

MINUTES of the **PLANNING COMMITTEE**
held in the Council Chamber
on **MONDAY 17 JUNE 2019**

Present: Janice Henwood Chairman
Sarah Lawrence Vice Chairman

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

Also Present: Peter Chapman
Robert Eggleston
Anne Eves
Sylvia Neumann
Robert Duggan

* *Denotes non-attendance.*

(19.00)

11. OPEN FORUM

There were several members of the public present.

A resident asked whether there would be any legitimate planning reasons for refusing application DM/19/2069 as the proposal was not as originally promised by the developer. The library would be over two levels which was not ideal because most of the people using it would be young, old and disabled.

A resident raised concerns regarding application DM/19/2069 as the proposed windows on the north side would overlook their property. Opening these windows would be intrusive and would impact on their privacy. There was also a concern that noise levels would increase.

A resident raised concerns regarding application DM/19/2069 and suggested that the committee request for the windows to be frosted and questioned whether the building would be air conditioned so that there would be no need to open the windows.

12. APOLOGIES FOR ABSENCE

An apology for absence was received from Max Nielsen.

13. **SUBSTITUTES**

There were none.

14. **DECLARATIONS OF INTEREST**

Andrew Barrett-Miles declared an interest in application DM/19/2069 as he was a County Councillor.

Graham Allen declared an interest in application DM/19/1851 as he lived in a neighbouring property.

15. **CHAIRMAN'S ANNOUNCEMENTS**

There were none.

16. **MINUTES**

The Minutes of the meeting of the Planning Committee held on Tuesday 28 May 2019, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

17. **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 Tuesday 28 May, were considered.

18. **STATEMENT FOR NEW BUILD APPLICATIONS**

At the previous planning meeting held on Tuesday 28 May 2019 (Minute 5 refers), the Chairman proposed to prepare a statement that could be applied to recommendations for new build and change of use applications. It was suggested that the Town Council address Mid Sussex District Council in the first instance to request that they encourage applicants to adhere to District Plan Policy DP39.

The following statement was drafted and will be agreed at the next Planning Committee meeting on Monday 8 July so that a motion can be taken to the full Council meeting on Monday 15 July:

Burgess Hill Town Council will encourage Mid Sussex District Council to ensure that applicants comply with Policy DP39 of the District Plan and that this is reinforced in any subsequent supplementary design and access statement documents on sustainable development.

RESOLVED that:

The Chairman to distribute a final draft statement to be agreed at the next Planning Committee meeting to be held on Monday 8 July 2019.

19. Meeting terminated at 19.55 hours.

OBSERVATIONS

DM/19/1851

Location: 63 The Ridings Burgess Hill West Sussex RH15 0PL
Desc: Proposed single storey front extension.
Agent: Karen Saunders
Premier By Design 5 Becket Building Littlehampton Road Worthing
BN13 1QD
Applicant: Mrs Brimblecombe
Case Officer: Hamish Evans
Ward: Burgess Hill - Franklands
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/1867

Location: 24 Fairlea Close Burgess Hill West Sussex RH15 8NW
Desc: Single story rear extension.
Agent: Mr Cameron Spencer
Freedom Architecture Unit SB3 Keighley Business Centre Keighley
BD21 1SY
Applicant: C/O Agents
Case Officer: Caroline Grist
Ward: Burgess Hill - Dunstall
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/1900

Location: 17 Pegasus Place Burgess Hill West Sussex RH15 0XB
Desc: Erection of a 1 metre high timber post & rail fence and 2 metre high brick wall following demolition of existing 2 metre high brick wall.
Applicant: Charles Church Thames Valley
Persimmon House Knoll Road Camberley GU15 3TQ
Case Officer: Anna Tidey
Ward: Burgess Hill - St Andrew's
App. Type: Full Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/1807

Location: Unit B 208 - 216 London Road Burgess Hill West Sussex RH15 9RD
Desc: Change of use from Class A1 (retail) to Class D2 (gymnasium) together with minor external alterations.
Agent: Mr Jonathan Wadcock
Urban Agile Limited Irlams O' Th' Height Salford M6 7QD
Applicant: Mr Brett Pickford
Case Officer: Deborah Lynn
Ward: Burgess Hill - Meeds
App. Type: Change of Use Application

OBSERVATIONS: RECOMMEND APPROVAL – cycle parking should be included.

DM/19/1832

Location: The Garage 1 Janes Lane Burgess Hill West Sussex RH15 0QJ
Desc: Replace existing garage with new steel frame building, extend existing M.O.T. bay and create new self-contained shop.
Agent: Mr Clive Stillman
Delavals Designs Heron House Laughton Road Ringmer BN8 5UT
Applicant: Mr and Mrs N Partheniou
Case Officer: Lesley Westphal
Ward: Burgess Hill - St Andrew's
App. Type: Full Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/1894

Location: 171 London Road Burgess Hill West Sussex RH15 8LH
Desc: Proposed change of use from A1 (retail) to A3 (restaurant) together with associated extension and alterations.
Agent: Mrs Isobel Beattie
GWP Architects Fairfield House 49 Fairfield Road Burgess Hill RH15 8QB
Applicant: Buon Appetito
Case Officer: Lesley Westphal
Ward: Burgess Hill - Victoria
App. Type: Full Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/1895

Location: Land At And Adjacent To The Former Sewage Treatment Works
Fairbridge Way Burgess Hill West Sussex RH15 8BF

Desc: Outline application for the development of the former sewage
treatment works to provide up to 325 dwellings (Use class C3) with
associated access, landscaping and associated infrastructure.

Agent: Ed Hanson
Barton Willmore Planning 7 Soho Square London W1D 3QB

Applicant: Mr Colin Whelan

Case Officer: Stephen Ashdown

Ward: Burgess Hill - Leylands

App. Type: Outline Application

OBSERVATIONS: RECOMMEND APPROVAL – concerns were raised about the location of the playground. Concerns were raised about sustainability, such as water recycling and renewable energy usage. Electric charging points should be included. Swift bricks should be included in the three-storey buildings. Super-fast fibre broadband should be installed as standard to all properties. Section 106 contributions should be allocated to community facilities and applied as required.

DM/19/1907

Location: 111 Sycamore Drive Burgess Hill West Sussex RH15 0GG

Desc: Single storey rear extension, new ground floor window with
reduction in height of section of existing boundary wall.

Agent: Stirling Design And Construction Services Ltd
22A Stirling Court Road Burgess Hill West Sussex RH15 0PT

Applicant: Miss Alice McLellan

Case Officer: Deborah Lynn

Ward: Burgess Hill - Franklands

App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL – it should be noted that Article 17 of the Covenant on Folders Keep prevented the removal or alterations of a boundary wall or fence. Whether planning permission is granted or not, the covenant restrictions still apply.

DM/19/1921

Location: 48 Valebridge Drive Burgess Hill West Sussex RH15 0RW

Desc: First floor extension.

Agent: Mr Phil Brigly
PB Plans Ltd 26 Windeermere Road Coulsdon CR5 2JA

Applicant: Jimmy Philippou

Case Officer: Hamish Evans

Ward: Burgess Hill - St Andrew's
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/1958

Location: 70 Kings Way Burgess Hill West Sussex RH15 0TP
Desc: T1 - reduce branches on side facing property by up to 3m.
Agent: Mr Robert Gunn
Regency Tree Specialists 29 Nightingales East Hoathly East
Sussex BN8 6DN
Applicant: C/O Agent
Case Officer: Irene Fletcher
Ward: Burgess Hill - St Andrew's
App. Type: Tree Surgery

OBSERVATIONS: NO OBJECTIONS

DM/19/1965

Location: 6 Bulbeck Close Burgess Hill West Sussex RH15 9RG
Desc: Two storey flank extension incorporating existing single storey addition to provide new utility room at ground floor and bedroom and bathroom at first floor.
Agent: Mr Graham Whitehouse
GWP Architects Fairfield House Fairfield Road Burgess Hill RH15 0AZ
Applicant: Mr and Mrs B Ciambriello
Case Officer: Katherine Williams
Ward: Burgess Hill - Victoria
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/1971

Location: Graham Whitehouse Practice Fairfield House 49 Fairfield Road Burgess Hill West Sussex RH15 8QB
Desc: Change of use of existing office space B1(a) on the ground floor to 1 no. 2 bed apartment and 1 no. 1 bed apartment - C3.
Applicant: Mr Graham Whitehouse

Graham Whitehouse Practice Fairfield House 49 Fairfield Road
Burgess Hill West Sussex RH15 8QB

Case Officer: Joanne Fisher
Ward: Burgess Hill - Victoria
App. Type: Prior Notification – Offices

OBSERVATIONS: RECOMMEND APPROVAL – concerns were raised over lack of parking. Concerns were raised over road safety, due to the proximity of the property to the busy junction of Fairfield Road and Western Road.

DM/19/1977

Location: 5 Chilcomb Burgess Hill West Sussex RH15 0DJ
Desc: Demolition of existing conservatory and proposed new single and double storey extension to rear. Amendment to planning application DM/18/4745.
Applicant: Mr Steve Roussouw
42 West Park Crescent Burgess Hill West Sussex RH15 9TF
Case Officer: Anna Tidey
Ward: Burgess Hill - Franklands
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/1980

Location: 12 Titchfield Close Burgess Hill West Sussex RH15 0RX
Desc: Single storey front extension.
Agent: Mr Clive Hawkins
Clive Hawkins Architects Ltd 114 Mackie Avenue Brighton BN1 8RD
Applicant: Mr and Mrs Beattie
Case Officer: Andrew Horrell
Ward: Burgess Hill - Franklands
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/1983

Location: 102 Royal George Road Burgess Hill West Sussex RH15 9SL
Desc: Single storey rear extension.
Agent: Mr Daryl Gowlett

Clive Voller Associates 2 Woolven Close Burgess Hill West Sussex
RH15 9RR

Applicant: Mr & Mrs A Barr
Case Officer: Anna Tidey
Ward: Burgess Hill - Victoria
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/2002

Location: 27 St John's Avenue Burgess Hill West Sussex RH15 8HJ
Desc: Single storey rear extension.
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: RECOMMEND APPROVAL

DM/19/2012

Location: 199 Leylands Road Burgess Hill West Sussex RH15 8HR
Desc: T1 Holm Oaks - Cut back branches overhanging pavement to
Leylands Road/London Road.
Applicant: Mr Leonard Kempson
199 Leylands Road Burgess Hill West Sussex RH15 8HR
Case Officer: Irene Fletcher
Ward: Burgess Hill - Leylands
App. Type: Tree Surgery

OBSERVATIONS: NO OBJECTIONS

DM/19/2069

Location: 15 - 17 The Martlets Burgess Hill West Sussex RH15 9NN
Desc: Change of use to D1 (Library) and installation of windows to the
south-eastern and north-eastern elevations.
Agent: Mr Samuel Dargue
GL Hearn 65 Gresham Street London EC2V 7NQ

Applicant: NewRiver REIT
Case Officer: Stephen Ashdown
Ward: Burgess Hill - Meeds
App. Type: Change of Use Application

OBSERVATIONS: RECOMMEND APPROVAL – the windows should be fixed and have restricted opening. The window in the staff kitchen should also be restricted opening and feature translucent / frosted glass to ensure privacy for nearby tenants.

DM/19/2086

Location: The Poplars 32 Park Road Burgess Hill West Sussex RH15 8ET
Desc: Western Red Cedar (T1) - Fell
Applicant: Miss Sybil Warmisham
The Poplars 32 Park Road Burgess Hill West Sussex RH15 8ET
Case Officer: Sarah Nelson
Ward: Burgess Hill - Meeds
App. Type: Trees in a Conservation Area

OBSERVATIONS: NO OBJECTIONS
