

MINUTES of the **PLANNING COMMITTEE**
held in the Council Chamber
on **30 September 2019**

Present: Janice Henwood Chairman
Sarah Lawrence Vice Chairman

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

Also Present:

Peter Chapman
Mathew Cornish
Robert Duggan
Robert Eggleston
Sylvia Neumann

* *Denotes non-attendance.*

(19.00)

62. OPEN FORUM

A member of the public addressed the Committee regarding DM/19/3331, raising objections over the huge tower block which had increased in size since the previous planning application, overdevelopment of the site, and the development being out of keeping with the area. They stated that the tower block overshadowed the church and set a precedent for further housing. There was a lack of parking for the flats and hotel, and this did not comply with the parking recommendations from West Sussex County Council. The applicant assumed that the residents of the flats would use public transport, however this was non-existent. The applicant assumed that the town centre would provide for the resident's daily needs, but retail in the development was decreasing. The hotel put pressure on the car park and parking in the surrounding streets.

A second member of the public addressed the Committee regarding DM/19/3331. They stated that it was a travesty for the town to have a tower block, and would set a dangerous precedent. The current block in the town had set the precedent for New River REIT. They had originally said the development would not be higher than the current 6 storeys. 11 storeys would set a precedent for developers to come back and build more. They

asked the Committee to defend the town and fight back against this application.

A third member of the public addressed the Committee regarding DM/19/3331, raising the same concerns as the previous speakers. They questioned the planning process, stating that members of the public had made representations on the application, but they could not see where these were taken into account. They asked where options would be discussed, and the community could get involved with shaping the development.

A fourth member of the public addressed the Committee regarding DM/19/3331. They shared general comments of the previous speakers. They were particularly concerned over the parking. There were 70 new places for the block of flats; however the West Sussex County Council recommendation was for more than that. The existing car park was being extended by 237 places to replace the multi-storey car park being demolished. This was not many for a substantial retail development, taking into account all of the other things being built.

Councillor Sarah Lawrence entered the room during this item.

63. APOLOGIES FOR ABSENCE

There were none.

64. SUBSTITUTES

There were none.

65. DECLARATIONS OF INTEREST

Councillor Andrew Barret-Miles declared an interest in all planning applications, particularly involving discussions around parking, as he was a West Sussex County Councillor.

Councillor Peter Chapman declared an interest in all planning applications as he was a member of the Mid Sussex District Council Planning Committee, stating that his comments would be preliminary and neutral.

Councillor Robert Eggleston declared an interest in all planning applications as he was a member of the Mid Sussex District Council Planning Committee, stating that his comments would be preliminary and neutral.

Councillor Janice Henwood declared an interest in DM/19/3795, as she knew the applicant.

66. CHAIRMAN'S ANNOUNCEMENTS

Planning Training would be held for all Councillors on 21 October from 5.30 to 7.30pm. This would be prior to the Planning Committee Meeting scheduled for that evening which would start slightly later. The Chairman of Planning asked that all Councillors attend and not just members of the committee.

RESOLVED that:

The contents of the report were noted.

67. **MINUTES**

The Minutes of the meeting of the Planning Committee held on Monday 9 September 2019, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

68. **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 9 September 2019, were considered.

RESOLVED that:

The contents of the report were noted.

69. **PLANNING APPLICATION DM/19/3234 – LITTLE ABBOTSFORD ISAACS LANE**

Planning application DM/19/3234 in the Ansty and Staplefield parish had been received from Mid Sussex District Council, as detailed in Agenda Item 8.

RESOLVED that:

The contents of the report were noted.

70. **LICENCE APPLICATION – LI/19/1535 BUON APPETITO, 169/171 LONDON ROAD.**

Notification had been received from Mid Sussex District Council on 17 September 2019 of an application for a New Premises Licence, as detailed in Agenda Item 9.

RESOLVED that:

The contents of the report were noted.

