

MINUTES of the **PLANNING COMMITTEE**
held in the Council Chamber
on **MONDAY 2 DECEMBER 2019**

Present: Janice Henwood Chairman
Sarah Lawrence * Vice Chairman

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

Also Present: Peter Chapman
Matthew Cornish

* *Denotes non-attendance.*

19.00

101. OPEN FORUM

There were no members of the public present.

102. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Andrew Barrett-Miles and Sarah Lawrence.

103. SUBSTITUTES

There were none.

104. DECLARATIONS OF INTEREST

Graham Allen advised that with regard to any comment(s) he may make on any planning application on tonight's agenda, he reserved the right to alter their views on any application and submission should it come before the Mid Sussex District Council Planning Committees, following reading the planning officer's report, considering any verbal update the planning officer may provide and taking into account the views expressed by other members or members of the public at that meeting.

Peter Chapman a personal interest in every planning application on the agenda in his capacity as District Councillors.

105. **CHAIRMAN'S ANNOUNCEMENTS**

There were none.

106. **MINUTES**

The Minutes of the meeting of the Planning Committee held on Monday 18 November 2019, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

107. **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 18 November 2019, were considered.

108. Meeting terminated at 19.33 hours.

OBSERVATIONS

DM/19/4335

Location: Johnsons House 16 Victoria Way Burgess Hill West Sussex RH15 9NF
Desc: External and internal alterations and associated works, including installation of mezzanine floor, erection of security fence and new electrically operated gates.
Agent: Mr Danny Simmonds
RPS Planning and Development 20 Farringdon Street London EC4A 4AB
Applicant: Delve Services Limited
Case Officer: Katherine Williams
Ward: Burgess Hill - Victoria
App. Type: Full Application

OBSERVATIONS: Recommend Approval however the Committee requested they adhere to the root protection scheme.

DM/19/4592

Location: 131 Chanctonbury Road Burgess Hill West Sussex RH15 9HE
Desc: Erection of a single storey rear extension extending beyond the rear wall of the original house by 3.5 metres, to a maximum height of 2.7 metres, and height of the eaves to 2.4 metres.
Agent: Mr Nick Hewitson
Extra Windows Ltd Sir Thomas Longley Road Rochester Kent ME2 4DP
Applicant: Mr J and Mrs M Drake
Case Officer: Hamish Evans
Ward: Burgess Hill - Meeds
App. Type: Prior Notification - Larger Extensions

OBSERVATIONS: Recommend Approval

DM/19/4599

Location: 87 Junction Road Burgess Hill West Sussex
Desc: Demolish existing rear extension and garage to rear of site. Proposed change of use, extension and conversion (including the creation of a second floor), from offices to form 7 flats (4 x 1 bedroom and 3 x 2 bedroom) with associated off-street parking, cycling, bin and recycling storage (following approval of application DM/18/3102).
Agent: Mr Peter Young
Dowsett Mayhew Planning Partnership 63A Ship Street Brighton

BN1 1AE
Applicant: Messrs Alan Bull and Adam Barker
Case Officer: Joanne Fisher
Ward: Burgess Hill - Franklands
App. Type: Full Application

OBSERVATIONS: Recommend Approval. The Committee welcomed bringing a dilapidated building back into use and enhancing the existing building.

INFRASTRUCTURE REQUIREMENTS: - Mid Sussex District Council welcome specific recommendations with regard to Section 106 needs associated with this development. The recommendations of the Planning Committee are as follow:

Upgrade the play equipment at Folders Meadow to include equipment for children of all abilities.

DM/19/4624

Location: 141-143 Lower Church Road Burgess Hill West Sussex RH15 9AA
Desc: Change of use from A1 to C3 to create 5 new C3 units, including alterations and extensions. Includes the retention of 1 existing residential unit.
Agent: Mr Colm McKee
CMK Planning 11 Aymer Road Hove East Sussex BN3 4GB
Applicant: Regents Bay Investments
Case Officer: Katherine Williams
Ward: Burgess Hill - Meeds
App. Type: Full Application

OBSERVATIONS: The Committee expressed concerns on the parking availability for this application as there should be at least 4 spaces in accordance with WSCC recommendations. It was also commented that there was limited on street parking available on a busy trunk road into the town.

DM/19/4637

Location: 30 Janes Lane Burgess Hill West Sussex RH15 0QR
Desc: Retrospective application for a timber framed shed to the front drive.
Applicant: Mr Philip Turner
30 Janes Lane Burgess Hill West Sussex RH15 0QR
Case Officer: Andrew Clarke
Ward: Burgess Hill - St Andrew's
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/19/4665

Location: 38 Park Road Burgess Hill West Sussex RH15 8ET
Desc: Copper Beech - reduce to previous cut points. Purple Plum and other unknown species - reduce to previous cut points. Plum Tree - reduce to previous cut points.
Applicant: Mr Graham Leathes
38 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

DM/19/4311

Location: 38 Pangdene Close Burgess Hill West Sussex RH15 9UT
Desc: Retrospective application for a garage conversion to use as storage.
Applicant: Mr Jonathan Pontin
Kingsley 9 Church Lane Pyecombe Brighton West Sussex BN45
7FE
Case Officer: Katherine Williams
Ward: Burgess Hill - Victoria
App. Type: Householder Application

OBSERVATIONS: Recommend Refusal the loss of a garage and car parking space was regretted and the retrospective nature was noted.

DM/19/4670

Location: Prospect House 1-11 Junction Road Burgess Hill West Sussex RH15 0GS
Desc: Determination as to whether prior approval is required for the change of use of the A1 unit to the front of property (part of the ground floor) from retail to residential.
Agent: Mr Kieran Rafferty
KR Planning 183 Seafield Road Bournemouth BH6 5LJ
Applicant: Quinata Ltd
Case Officer: Joseph Swift
Ward: Burgess Hill - Meeds
App. Type: Prior Not. - Shop to Bank/Dwelling

OBSERVATIONS: Recommend Refusal. The Committee regretted the paucity of the plans. The MSDC Officer noted the sizes of the bedrooms not complying with

minimum dwelling sizes, access to ventilation, and natural lighting. The Committee requested that these be investigated. The Committee requested parking standards be considered as the application did not refer to these.

DM/19/4675

Location: 199 Chanctonbury Road Burgess Hill West Sussex RH15 9HF
Desc: Replace and widen single storey rear extension.
Agent: Mr James Minett
Belmont Designs Practice Ltd 37 Ashenground Road Haywards Heath RH16 4PS
Applicant: Mr Steven Wilkins
Case Officer: Joseph Swift
Ward: Burgess Hill - Meeds
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/19/4684

Location: Green Hedges Theobalds Road Burgess Hill West Sussex RH15 0SS
Desc: Extension and alterations to make chalet style bungalow with double garage.
Agent: Mr Christopher Jones
Christopher Jones Projects Chapel Cottage 182 Leylands Road Burgess Hill RH15 8HS
Applicant: Mr Rolf Cowley
Case Officer: Caroline Grist
Ward: Burgess Hill - St Andrew's
App. Type: Householder Application

OBSERVATIONS: Recommend Refusal however it was felt it was not in keeping with the surrounding street scene. This application was a significant extension. The Committee regretted the paucity of the plans as they did not enable them to understand the proposals fully.

DM/19/4695

Location: 1 Midfields Drive Burgess Hill West Sussex RH15 8EN
Desc: Proposed new front porch, removal of low level boundary wall, addition of two new 950mm high fences, external walls to be rendered and removal of conservatory. 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.

Agent: Mr Craig Matthews
Matthews Architectural Practice Ltd Flat 16, Gorham Court
Gorham Way Telscombe Cliffs BN10 7BB
Applicant: Pippa Dowden-Yates
Case Officer: Rachel Richardson
Ward: Burgess Hill - Leylands
App. Type: Lawful Development Certificate –Proposed

OBSERVATIONS: The legal situation was noted however concern was expressed on the demolition of the boundary wall and addition of high fences which would impact the street scene.

DM/19/4715

Location: 24 The Warren Burgess Hill West Sussex RH15 0DZ
Desc: Proposed single storey ground floor front extension, first floor front/side extension above existing garage and single storey ground floor extension to rear.
Agent: Mr Alex Beattie
Lightbox Architecture Ltd 121 Greenbank Avenue Saltdean BN2

8QP

Applicant: Mr And Mrs Argles
Case Officer: Hamish Evans
Ward: Burgess Hill - Franklands
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/19/4770

Location: 3 Cedar Close Burgess Hill West Sussex RH15 8EJ
Desc: English Oak - crown thin canopy by 30%, remove dead wood and remove epicormic growth up to an approximate height of 4 metres.
Agent: Glen Poole
County Tree Surgeons Ltd Turners Hill Road Crawley Down RH10 4HQ
Applicant: Miss Jo Reid
Case Officer: Irene Fletcher
Ward: Burgess Hill - Leylands
App. Type: Tree Surgery

OBSERVATIONS: No objections.

DM/19/4783

Location: Southern Recovery Services Ltd Storage Depot Fairbridge Way
Burgess Hill RH15 8BF

Desc: Change of use from a nil use to a heavy goods vehicle recovery
business.

Agent: Mr Tim North
Tim North And Associates Ltd 17A Reading Road Pangbourne
Berkshire RG8 7LR

Applicant: Mr Paul Attwater

Case Officer: Stephen Ashdown

Ward: Burgess Hill - Leylands

App. Type: Full Application

OBSERVATIONS: Recommend Approval
