

MINUTES of the **PLANNING COMMITTEE**
held in the Council Chamber
on **MONDAY 21 JANUARY 2019**

Present: Steve Hansford Chairman
Julian Thorpe Vice Chairman

Wendy Agate
Chris Cherry
Richard Cherry
Diane Heckels
Chris Thomas-Atkin

* *Denotes non-attendance.*

(19.00)

601. OPEN FORUM

There were two members of the public present.

602. APOLOGIES FOR ABSENCE

There were none.

603. SUBSTITUTES

There were none.

604. DECLARATIONS OF INTEREST

Julian Thorpe declared a personal interest in application DM/18/5068 as he was a member of the Burgess Hill Bowls Club.

605. CHAIRMAN'S ANNOUNCEMENTS

LEWES DISTRICT LOCAL PLAN PART 2 - SUBMISSION

Lewes District Council had prepared a plan that will, when adopted, allocate land for housing, including Gypsy and Traveller pitches, and employment. It would also set out detailed planning policies to guide development and change in the period to 2030.

When adopted by the Council, these new policies will replace most of the

remaining 'saved' policies of the Lewes District Local Plan 2003. This Plan will form Part 2 of the Lewes District Local Plan and applies to the part of the district that lies outside the South Downs National Park.

All submission documents were now available to view on the Lewes Local Plan Part 2 Examination webpage: www.lewes-eastbourne.gov.uk/lpp2-examination.

RESOLVED that:

The Committee would review the document.

606. MINUTES

The minutes of the meeting of the Planning Committee held on Wednesday 2 January 2019 having been previously circulated were AGREED and signed by the Chairman as a correct record subject to the following amendment on the following planning application:

DM/18/4746: Chippendale, Gatehouse Lane should be RECOMMEND REFUSAL - it was a back garden development which was overbearing. Planning agreement had not been followed - it was not in the right place and should be sited as per the agreed plans. The Tree Officer stated that it was too close to trees. Mid Sussex District Council will be notified.

607. 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 Wednesday 2 January 2019, were considered.

608. PLANNING APPLICATION - NORTHERN ARC - DM/18/5114

Notification had been received from Mid Sussex District Council that Homes England had submitted an outline planning application to create a new community of approximately 3,500 homes at the Northern Arc in Burgess Hill. Details about the application were set out in Agenda Item 8.

RESOLVED that:

The Committee raised no objections to the application. The Committee welcomed the holistic approach to building the infrastructure prior to selling the homes.

609. WSCC PLANNING APPLICATION – WOODLANDS MEED COLLEGE

Notification had been received from West Sussex County Council that a planning application for the amendment of condition 1 of planning permission WSCC/106/13/BH to allow the continued siting and use of a double temporary classroom until September 2021 at Woodlands Meed College, Birchwood Grove Road, Burgess Hill has been submitted.

RESOLVED that:

The Committee raised no objections to the application however; a further extension beyond September 2021 would not be accepted.

610. LICENCE APPLICATION – THE TRIANGLE LEISURE CENTRE

Notification had been received from Mid Sussex District Council of a Minor Variation to the Premises Licence application at The Triangle. Comments were required by 24 January 2019.

The application includes proposals for the following variations:

Remove the licensable activity of Sale of Alcohol.
Change the trading name of the site.

RESOLVED that:

The Committee raised no objections to the application.

611. Meeting terminated at 19.30 hours.

OBSERVATIONS

DM/18/4909

Location: 78 Maple Drive Burgess Hill West Sussex RH15 8DL
Desc: Retrospective Erection of 3 section, 3 metre high shed to the side of the existing House.
Applicant: Mr Michael Taylor
78 Maple Drive Burgess Hill West Sussex RH15 8DL
Case Officer: Joseph Swift
Ward: Burgess Hill - Leylands
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/18/4931

Location: 42 Bramble Gardens Burgess Hill West Sussex RH15 8UQ
Desc: Proposed single storey rear extension
Agent: Mr Stuart Beckett
Beckett Architectural And Consultancy Services Ltd 53 Bramble Gardens Burgess Hill West Sussex RH15 8UQ
Applicant: Mr C Vandersluis
Case Officer: Hamish Evans
Ward: Burgess Hill - Dunstall
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/18/4939

Location: 97 Orchard Road Burgess Hill West Sussex RH15 9PH
Desc: Single storey rear extension.
Agent: Mr Chris Upton
Upton Design Consultancy Ltd 8 Gladstone Road Burgess Hill West Sussex RH15 0QQ
Applicant: Mr D Mason
Case Officer: Louise Yandell
Ward: Burgess Hill - Victoria
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/18/4959

Location: 27 Rolfe Drive Burgess Hill West Sussex RH15 0LA

Desc: Garage conversion to habitable space, with new raised roof and window to side elevation.
Agent: Mr John Sergi
Sussex Architectural Services Wicket View Cuckfield Lane
Warninglid RH17 5UB
Applicant: Mr and Mrs J Page
Case Officer: Louise Yandell
Ward: Burgess Hill - St Andrew's
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL – the loss of a garage was regretted.

DM/18/4980

Location: Land West Of Ockley Lane Hassocks West Sussex
Desc: Construction of bridleway link.
Agent: Mr Will Cobley
Terence O'Rourke Everdene House Deansleigh Road
Bournemouth BH7 7DU
Applicant: Mr Robert Phillips
Case Officer: Stephen Ashdown
Ward: Burgess Hill - Meeds
App. Type: Full Application

OBSERVATIONS: RECOMMEND APPROVAL – clear signage should be installed to encourage cyclists and pedestrians to use the bridleway.

DM/18/5002

Location: 246 Chanctonbury Road Burgess Hill West Sussex RH15 9HL
Desc: Proposed single storey rear extension.
Agent: Mr Chris Upton
Upton Design Consultancy Ltd 8 Gladstone Road Burgess Hill
West Sussex RH15 0QQ
Applicant: Mr T Goering
Case Officer: Caroline Grist
Ward: Burgess Hill - Meeds
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/18/4746

Location: Land at Rear of Chippendale Gatehouse Lane Burgess Hill West
Sussex RH15 9XD

Desc: Variation of condition 2 of DM/17/0537 to amend the position of the dwelling and repositioned rooflights and solar panels on front (NW) and rear (SE) elevations. Drawings 8299/2B and 8299/13A to replace approved drawings 001/04 and 001/02-03

Agent: Coster Associates
Granary Rural Business Centre Broad Farm Hellingly East Sussex BN27 4DU

Applicant: Mr Robert Raymond
Case Officer: Andrew Watt
Ward: Burgess Hill - Dunstall
App. Type: Removal/Variation of Condition

OBSERVATIONS: RECOMMEND REFUSAL – it was a back garden development which was overbearing. Planning agreement had not been followed - it was not in the right place and should be sited as per the agreed plans. The Tree Officer stated that it was too close to trees.

DM/18/4812

Location: 1 Petworth Drive Burgess Hill West Sussex RH15 8JT
Desc: Proposed two storey extension to South elevation.
Agent: Mr Adam Britnell
Origin Squared Ltd 1-2 Harbour House BN43 5HZ

Applicant: Mr Simon Britnell
Case Officer: Anna Tidey
Ward: Burgess Hill - Leylands
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/18/5037

Location: Gas Governor Station Leylands Road Burgess Hill West Sussex RH15 8AB

Desc: Proposed signs and flagpole sign for Lidl for the period 01/02/2019 to 01/02/2024. Comprising 2 x bubble sign above the entrance of the store 2.5m x 2.5m; 1 x bubble sign to the left of the entrance doors on the wall 1m x 1m; 3 x 48 sheet billboards on the side elevation of the building facing the car park 3.25m x 6.3m; 1 x flag pole with opening hours on the front edge of the site 6m x 2.1m and 2 x directional arrows either side of the car park entrance 1.4m x 1.4m. Amended application form and plans showing additional signs proposed received 02.01.2019.

Applicant: Mr Beau Thompson
Lidl Crete Hall Road Gravesend DA11 9BU

Case Officer: Nick Rogers
Ward: Burgess Hill - Leylands
App. Type: Advertisement Application

OBSERVATIONS: RECOMMEND APPROVAL – providing that the signage lights are positioned so that they do not disturb nearby residents. The car park should be closed and locked when the store is closed.

DM/18/5038

Location: Oaklands Keymer Road Burgess Hill West Sussex RH15 0AH
Desc: Pitched roof detached double garage building.
Agent: Mr Stuart Wickham
SDR Designs 14 Bateman Road Woodingdean Brighton BN2 6RD
Applicant: Mr and Mrs N Gates
Case Officer: Katherine Williams
Ward: Burgess Hill - Franklands
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL – it should be possible for a vehicle to leave the site in forward gear.

DM/18/5068

Location: Day Centre Royal George Road Burgess Hill West Sussex RH15 9SJ
Desc: Demolition of existing day centre and construction of 8 dwellings (4 x 2 bedroom and 4 x 3 bedroom) with associated parking and landscaping.
Agent: Mr Peter Rainier
DMH Stallard Griffin House 135 High Street Crawley RH10 1DQ
Applicant: Britecroft Ltd
Case Officer: Joseph Swift
Ward: Burgess Hill - Victoria
App. Type: Full Application

For 6 or more dwellings councillors are asked to consider Section 106 contributions:

Contribution towards a Traffic Regulation Order banning lorries from Victoria Avenue.

OBSERVATIONS: RECOMMEND REFUSAL – it was an overdevelopment of the site. There was inadequate parking provision. There was no allocated visitor parking. The car park layout and design was impractical.

DM/18/5075

Location: 9 Turners Way Burgess Hill West Sussex RH15 8AT
Desc: Ground floor extension.

Agent: Mr James Smith
Just Plans Ltd 46A Keymer Road Hassocks BN6 8AR
Applicant: Mr Tefik
Case Officer: Joanne Fisher
Ward: Burgess Hill - Dunstall
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/18/5083

Location: Highway Land Outside 86 Folders Lane Burgess Hill West Sussex RH15 0DX
Desc: T111 and T112 Quercus Robur - Fell.
Applicant: Jones Homes (Southern) Ltd
3 White Oak Square Swanley Kent BR8 7AG
Case Officer: Irene Fletcher
Ward: Burgess Hill - Franklands
App. Type: Tree Surgery

OBSERVATIONS: OBJECTIONS – the trees were owned by West Sussex County Council. They were subject to Tree Preservation Orders. The work was unnecessary. Traffic flow would be affected. It would be a road safety hazard to pedestrians.

DM/18/5124

Location: Pollards Farm Ditchling Road Ditchling Common Ditchling Burgess Hill East Sussex RH15 0SE
Desc: Demolition of existing conservatory and garage extensions and replacement with new two storey extension and garage block with roof accommodation. Alterations to private access drive and forecourt within the property demise.
Agent: Stickland Wright Ltd
4 Gloucester Passage Brighton BN1 4AS
Applicant: R Slabbert And CK Batchelor
Case Officer: Joseph Swift
Ward: Burgess Hill - St Andrew's
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL
