

MINUTES of the **PLANNING COMMITTEE**
held in the Council Chamber
on **MONDAY 25 MARCH 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)

631. OPEN FORUM

There were several members of the public present.

A resident addressed the committee regarding application DM/19/0517 and asked them to object to the proposed development. The resident had owned freehold of the Sussex Sign Centre business in Mill Road since 1975. The footprint of the proposed building was double the size of the existing and the volume was some four times bigger. The overwhelming height of the building would completely over-shadow their workshop. This was the reason for refusal on the last planning application for this site.

There would be over-looking issues as 8 large windows would replace the existing elevation with no windows looking over the yard and buildings. The entire site would be covered with no provision for any parking no just for residents and visitors, but also for vehicles servicing the flats which would impact bin collections. The access drive and yard to the rear of the flats was owned by the resident and were an essential part of their business, used for parking, deliveries and working on vehicles however with 8 flats and no parking, the yard would be abused.

The Town Centre end of Mill Road was a Secondary Shopping Area and so any change of use to residential would undermine all of the existing shops and businesses on the road. The Sussex Sign Centre wrapped around three sides of the proposed development. Mixing commercial and residential use in such close proximity would cause problems.

Five properties in Church Road had rights of way across the yard. Commercial waste was collected at 4am. Quench Bar had a separate noisy glass collection. The Local Sustainable Economic Development Policy commits to protecting allocated and existing employment land and premises. It also stated that Secondary Shopping frontages that contribute to the pedestrian flow of the attractiveness of the area should be retained. The application site had been a restaurant since the 1960s and the current Masala Club was a popular and thriving business. There was no necessity to allow change of use at this site.

It was essential the Sussex Sign Centre would not be disrupted during the proposed 9 – 12 months it would take to build. The existing building was physically joined to the shop and also to a property in Church Road. After demolition the entire site would need excavating to create a basement. To allow for these works, the developer planned to close the western lane of Mill Road and the pavement. This would disrupt the one way traffic system and will cause a loss of the temporary parking that was currently in place for customers. This application should be called in to the District Council.

The owner of Masala Club, the current business that was residing at 6-8 Mill Road, asked the Committee to object to the plans. The business was well loved and there had been a large amount of complaints from customers on social media when the plans were submitted. Masala Club was currently ranked as the third best restaurant in Burgess Hill online. Three shops currently made up this site and the proposed plans would change the heritage of the road. There was no parking and the development would cause a lot of disruption for Mill Road.

632. APOLOGIES FOR ABSENCE

There were none.

633. SUBSTITUTES

There were none.

634. DECLARATIONS OF INTEREST

Steve Hansford declared an interest in application DM/19/0517 as he was a customer of Masala Club.

635. CHAIRMAN'S ANNOUNCEMENTS

TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 78 APPEAL

Notification had been received that the following appeal had been made to the Planning Inspectorate.

AP/19/0015

Appeal by: Dim South Ltd

Location: **Pollards Farm, Ditchling Road, Ditchling Common**

Proposed Development: Proposed conversion of agricultural barn to a 4-bedroom house (C3).

Appeal Ref: APP/D3830/W/18/3219104

RESOLVED that:

Await a copy of the Appeal Decision letter from Mid Sussex District Council.

636. MINUTES

The minutes of the meeting of the Planning Committee held on Monday 4 March 2019 having been previously circulated were AGREED and signed by the Chairman as a correct record.

637. 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 4 March 2019, were considered.

638. LICENCE APPLICATION – CO-OPERATIVE GROUP FOOD LTD

Notification has been received from Mid Sussex District Council of a New Premises Licence application at Ground Floor Retail Unit, 12 Terracotta Lane. Comments were required by **9 April 2019**.

The application included proposals for the following licensable activities:

Sale by retail of alcohol for consumption off the premises – everyday 06:00hrs to 23:00hrs.

RESOLVED that:

The Committee raised no objections to the application.

639. Meeting terminated at 19.32 hours.

OBSERVATIONS

DM/19/0600

Location: 13A Beaconsfield Close Burgess Hill West Sussex RH15 9AT
Desc: Demolition of existing warehouse and creation of two new 3 bed detached chalet style houses with associated parking and landscaping.
Agent: Mr Andrew Macswayed
Eurohaus Germany 196 High Road Wood Green London N22 8HH
Applicant: Mr A Sideek
Case Officer: Joanne Fisher
Ward: Burgess Hill - Victoria
App. Type: Full Application

OBSERVATIONS: The application was withdrawn.

DM/19/0715

Location: 35 Condor Way Burgess Hill West Sussex RH15 9PT
Desc: Single storey rear extension. This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the proposed use cannot be taken into account.
Applicant: Mr Leslie Noyes
35 Condor Way Burgess Hill West Sussex RH15 9PT
Case Officer: Anna Tidey
Ward: Burgess Hill - Victoria
App. Type: Lawful Development Certificate –Proposed

OBSERVATIONS: The legal situation was noted.

DM/19/0718

Location: JD Wetherspoon Plc Six Gold Martlets 49 - 51 Church Walk Burgess Hill West Sussex RH15 9BQ
Desc: Variation of Condition no.2 of planning application DM/18/1508 to allow for later trading hours up until 25th May 2020. Hours of use Monday to Thursday: 0730 - 2330hrs, Friday and Saturday: 0730 - 0100hrs, Sunday and Bank Holidays: 0800 - 2330hrs.
Applicant: Miss Emma Fallon
Wetherspoon House Reeds Crescent Watford WD24 4QL
Case Officer: Stuart Malcolm
Ward: Burgess Hill - Meeds
App. Type: Removal/Variation of Condition

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/0748

Location: Land Rear of 88 Folders Lane Burgess Hill West Sussex RH15 0DX
Desc: Variation of Condition No: 2 of Planning Permission AP/16/0040 to substitute revised drawings in respect of Plots 72 and 73 to allow for addition of rear garden rooms.
Applicant: David Jones Homes (Southern) Ltd
Jones Homes (Southern) Ltd 3 White Oak Square London Road Swanley BR8 7AG
Case Officer: Andrew Morrison
Ward: Burgess Hill - Franklands
App. Type: Removal/Variation of Condition

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/0806

Location: 2B Kirdford Close Burgess Hill West Sussex RH15 0BW
Desc: Oak - Overall crown reduction by up to 2m. Crown lift up to fork.
Applicant: Mrs Dutton
2B Kirdford Close Burgess Hill West Sussex RH15 0BW
Case Officer: Irene Fletcher
Ward: Burgess Hill - Franklands
App. Type: Tree Surgery

OBSERVATIONS: OBJECTIONS – the tree was not causing any issues and so the work was unnecessary.

DM/18/3738

Location: 295A Junction Road Burgess Hill West Sussex RH15 0PY
Desc: Proposed demolition of existing storeroom extensions, removal of existing industrial fridge, repair and alterations to existing main building structure, and extension to existing main building structure to form a new two bedroom, two person dwelling (Amended plan received 1 March 2019 showing revised Bedroom 2 window opening)
Agent: Mr Daryl Gowlett
2 Woolven Close Burgess Hill West Sussex RH15 9RR
Applicant: Mr Berkant Akturk
Case Officer: Andrew Watt
Ward: Burgess Hill - St Andrew's
App. Type: Full 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. Amended plans received 05.03.2019.
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/19/0517

Location: 6 - 8 Mill Road Burgess Hill West Sussex RH15 8DR
Desc: Demolition of the existing building and erection of eight residential apartments (two 2-bed and six 1-bed).
Agent: Mr Brian Anderson
Project Outsource Contacts Limited Station Studios, 96 Ethel Street Hove BN3 3LL
Applicant: Mr S Tse
Case Officer: Joanne Fisher
Ward: Burgess Hill - Meeds
App. Type: Full Application

Section 106 contribution suggestions:

- Litter/recycling bins in Church Road
- 2 x Tree planters plus trees in Church Walk

OBSERVATIONS: RECOMMEND REFUSAL – this was an overdevelopment of the site. It goes against the neighbourhood plan. This was not in keeping with the street scene. Concerns were raised over parking, access and bin collections.

DM/19/0775

Location: 23 Grove Road Burgess Hill West Sussex RH15 8LE
Desc: Rear, side wrap around extension.

Agent: Mr Christopher Jones
Jones Projects Architectural 182 Leylands Road Burgess Hill West
Sussex RH15 8HS
Applicant: Mrs Deborah Therese Corbridge
Case Officer: Andrew Horrell
Ward: Burgess Hill - Meeds
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/0781

Location: Freckborough Manor Ditchling Road Ditchling Common Ditchling
Burgess Hill
East Sussex RH15 0SE
Desc: Demolition of existing garage and flat and the provision of a
newbuild four bedroom detached house with garage and the
provision of a new garage and store for existing dwelling.
Agent: Mr Robert Saunders
RSP Architects Ltd 1 Westbourne Grove Westbourne Gardens
Hove BN3 5PJ
Applicant: Mr and Mrs G Harding
Case Officer: Caroline Grist
Ward: Burgess Hill - St Andrew's
App. Type: Full Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/0807

Location: 28 Folders Lane Burgess Hill West Sussex RH15 0DR
Desc: Proposed erection of a timber "log" garage in the front garden.
Applicant: Mr Martin Pulsford
28 Folders Lane Burgess Hill West Sussex RH15 0DR
Case Officer: Deborah Lynn
Ward: Burgess Hill - Franklands
App. Type: Householder Application

OBSERVATIONS: RECOMMEND REFUSAL – it was not in keeping with the street
scene. It was not aesthetically pleasing.

DM/19/0828

Location: 28 Royal George Road Burgess Hill West Sussex RH15 9SE
Desc: Single storey rear extension for conversion of existing dwelling to
form 1x 1 bed and 1x 2 bedroom self contained flats.

Agent: Mr Alex Beattie
Lightbox Architecture Limited 121 Greenbank Avenue Saltdean
BN2 8QP
Applicant: Mr Troak
Case Officer: Caroline Grist
Ward: Burgess Hill - Victoria
App. Type: Full Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/0835

Location: Spinningdale Keymer Road Burgess Hill West Sussex RH15 0AH
Desc: Proposed detached garage and revised access arrangement to allow independent vehicular access to property.
Agent: The Graham Whitehouse Practice
Fairfield House 49 Fairfield Road Burgess Hill West Sussex RH15 8QB
Applicant: Ms Catherine Forbes
Case Officer: Andrew Horrell
Ward: Burgess Hill - Franklands
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/0841

Location: 61 Hammonds Ridge Burgess Hill West Sussex RH15 9QW
Desc: Proposal to replace roof with steeper pitch and add 3 dormers to the rear elevation and 1 dormer to the front elevation.
Agent: Mr Paul Gosling
78 Potters Lane Burgess Hill West Sussex RH15 9JS
Applicant: Mr P Finlay
Case Officer: Deborah Lynn
Ward: Burgess Hill - Victoria
App. Type: Householder Application

OBSERVATIONS: RECOMMEND REFUSAL – it was overbearing and would overlook adjacent properties. It was out of keeping with the street scene.

DM/19/0851

Location: 11 Ryeland Road Burgess Hill West Sussex RH15 0QX
Desc: Single storey rear extension and conversion of loft to form

additional bedroom and en-suite.
Agent: Mr Robert Thomas
RT Architectural Services 61 Coulstock Road Burgess Hill West
Sussex RH15 9XZ
Applicant: Mr and Mrs Medhurst
Case Officer: Hamish Evans
Ward: Burgess Hill - Franklands
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/0862

Location: Tree In Strip Of Land Between Guild Place And Wintons Close
Folders Lane Burgess Hill West Sussex
Desc: Remove T4 (TPO BH/1/TPO/06) to a low stump.
Agent: Rob Anderson
ACD Environmental Courtyard House Mill Lane Godalming GU7
1EY
Applicant: Sarah Sutcliffe
Case Officer: Irene Fletcher
Ward: Burgess Hill - Franklands
App. Type: Tree Surgery

OBSERVATIONS: NO OBJECTIONS

DM/19/0269

Location: 30 Meadow Lane Burgess Hill West Sussex RH15 9JA
Desc: Single storey side extension.
Agent: Mr Kevin Hale
Extensionplans.net 34 Tennyson Avenue Grantham NG31 9NA
Applicant: Mr and Mrs Hern
Case Officer: Katherine Williams
Ward: Burgess Hill - Meeds
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/0615

Location: Real Jewellers Ltd 198 London Road Burgess Hill West Sussex
RH15 9RD
Desc: Proposed internally illuminated wooden box sign, 3 metres in

length and 1 metre in height to be positioned on the side of the building.

Applicant: Mr Richard Soper
Body Matters Gold Ltd Maple House 198 London Road Burgess Hill West Sussex RH15 9RD
Case Officer: Deborah Lynn
Ward: Burgess Hill - Meeds
App. Type: Advertisement Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/0873

Location: Maple Court Denham Road Burgess Hill West Sussex
Desc: Replacement of all windows with PVCu casements to all elevations.
Agent: Planning Department
Ashford Commercial Ltd 7 Folgate Road Lyngate Industrial Estate North Walsham Norfolk NR28 0AJ
Applicant: Mr Steve Davies
Case Officer: Hamish Evans
Ward: Burgess Hill - Victoria
App. Type: Full Application

OBSERVATIONS: RECOMMEND APPROVAL – providing that the colour was suitable and did not affect the street scene.

DM/19/0894

Location: 14 Foxglove Close Burgess Hill West Sussex RH15 8UY
Desc: Garage conversion to habitable space
Agent: Mr Sam Ventham
14 Foxglove Close Burgess Hill West Sussex RH15 8UY
Applicant: Mr Sam Ventham
Case Officer: Anna Tidey
Ward: Burgess Hill - Dunstall
App. Type: Householder Application

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

DM/19/0895

Location: 40 The Oaks Burgess Hill West Sussex RH15 9XP
Desc: Demolition of existing conservatory with single storey rear

extension.
Agent: Mr Mel Humphrey
Mel Humphrey RICS C.Build E MCABE 39 Northease Drive Hove
East Sussex BN3 8PQ
Applicant: Rod Mclaughlan
Case Officer: Andrew Horrell
Ward: Burgess Hill - Dunstall
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/0908

Location: 40 Inholmes Park Road Burgess Hill West Sussex RH15 0JE
Desc: Two storey extension to front/side of property. Alterations to
driveway.
Agent: RT Architectural Services Robert Thomas
61 Coulstock Road Burgess Hill West Sussex RH15 9XZ
Applicant: Mr and Mrs Richardson
Case Officer: Katherine Williams
Ward: Burgess Hill - Franklands
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/0909

Location: 41 Brookway Burgess Hill West Sussex RH15 0LN
Desc: New Porch.
Agent: Clive Voller Associates
Daryl Gowlett 2 Woolven Close Burgess Hill West Sussex RH15
9RR
Applicant: Ms Linda Nardizzi
Case Officer: Andrew Horrell
Ward: Burgess Hill - St Andrews
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/0921

Location: 91 Coulstock Road Burgess Hill West Sussex RH15 9XZ
Desc: Two storey extension to side and single storey extension to rear of property. Conversion of existing loft and formation of rear dormer.
Applicant: Mr and Mrs Sharp
91 Coulstock Road Burgess Hill West Sussex RH15 9XZ
Case Officer: Andrew Horrell
Ward: Burgess Hill - Dunstall
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/0958

Location: Archer Court Crescent Road Burgess Hill West Sussex
Desc: Replacement of single glazed windows with double glazed PVCu casement windows incorporating the Georgian bar (where existing) to all elevations.
Agent: Planning Department
Ashford Commercial Ltd 7 Folgate Road Lyngate Industrial Estate
North Walsham
Norfolk NR28 0AJ
Applicant: Mr Steve Davies
Case Officer: Joanne Fisher
Ward: Burgess Hill - Meeds
App. Type: Full Application

OBSERVATIONS: RECOMMEND APPROVAL – providing that the colour was suitable and did not affect the street scene.

DM/19/0993

Location: 49 Silverdale Road Burgess Hill West Sussex RH15 0ED
Desc: Oak - reduce secondary rubbing branch on garden side back to first fork and thin remaining growth all over tree by 20%.
Applicant: Mr and Mrs Leece
49 Silverdale Road Burgess Hill West Sussex RH15 0ED
Case Officer: Irene Fletcher
Ward: Burgess Hill - Franklands
App. Type: Tree Surgery

OBSERVATIONS: NO OBJECTIONS
