life Improvement Centre Wealden House Lewes Road Ashurst Wood
 Desc: Residential development consisting of 43 units following demolition of the building
 Recommend: **REFUSAL**

Members agree that this application is again over-development of the site, leading to a total of 97 new flats on the two sites (including the EDF site).

There is a lack of evidence to support the need for such a large number of dwellings in a village of 750 homes. Members feel that the flats themselves have a very small internal space and don't consider the balconies much of an outside space, especially when there is a lack of private gardens and space, contrary to ASW14(h). The Neighbourhood Plan emphasises the importance of gardens in Ashurst Wood. Communal areas and balconies provide some outdoor space, but ground floor flats could have their own private gardens.

Too many large, mature trees will be removed to make way for the buildings. Blocks C and D are too tall and will have a harmful impact on the amenity of the residents of Ashbourne House and Carlton House, particularly Block D which will overlook the gardens of Ashbourne House which is contrary to ASW10(b).

As with the EDF application, members have concerns over the design of the units. There is a large shortfall in parking spaces contrary to ASW 21, which requires 2 per flat.

There is again a failure to provide affordable housing. Finally, with Climate Change so high on the agenda, sustainability comments by the developer saying they 'could...' is not enough. The development should have solar panels and heat pumps and these should be shown on the plans. Members considered this yet another reason to recommend refusal.

6. To receive notification of planning decisions: DM/21/3008 – Timber Orangery – Dutton Homestall Cottage Shovelstrode Lane Ashurst Wood – Permission Granted. DM/21/2068 – demolition of outbuilding. Installation of a new kitchen extract duct and air input. New windows and 1.8m high timber fence to rear elevation. New raised decked seating area to the rear (Amended odour assessment and drawings 04/10) – The Three Crowns, 10, Hammerwood Road – Permission Granted.

7. Correspondence: None

8. Any items for reporting or inclusion on future agenda: None

Meeting Closed at: 7.08pm

Chair..... Dated: