

MINUTES of the **PLANNING COMMITTEE**
held in the Council Chamber
on **19 August 2019**

Present: Janice Henwood Chairman
Vice Chairman

Graham Allen
Andrew Barrett-Miles *
Tofojjul Hussain
Sarah Lawrence
Max Nielsen
Kathleen Willis *

Also Present: Peter Chapman
Robert Eggleston
Anne Eves

* *Denotes non-attendance.*

(19.00)

42. OPEN FORUM

A resident addressed the Committee regarding DM/19/2987 for the land opposite Mill House on Turkey Lane. The proposed development was too high and would block the light and invade the privacy of 5 Oaktree Cottage. Both the initial plan and the current plan provided no measurements, and the resident was unsure if the new proposed development was smaller than the original. The proposed two storey house would impinge on the privacy of the neighbours. The roof lights would directly overlook the surrounding properties. The resident stated that the Chairman had visited the site. There would be problems in terms of access for large construction vehicles. Heavy goods vehicles could disrupt the main sewer. The applicant was prepared to resurface the lane, however as they would be putting in a gas main this would require resurfacing anyway. Residents relied on car parking outside their properties, and blockage of this road would interrupt their daily lives. The residents would not be able to come in and out of the road, which would be inconvenient. It was a very small plot and the resident was concerned that if the height was reduced it would not be a pleasant living space. The resident questioned where the applicant would park. The committee were asked to consider these points and the points made by surrounding neighbours on the Online Planning Register.

A resident addressed the Committee on DM/19/2897. The resident resided in the neighbouring property, No. 4. The resident could only just park their car and there was no manoeuvrability. The access was tight, and the resident needed access throughout the day. There was nowhere else to park as there were double yellow lines in nearby Grove Road and people parked there for the railway station. The resident was concerned over potential disruption, noise and weekend working during the work in what was previously a quiet area. The garage was in use for Mill House Flats.

The first resident that spoke on DM/19/2897 readdressed the Committee regarding the submission by WSCC Highways. The applicant was advised to contact the owner of the road to discuss access and this had not been done.

A resident addressed the Committee on DM/19/2716. The resident owned the adjacent property, No. 21 and owned the driveway that No. 19 had access to. It was a large scale scheme in a conservation area. The modern design was not in keeping with the street scene. There would be a raised roof height with dormer windows. This would be overbearing and result in a loss of privacy to line of properties in front of the plot which sat within Church Close. The windows would look directly into the neighbouring properties' gardens. The cladding and windows were out of character. The resident owned the single driveway, which was narrow, with limited access onto a road busy with parked cars. The resident expressed concern over how the site would be managed with vehicles making deliveries during construction.

A representative of the South of Folders Lane Action Group addressed the Committee on two separate planning applications. Regarding application DM/19/0276, the resident urged the Committee to recommend refusal for the third time. The two additional plans received did not address any of the previous reasons given for refusal which the resident believed should stay the same. The principal reason for refusal should be that the proposal is contrary to policies of both the District and Neighbourhood Plans. The committee had already specified the details of the policies contravened and these should be repeated. It was also helpful that the South Downs National Park Authority agreed that the development would harm the setting of the National Park and they strongly recommended refusal. It was unfortunate that the developers had still not provided the required details for an informed final decision to be made so the application would have to come back to the committee again. It was also worth noting that there had been over 300 representations from local people against this unnecessary and inappropriate development.

The resident also spoke regarding application DM19/2852. The applicants said they wanted to add garden rooms to the rear of their plots Nos. 72 and 73. The truth was that those garden rooms had already been built. The houses backed onto the back gardens of Nos 80 and 82 Folders Lane. The proposed houses were already large with small rear gardens and the proposals would further reduce the size of the gardens. It would also result in the new houses being nearer to the adjacent houses in Folders Lane. Finally it would increase the need for compensation for additional surface drainage for which the applicants had made no proposals. The resident accepted that it was a marginal decision but the additions were un-neighbourly and would cause problems that had not been catered for.

A resident addressed the Committee on DM/19/0276 and DM/19/2852. The resident had no confidence in Jones Homes. The applications were causing a headache for residents. The applications contravened the Neighbourhood Plan, and the development was creeping in. Jones Homes did not always get facts right and their submissions were not always accurate. WSCC Highways had seen no problems with access. Folders Lane was very busy now. This application was unacceptable, and the resident asked the Committee to continue to oppose the applications. What Jones Homes built was often not right for residents to live in. The developments had small gardens. There was a need to look at the quality of homes which needed to be built in Burgess Hill.

43. APOLOGIES FOR ABSENCE

An apology for absence had been received from Andrew Barrett-Miles and Kathleen Willis.

44. SUBSTITUTES

There were none.

45. DECLARATIONS OF INTEREST

Councillor Hussein declared an interest in application 226 London Road as his son was an employee of the establishment however this was not considered at this meeting.

46. CHAIRMAN'S ANNOUNCEMENTS

A. STREET NAMING

Mid Sussex District Council had received an address request for a development of 8 new dwellings on the site of the former Day Centre, Royal George Road. Having looked at the plans they felt that the development was creating one new street. The developer had put forward a proposed street name of 'Bluebell Court'.

RESOLVED THAT

The Committee felt it was inappropriate to name it Bluebell Court, as there was already a Bluebell Way in Burgess Hill which could cause confusion. The Committee suggested Royal George Close or Royal George Mews, as the site was located off Royal George Road.

B. TOWN AND COUNTRY PLANNING ACT 1990 - SECTION 78 APPEAL DECISION

Notification had been received from the Planning Inspectorate that the Appeal in respect of the following application/s had been DISMISSED.

DM/18/4712.

Appeal by: Mr Ryan Humphrey

Location: **1 Sawyers Close, Burgess Hill RH15 0QB**

Proposed Development: The development proposed is single storey

rear extension to existing dwelling, and a 2 storey side extension to form a 3 bedroom dwelling.

Appeal Ref: APP/D3830/W/19/3228694

RESOLVED THAT

The Committee noted the contents of this report.

C. PLANNING TRAINING

There will be planning training for all councillors on Monday 21 October from 5:30pm to 7:30pm. So the planning meeting will begin at 7:30pm.

RESOLVED THAT

The Committee noted the contents of this report.

47. MINUTES

The Minutes of the meeting of the Planning Committee held on Monday 29 July 2019, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record subject to a spelling error being corrected.

48. TOWN & COUNTRY PLANNING ACT 1990 - PLANNING APPLICATIONS

Applications (as set out in the accompanying schedule) under the Town & Country Planning Act 1990, received by Mid Sussex District Council and forwarded for observations since Monday 29 July 2019, were considered.

49. TEMPORARY ROAD CLOSURE

Councillors welcomed the application for the Bonfire Torchlight Procession on Saturday 28 September, as set out in Agenda Item 8 dated Monday 19 August.

RESOLVED that:

The Town Council supported this application and subject to the route remaining the same would do so until 2022.

50. PLANNING POLICY DP39

The Committee considered the statement on Planning Policy DP39 as set out in Agenda Item 9 dated Monday 19 August.

RESOLVED that:

The Committee noted the report.

51. Meeting terminated at 20.10 hours.

OBSERVATIONS

DM/19/2852

Location: Land To The Rear Of 88 Folders Lane Burgess Hill West Sussex RH15 0DX
Desc: Plots 72 and 73 to allow for addition of rear garden rooms and to alter the elevation of plot 72 to show a brick and weatherboarded elevation.
Applicant: Jones Homes
Jones Homes (Southern) Ltd Ground Floor Unit 3 White Oak Square Swanley BR8 7AG
Case Officer: Caroline Grist
Ward: Burgess Hill - Franklands
App. Type: Removal/Variation of Condition

OBSERVATIONS: Recommend Approval

It was regrettable that this was a retrospective planning application.

DM/19/2897

Location: Land Opposite Mill House Mill House Mill Road Burgess Hill West Sussex RH15 8SZ
Desc: Demolition of existing structure and erection of a 2 bed 2 story dwelling.
Agent: Mr Alex Beattie
Lightbox Architecture Limited 121 Greenbank Avenue Saltdean East Sussex BN2 8QP
Applicant: C/O Lightbox Architecture Limited
Case Officer: Joseph Swift
Ward: Burgess Hill - Meeds
App. Type: Full Application

OBSERVATIONS: Recommend Refusal

The application contradicted the District Plan policies DP26 and DP29 and policy S4 of the Burgess Hill Neighbourhood Plan. Nos. 29 and 31 were at a lower elevation so it would be a storey higher. The building was in the line of the sun rising and setting, this would affect 5 Oaktree Cottages. It was not in keeping with the street scene, poor quality design, would have an impact on neighbouring houses, was an overbearing form of development and would lead to a loss of privacy. There were no car parking spaces, so it would result in a loss of spaces for Mill House flats. The Neighbourhood Plan parking standards were for one allocated parking space per dwelling. It also contravened the WSCC Car Parking Calculator which requires 1 car parking space for a 2 bed house.

