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Wednesday 4 September 2018

To: **MEMBERS OF THE PLANNING COMMITTEE**

A **MEETING** of the **PLANNING COMMITTEE** will be held in the Council Chamber on **9 September 2019** at **19.00 hours**, when your attendance is required.

Steve Cridland
Chief Executive Officer

Filming, recording of Council meetings and use of social media:

During this meeting members of the public may film or record the Committee and officers from the public area only providing it does not disrupt the meeting. The Confidential section of the meeting may not be filmed or recorded.

If a member of the public objects to being recorded, the person(s) filming must stop doing so until that member of the public has finished speaking.

The use of social media is permitted but members of the public are requested to switch their mobile devices to silent for the duration of the meeting.

A G E N D A

1. **OPEN FORUM**

Members of the public are invited to put questions or to draw relevant matters to the Council's attention, prior to the commencement of business. This is for a period of up to fifteen minutes and shall be limited to three minutes per person.

Members of the Planning Committee – Janice Henwood (Chairman), Graham Allen, Andrew Barrett-Miles, Tofojjul Hussain, Sarah Lawrence (Vice Chairman), Max Nielsen and Kathleen Willis

2. **APOLOGIES FOR ABSENCE**

3. **SUBSTITUTES**

4. **DECLARATIONS OF INTEREST**

In respect of any matter on the Agenda.

5. **CHAIRMAN'S ANNOUNCEMENTS**

6. **MINUTES**

To consider the Minutes of the meeting of the Planning Committee held on 19 August 2019 (copy previously circulated).

7. **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 19 August 2019 to be considered.

NOTE: The Committee is reminded that when considering these applications they should bear in mind the implications of the Town Council's Environmental Charter.

8. **NORTHERN ARC DEVELOPMENT**

8.1 Planning application DM/18/5114 in the Ansty and Staplefield parish has been received by Mid Sussex District Council. The application is as follows:

Location: Burgess Hill Northern Arc Land North And North West Of Burgess Hill Between Bedelands Nature Reserve In The East And Goddard's Green Waste Water Treatment Works In The West

Desc: Comprehensive, phased, mixed-use development comprising approximately 3,040 dwellings including 60 units of extra care accommodation (Use Class C3) and 13 permanent gypsy and traveller pitches, including a Centre for Community Sport with ancillary facilities (Use Class D2), three local centre (comprising Use Classes A1-A5 and B1, and stand-alone community facilities within Use Class D1), healthcare facilities (Use Class D1), and employment development comprising a 4 hectare dedicated business park (Use Classes B1 and B2), two primary school campuses and a secondary school campus (Use Class D1), public open space, recreation areas, play areas, associated infrastructure including pedestrian and cycle routes, means of access, roads, car parking, bridges, landscaping, surface water attenuation, recycling centre and waste collection infrastructure with associated demolition of existing buildings and structures, earthworks, temporary and

permanent utility infrastructure and associated works. (Amended description and amended/further documents and plans received including: - Environmental Statement Addendum received 12/8/19 - Transport Assessment Addendum received 12/8/19 - Planning Statement Addendum, including Retail Statement, Minerals Safeguarding and Safeguarding of Waste Management Facilities received 12/8/19 - Revised Design Guide received 12/8/19 – Revised Development Specification and Framework received 12/8/19 - Revised Parameter plans and supporting drawings received 12/8/19 - Revised Location Plan received 12/8/19 - Economic Sustainability Strategy received 8/7/19)

Agent: Mr Jonathan Hill
AECOM 8th Floor Aldgate Tower 2 Lemon Street London E1
8FA

Applicant: Homes England
Case Officer: Stuart Malcolm
Ward: Cuckfield
App. Type: Outline App. Environmental Statement

8.2 RECOMMENDATION

The views of the committee are sought.

9. TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 78 APPEAL

- 9.1 Notification has been received that the following appeal/s has/have been made to the Planning Inspectorate.

DM/19/1724

Appeal by: Momentum Homes

Location: Forman Recruitment Ltd Americas House 273 London Road Burgess Hill

Proposed Development: Proposed 6 no. 1 bed flats over 3 floors, including a two storey extension to the east elevation for access.

Appeal Ref: **AP/19/0060**

9.2 RECOMMENDATION

The Committee is recommended to await a copy of the Appeal Decision from Mid Sussex District Council.

SCHEDULE OF APPLICATIONS

LIST OF PLANNING APPLICATIONS REGISTERED BETWEEN 08 AUGUST 2019 AND 14 AUGUST 2019 FOR PUBLICATION IN THE LOCAL PRESS WEEK ENDING 23 AUG 2019.

These applications can be viewed on the Online Planning Register, and from computers available at the Council's Planning Services Reception, Oaklands, Oaklands Road, Haywards Heath, during normal office hours. To access the Online Planning Register, please use the following link: <http://pa.midsussex.gov.uk/online-applications/>.

Representations in respect of the following applications must be submitted in writing by 6 September 2019.

DM/19/3138

Location: Royal British Legion Hall 30 Cyprus Road Burgess Hill West Sussex RH15 8DX

Desc: Demolition of the existing Royal British Legion Club and erection of an entertainment and community venue, to include a 237-seat theatre, a multi-purpose dance/rehearsal studio, meeting rooms and dressing room/support spaces. The flexible front-of-house foyer spaces will incorporate an associated cafe/bar operation to support the auditorium function. There will be re-landscaping works to the north and south of the new building and to the alleyway to the east (alongside Cyprus Hall).

Agent: Miss Lara Kerrison
Aedas Ivory House St Katharine Docks East Smithfield London E1W 1AT

Applicant: Mr Steven Cridland

Case Officer: Andrew Watt

Ward: Burgess Hill - Meeds

App. Type: Full Application

DM/19/3144

Location: Land East Of Kings Way Burgess Hill West Sussex

Desc: Full application for 39 new dwellings (including the provision of 22 on-site affordable homes) a new Community Centre and retail floor space to the ground floor of Block B, including the provision of associated parking and landscaping.

Applicant: Charles Church (Thames Valley)
Persimmon House Knoll Road Camberley GU15 3TQ

Case Officer: Susan Dubberley

Ward: Burgess Hill - St Andrew's

App. Type: Full Application

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

Funds be allocated to real time bus services available on the bus stops in the immediate vicinity of the application site.

DM/19/3148

Location: Former Royal British Legion Hall 30 Cyprus Road Burgess Hill West Sussex RH15 8DX

Desc: Advertisement: Building name 'Beehive' in brick lettering lit by spotlights to north and south facades. Building name 'Beehive' in 3-dimensional internally-lit lettering to west facade LED illuminated de-scaled stainless steel letters finished in metallic bronze colour with translucent Perspex faces. 3no. internally illuminated poster panels to east facade. 1no. internally illuminated poster panel to south facade. 1no. internally illuminated poster panel to west facade. 2no. internally illuminated poster panels mounted on freestanding glazed brick 'fin' north of Cyprus Hall with 'Beehive/Cyprus Hall' lettering to side edge. 2 no. internally illuminated poster panels mounted on freestanding glazed brick 'fin' south of Cyprus Hall with 'Cyprus Hall' lettering to side edge.

Agent: Miss Lara Kerrison
Aedas Ivory House St Katharine Docks East Smithfield London E1W 1AT

Applicant: Mr Steven Cridland

Case Officer: Andrew Watt

Ward: Burgess Hill - Meeds

App. Type: Advertisement Application

DM/19/3154

Location: 67 Valebridge Road Burgess Hill West Sussex RH15 0RR

Desc: Replacement single storey rear extension and removal of existing lean-to.

Agent: Mrs Jenny Minett
Belmont Designs Practice Ltd 37 Ashenground Road Haywards Heath RH16 4PS

Applicant: Mr Trevor Branch

Case Officer: Hamish Evans

Ward: Burgess Hill - St Andrew's

App. Type: Householder Application

DM/19/3166

Location: 88 Folders Lane Burgess Hill West Sussex RH15 0DX
Desc: Variation of condition 2 relating to planning reference 14/04492/FUL to allow for amended plans to take account of sub station requirement.
Applicant: David Stewart
Jones Homes (Southern) Ltd Ground Floor Unit 3 White Oak Square Swanley BR8 7AG
Case Officer: Susan Dubberley
Ward: Burgess Hill - Franklands
App. Type: Removal/Variation of Condition

DM/19/3179

Location: 2 Sawyers Close Burgess Hill West Sussex RH15 0QB
Desc: Removal of existing garage to rear garden, proposed new two storey side extension and single storey rear extension, and porch to the front.
Agent: Mr Daryl Gowlett
Clive Voller Associates 20 Inholmes Park Road Burgess Hill RH15 0JE
Applicant: Mr Ben Kinsey
Case Officer: Andrew Horrell
Ward: Burgess Hill - Franklands
App. Type: Householder Application

DM/19/3185

Location: 141 Mill Road Burgess Hill West Sussex RH15 8DA
Desc: Single storey rear and part side extension.
Agent: Mr Michael Benwell
The Oast House Stapeley Manor Farm Odiham RG29 1JE
Applicant: Mr And Mrs Stedman
Case Officer: Andrew Horrell
Ward: Burgess Hill - Leylands
App. Type: Householder Application

DM/19/3189

Location: 4 Swann Close Burgess Hill West Sussex RH15 0TR
Desc: T1 Ash - Thin by 20%
Applicant: Mrs Alison Godber
4 Swann Close Burgess Hill West Sussex RH15 0TR
Case Officer: Irene Fletcher
Ward: Burgess Hill - St Andrews
App. Type: Tree Surgery

DM/19/3204

Location: 226 London Road Burgess Hill West Sussex RH15 9QR
Desc: Retrospective application for the construction of a raised deck in the private rear amenity area, with a new rear boundary fence.
Agent: Mrs Josie Hodges
DPS Sussex Ltd 6 Newlands Close Hassocks West Sussex BN6 8BG
Applicant: Mr Athikur Rahman
Case Officer: Andrew Clarke
Ward: Burgess Hill - Meeds
App. Type: Full Application

DM/19/3209

Location: 7 Hammonds Gardens Burgess Hill West Sussex RH15 9QN
Desc: T1 Oak - Crown reduce by 2 metres.
Agent: Mr Max Ferretti
Absolute Arboriculture Maple Lodge Brighton Road Crabtree Lower Beeding RH13 6PS
Applicant: Mrs Gemma Tavener
Case Officer: Irene Fletcher
Ward: Burgess Hill - Victoria
App. Type: Tree Surgery

DM/19/3225

Location: 19 Elwood Close Burgess Hill West Sussex RH15 9RE
Desc: Existing Lawful Development Certificate for an extension to rear replacing conservatory. This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the existing use cannot be taken into account.
Applicant: Mr Christian Dudley

19 Elwood Close Burgess Hill West Sussex RH15 9RE
Case Officer: Hamish Evans
Ward: Burgess Hill - Victoria
App. Type: Lawful Development Certificate -Existing

DM/19/3227

Location: 1 Farm Way Burgess Hill West Sussex RH15 0JX
Desc: New enlarged ground floor entrance porch and enlarged first floor pitched roof dormer to replace existing flat roof dormer.
Agent: Mr Alex Beattie
Lightbox Architecture Limited 121 Greenbank Avenue Saltdean

BN2 8QP

Applicant: Mr And Mrs Alfieri
Case Officer: Andrew Horrell
Ward: Burgess Hill - Franklands
App. Type: Householder Application

LIST OF PLANNING APPLICATIONS REGISTERED BETWEEN 15 AUGUST 2019 AND 21 AUGUST 2019 FOR PUBLICATION IN THE LOCAL PRESS WEEK ENDING 30 AUG 2019.