71. Meeting terminated at 20.15 hours.

OBSERVATIONS

DM/19/3331

Location: The Martlets Shopping Centre Burgess Hill West Sussex RH15 9NN

Desc: Demolition of multi-storey car park, public library and offices. The conversion of existing buildings and erection of new buildings to provide, additional retail floor space (Classes A1 and A3), residential units (Class C3) with undercroft car parking, a multi-screen cinema (Class D2), bowling alley (Class D2), gymnasium (Class D2), a hotel (Class C1), the reconfiguration and expansion of existing public car park, amendments to the site access, public realm improvements including landscaping, and other associated works (revision of DM/15/3858 and DM/18/1580).

Agent: Mr Richard Robeson
WSP Indigo Aldermay House 10-15 Queen Street London EC4N 1TX

Applicant: NewRiver Retail (GP3) Ltd

Case Officer: Stephen Ashdown

Ward: Burgess Hill - Meeds

App. Type: Full Application

OBSERVATIONS:

The Committee wished to raise concerns over the height of the tower block. 11 storeys was out of keeping with the character of the town and the townscape. The application contradicted District Plan Policy DP26 and DP34 as it detracted from St John's Church. The Committee would wish the height to be reduced.

The Committee expressed concerns over the amount of parking, and wished the applicant to follow the parking guidelines in the Neighbourhood Plan. It was noted that using public transport was not always viable, and that the residents of the flats would instead park in the surrounding residential roads if not enough parking was provided. The Committee were concerned that there would not be enough parking for the users and employees of the hotel and leisure facilities. They wished for the applicant to complete a Traffic Flow Assessment, and to model the car park usage and traffic flow.

A member of the public noted that the cinemas in Crawley and Brighton had free parking.

The Committee trusted that concerns over potential wind disturbance had been considered.

The Committee expressed concerns over the potential insufficient daylight for the North facing flats.

The Committee wished that the design would include up to date, modern, appropriate public toilets.

The Committee hoped that the applicant would adhere to District Plan Policies DP21

and DP39. It was noted that there was a lack of encouragement for people not to travel by car – the design should be favourable to pedestrians and cyclists. Concerns were raised over the location of cycle racks. It was suggested that the designs could include charging points for electric vehicles.

The Committee wished to reiterate their previous statement:

‘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.’

The Committee expressed concerns over the lack of Section 106 contributions. There should be an agreement and a contribution towards the Beehive.

DM/19/3259

Location: 1 Midfields Drive Burgess Hill West Sussex RH15 8EN
Desc: Proposed 1.8m high boundary fence to the front and side with a new electric entrance gate. Hip to gable roof extension, extend existing dormer and clad with wood effect panels to dormer and side gable ends. Replace flat roof over existing side extension with a pitched roof. Extend front porch to create 1st floor extension. Demolish existing conservatory.
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: Householder Application

OBSERVATIONS: Recommend Refusal

The wall would be detrimental to the general street scene.

DM/19/3461

Location: 29 St John's Avenue Burgess Hill West Sussex RH15 8HJ
Desc: Single storey extension to rear and extension of the existing dropped kerb to front.
Agent: Kevin Simpson
KRS Designs 1 Cooperswood Crowborough TN6 1SW
Applicant: Ms Natasha Brown
Case Officer: Caroline Grist
Ward: Burgess Hill - Leylands

App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/19/3505

Location: 31 The Saffrons Burgess Hill West Sussex RH15 8TB
Desc: Demolition of existing conservatory with replacement 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.
Agent: Mr George Burn
GB Architectural Design Ltd 19 Twining Close Tunbridge Wells TN4 8FJ
Applicant: Mr Waldo Zaragoza
Case Officer: Andrew Horrell
Ward: Burgess Hill - Dunstall
App. Type: Lawful Development Certificate –Proposed

OBSERVATIONS: The legal situation was noted.

DM/19/3519

Location: 23 Sawyers Close Burgess Hill West Sussex RH15 0QB
Desc: Replace conservatory with a single storey full width rear extension, and extend the existing raised patio.
Agent: Mrs Josie Hodges
DPS Sussex Ltd 6 Newlands Close Keymer Ditchling Hassocks BN6 8BG
Applicant: Mr and Mrs Scott
Case Officer: Andrew Horrell
Ward: Burgess Hill - Franklands
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/19/3351

Location: 24 Greenlands Drive Burgess Hill West Sussex RH15 0AZ
Desc: A flat roof garden room rear extension.
Applicant: Mr David Brown
24 Greenlands Drive Burgess Hill West Sussex RH15 0AZ
Case Officer: Katherine Williams
Ward: Burgess Hill - Franklands

App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/19/3581

Location: 29 Culpepper Burgess Hill West Sussex RH15 8UB
Desc: First floor side extension over existing garage.
Agent: Clive Voller Associates
Mr Daryl Gowlett 2 Woolven Close Burgess Hill West Sussex
RH15 9RR
Applicant: Mr and Mrs M Bramich
Case Officer: Andrew Horrell
Ward: Burgess Hill - Dunstall
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/19/3702

Location: 51A Valebridge Road Burgess Hill West Sussex RH15 0RA
Desc: Verandah to the rear.
Applicant: Mr Donald Collins
51A Valebridge Road Burgess Hill West Sussex RH15 0RA
Case Officer: Joseph Swift
Ward: Burgess Hill - St Andrew's
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. Amended Block Plan showing amended wall, planting and fencing layout, received 12.09.2019.
Applicant: Charles Church Thames Valley
Persimmon House Knoll Road Camberley GU15 3TQ
Applicant: Charles Church Thames Valley
Case Officer: Anna Tidey
Ward: Burgess Hill - St Andrew's
App. Type: Full Application

OBSERVATIONS: Recommend Approval

DM/19/3652

Location: 8 Greenlands Drive Burgess Hill West Sussex RH15 0AZ
Desc: Front single storey extension with pitched roof, Side and rear first floor extensions with pitched roof. Rear single storey extension with flat roof. Tiled first floor walls.
Applicant: Mr Gareth Jenkins
8 Greenlands Drive Burgess Hill West Sussex RH15 0AZ
Case Officer: Katherine Williams
Ward: Burgess Hill - Franklands
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/19/3734

Location: Sheddingdean Community Centre Maple Drive Burgess Hill West Sussex RH15 8UA
Desc: Replace existing timber windows with new powder coated aluminium, colour brown to match existing.
Applicant: Mr Paul Williams
Mid Sussex District Council Oaklands Oaklands Road Haywards Heath West Sussex RH16 1SS
Case Officer: Caroline Grist
Ward: Burgess Hill - Leylands
App. Type: Full Application

OBSERVATIONS: Recommend Approval

DM/19/3737

Location: 101 Sycamore Drive Burgess Hill West Sussex RH15 0GG
Desc: Conservatory to rear.
Agent: County The Home Improvers
17 And 18 Ghyll Road Industrial Estate Ghyll Road Heathfield TN21 8AW
Applicant: Mr and Mrs Corbett
Case Officer: Anna Tidey
Ward: Burgess Hill - Franklands
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/19/3745

Location: 208 Chanctonbury Road Burgess Hill West Sussex RH15 9HN
Desc: Single Storey Rear Extension.
Agent: Graham Hartley
12 Petlands Road Haywards Heath West Sussex RH16 4HH
Applicant: Mr Piotr Kwiatkowski
Case Officer: Hamish Evans
Ward: Burgess Hill - Meeds
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/19/3795

Location: 15 Park Road Burgess Hill West Sussex RH15 8EU
Desc: Mature Hornbeam - Fell
Applicant: Mr Richard Porter
15 Park Road Burgess Hill West Sussex RH15 8EU
Applicant: Mr Richard Porter
Case Officer: Sarah Nelson
Ward: Burgess Hill - Meeds
App. Type: Trees in a Conservation Area

OBSERVATIONS: No Objections