DM/19/0276

Location: Land Rear Of 96 Folders Lane Burgess Hill West Sussex
Desc: Proposed erection of 43 dwellings and associated works.
Amended plans and Transport Statement received 12th and 15th
July 2019. Amended site layout plan received 31/07/2019 showing
access.
Applicant: Jones Homes (Southern) Ltd
Ground Floor Unit 3 White Oak Square Swanley BR8 7AG
Case Officer: Susan Dubberley
Ward: Burgess Hill - Franklands
App. Type: Full Application

OBSERVATIONS: Recommend Refusal

The Transport Statement had come through since the last meeting. The Traffic Survey was taken in June 2019, and did not take into account traffic from the 1000 new houses off Kings Way. Therefore the survey was invalid. There had been no change in the location of affordable social housing which was not integrated. The South Downs National Park authority had objected to the proposal and supported that it was well beyond the existing residential boundary. The application contradicted District Plan policies DP4, DP6, DP12, DP13, DP18, DP26, DP31, DP41 and the Neighbourhood Plan policy HP3. It does not adhere to the NPPF. This area should not be developed.

DM/19/2716

Location: 19 Crescent Road Burgess Hill West Sussex RH15 8EH
Desc: New pitched roof, with raised eaves and ridge level, 2 front
dormers (with Juliette balconies) and 1 rear dormer to create a
second floor. Single storey rear extension. Replacement of front
porch and first floor balcony with extension. Removal of covered
walkway and a section of the garage building. Alterations to garage
and internal alterations to property. Replacement of first floor
cladding. (Amended description 15/07/19). Tree
report received 05.08.2019.
Agent: Mr Courtney Darby
Darby Architectural Ltd 5 Derek Road Lancing BN15 0NU
Applicant: Mr Dawson
Case Officer: Anna Tidey
Ward: Burgess Hill - Meeds
App. Type: Householder Application

OBSERVATIONS: The Committee noted that the application contradicted District Plan policy DP35. The MSDC Conservation Officer had expressed concerns on this application. The materials were not in keeping with the surrounding buildings. The proposed Juliette dormers would intrude upon the privacy of neighbouring houses. The application contradicted Neighbourhood Plan policy H1, however there was a

modern house nearby which was not in keeping with the character of the road. A resident addressed the Committee regarding the conservation boundary, stating that this was the first house within the boundary. The other modern house was not within the conservation area.

DM/19/2828

Location: 49 Oak Hall Park Burgess Hill West Sussex RH15 0DA
Desc: Fence with trellis to replace previous brick wall.
Applicant: Mr Justin Braine
49 Oak Hall Park Burgess Hill West Sussex RH15 0DA
Case Officer: Caroline Grist
Ward: Burgess Hill - Franklands
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/19/2849

Location: 12 St Johns Avenue Burgess Hill West Sussex RH15 8HH
Desc: Single storey rear extension with garden room and rear terrace.
Agent: Mr Graham Whitehouse
GWP Architects Fairfield House Fairfield Road Burgess Hill RH15 0AZ
Applicant: Mr And Mrs D Chisnall
Case Officer: Caroline Grist
Ward: Burgess Hill - Leylands
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/19/2872

Location: Cherry Tree Centre Fairfield Road Burgess Hill West Sussex RH15 8QB
Desc: T1 and T2 Damson - Reduce crown by 1m.
Agent: Justin Lee
J Lee Trees 37A Cuckfield Road Hurstpierpoint West Sussex BN6 9RW
Applicant: Cheryl Denford
Case Officer: Sarah Nelson
Ward: Burgess Hill - Victoria
App. Type: Trees in a Conservation Area

OBSERVATIONS: Refer to the Tree Officer. The Committee questioned the reason

for the reduction. The trees looked well managed.

DM/19/2893

Location: 149 West Street Burgess Hill West Sussex RH15 8PG
Desc: Construction of a level-access platform and pathway leading from the rear door of the property, into the garden.
Agent: Miss Louise Heard
Grumitt Wade Tungsten Building, Unit 3 George Street Southwick BN41 1RA
Applicant: Mrs Jaquet
Case Officer: Hamish Evans
Ward: Burgess Hill - Victoria
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/19/2906

Location: 39 Burdocks Drive Burgess Hill West Sussex RH15 0HJ
Desc: Oak(T1) - Thin crown by upto 25%
Agent: Mr Glen Poole
County Tree Surgeons Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ
Applicant: Miss Rebecca Whitehouse
Case Officer: Irene Fletcher
Ward: Burgess Hill - Franklands
App. Type: Tree Surgery

OBSERVATIONS: No objections

DM/19/2911

Location: 24 Park Road Burgess Hill West Sussex RH15 8ET
Desc: T14-T15 Cyprus - Fell. T16 Walnut -Fell. T17-T20 Cyprus - Fell. T13 Cyprus - overall crown reduction not to exceed 1metre.
Agent: Mr Clive West
Landscape Vision Ltd The Pump House Underhill Lane Clayton West Sussex BN6 9PL
Applicant: Ms R Kerler
Case Officer: Sarah Nelson
Ward: Burgess Hill - Meeds
App. Type: Trees in a Conservation Area

OBSERVATIONS: No objections

DM/19/2927

Location: 17 Wykeham Way Burgess Hill West Sussex RH15 0HE
Desc: Two storey extension to front, rear and side.
Applicant: Ms Andrew Sherlock
17 Wykeham Way Burgess Hill West Sussex RH15 0HE
Case Officer: Andrew Watt
Ward: Burgess Hill - Franklands
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/19/2931

Location: 66 Crescent Road Burgess Hill West Sussex RH15 8EG
Desc: T1 Oak - crown reduce and shape by up to 2 metres and crown thin by 25%
Agent: Adam King
Green Timber 66 Sandown Road Brighton East Sussex BN2 3EJ
Applicant: Mr Steve Darling
Case Officer: Irene Fletcher
Ward: Burgess Hill - Meeds
App. Type: Tree Surgery

OBSERVATIONS: No objections

DM/19/2915

Location: 33 Cants Lane Burgess Hill West Sussex RH15 0LT
Desc: Dropped kerb, new crossover and a paved driveway.
Applicant: Mr Matthew Springall
33 Cants Lane Burgess Hill West Sussex RH15 0LT
Case Officer: Joanne Fisher
Ward: Burgess Hill - St Andrews
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/19/3007

Location: 47 Orchard Road Burgess Hill West Sussex RH15 9PG
Desc: Removal of existing conservatory, construction of single storey rear extension and removal of back wall to create kitchen diner.
Applicant: Mrs Valerie Leppard
47 Orchard Road Burgess Hill West Sussex RH15 9PG
Case Officer: Andrew Horrell
Ward: Burgess Hill - Victoria
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/19/3019

Location: 27 Beale Street Burgess Hill West Sussex RH15 9UY
Desc: Demolition of existing conservatory and replace with proposed single storey side and rear extension.
Agent: Mr Steve Tubb
12 Silver Birch Drive Middleton Bognor Regis PO22 6SE
Applicant: Mr John Isaac
Case Officer: Andrew Horrell
Ward: Burgess Hill - Victoria
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

The Committee wished to draw attention to the ancient woodland which neighboured the property.

DM/19/3051

Location: 26 Dumbrills Close Burgess Hill West Sussex RH15 8RR
Desc: Two storey side extension.
Agent: Mr Chris Upton
Upton Design Consultancy Ltd 8 Gladstone Road Burgess Hill West Sussex RH15 0QQ
Applicant: Mr And Mrs Perkins
Case Officer: Joseph Swift
Ward: Burgess Hill - Leylands
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/19/3088

Location: 27 St Johns Avenue Burgess Hill West Sussex RH15 8HJ
Desc: Single storey rear extension (revision to permitted application DM/19/2002)
Agent: Mr Russell Wooden
11 Folders Close Burgess Hill West Sussex RH15 0TA
Applicant: Mr R Cox
Case Officer: Hamish Evans
Ward: Burgess Hill - Leylands
App. Type: Householder Application

OBSERVATIONS: The legal situation was noted.

DM/19/3090

Location: 4 Chestnut Close Burgess Hill West Sussex RH15 8HN
Desc: Proposed porch infill to the front of the property.
Agent: Mr Daniel Foyster
Job Worth Doing Ltd 5 Twickenham Road Fifers Lane Industrial Estate Norwich NR6 6NG
Applicant: Mr And Mrs Harrison
Case Officer: Andrew Horrell
Ward: Burgess Hill - Leylands
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/19/3099

Location: 32 Sycamore Drive Burgess Hill West Sussex RH15 0GH
Desc: Loft conversion to create second floor. Garage conversion and extension to front of property.
Agent: Mr Carl Moore
Atterbury Moore Associates Unit 1 Gosling Croft Business Park Long Furlong Clapham Worthing BN13 3UT
Applicant: Mrs Rachel Marklew
Case Officer: Caroline Grist
Ward: Burgess Hill - Franklands
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/19/3141

Location: 15 Burdocks Drive Burgess Hill West Sussex RH15 0HJ
Desc: Thin Oak tree at rear of garden by 20%.
Applicant: Mr Stuart Murray
15 Burdocks Drive Burgess Hill West Sussex RH15 0HJ
Case Officer: Irene Fletcher
Ward: Burgess Hill - Franklands
App. Type: Tree Surgery

OBSERVATIONS: No objections

DM/19/3149

Location: Land Adjacent To Goldfinch Road And SkyLark Way Victoria Road
Burgess Hill West Sussex
Desc: Various work please see Tree Survey Schedule.
Agent: Robert Goode
RG Tree Consultancy 13 Beech Road Biggin Hill Westerham Kent
TN16 3JQ
Applicant: HML Andertons
Case Officer: Irene Fletcher
Ward: Burgess Hill - Victoria
App. Type: Tree Surgery

OBSERVATIONS: No objections