These applications can be viewed on the Online Planning Register, and from computers available at the Council's Planning Services Reception, Oaklands, Oaklands Road, Haywards Heath, during normal office hours. To access the Online Planning Register, please use the following link: <http://pa.midsussex.gov.uk/online-applications/>.

Representations in respect of the following applications must be submitted in writing by 13 September 2019.

DM/19/2178

Location: 25 Orchard Road Burgess Hill West Sussex RH15 9PG
Desc: Oak Tree - Overall crown reduction of up to 3m (Amended description 15.08.19)
Applicant: Mr Steven Arber
Custom Coachworks Unit A 22 Victoria Way Burgess Hill West Sussex RH15 9NF
Case Officer: Irene Fletcher
Ward: Burgess Hill - Victoria
App. Type: Tree Surgery

DM/19/3035

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

DM/19/3168

Location: Mellow Cottage Keymer Road Burgess Hill West Sussex RH15 0AH
Desc: Proposed single storey side extension
Agent: Jaimie Blomqvist
Krona Design Ltd 50 Grand Parade Brighton BN2 9QA
Applicant: Mr and Mrs Short
Case Officer: Andrew Morrison
Ward: Burgess Hill - Franklands
App. Type: Householder Application

DM/19/3241

Location: 6 The Nursery Burgess Hill West Sussex RH15 0LE
Desc: A white PVCu framed conservatory at the rear of the property.
Agent: Mrs Sarah White
Anglian Home Improvements National Administration Centre
PO Box 65 Norwich Norfolk NR6 6EJ
Applicant: Mr K Foord
Case Officer: Hamish Evans
Ward: Burgess Hill - St Andrew's
App. Type: Householder Application

DM/19/3268

Location: Co-Op Priory Chase Burgess Hill West Sussex RH15 0NT
Desc: 3 no. fascia signs, 1 no. projecting sign, and 1 no. totem sign.
Agent: Miss Cameron Banks-Murray
Peacock and Smith Ltd 8 Baltic Street London EC1Y 0UP

Applicant: Mr C Smith
Case Officer: Katherine Williams
Ward: Burgess Hill - St Andrew's
App. Type: Advertisement Application

DM/19/3286

Location: 9 Meadow Lane Burgess Hill West Sussex RH15 9HZ
Desc: Single storey flat roof rear extension
Agent: Mr James Smith
Just Plans Ltd 107 Willow Way Hurstpierpoint Hassocks West
Sussex BN6 9TQ
Applicant: Mr and Mrs Michael and Anne-Marie Coles
Case Officer: Ms Rachel Richardson
Ward: Burgess Hill - Meeds
App. Type: Householder Application

DM/19/3307

Location: Birchways Keymer Road Burgess Hill West Sussex RH15 0AL
Desc: Erection of pitched roof double garage and garden store.
Agent: Mr Stuart Wickham
SDR Designs 14 Batemans Road Woodingdean Brighton BN2
6RD
Applicant: Mr And Mrs Simon Bellm
Case Officer: Anna Tidey
Ward: Burgess Hill - Franklands
App. Type: Householder Application

DM/19/3315

Location: 49A Station Road Burgess Hill West Sussex RH15 9DE
Desc: Proposal to split existing 3 bed maisonette into a 1x1 bed and a
1x2 bed self contained flats.
Agent: Mr Alex Beattie
Lightbox Architecture Limited 121 Greenbank Avenue Saltdean
BN2 8QP
Applicant: Mr Malins
Case Officer: Ms Rachel Richardson
Ward: Burgess Hill - Meeds
App. Type: Full Application

DM/19/3335

Location: 4 Romaine Close Burgess Hill West Sussex RH15 0NS
Desc: Birch - thin crown by up to 20%.
Applicant: Mr John Simpson
4 Romaine Close Burgess Hill West Sussex RH15 0NS
Case Officer: Irene Fletcher
Ward: Burgess Hill - St Andrews
App. Type: Tree Surgery

LIST OF PLANNING APPLICATIONS REGISTERED BETWEEN 22 AUGUST 2019 AND 28 AUGUST 2019 FOR PUBLICATION IN THE LOCAL PRESS WEEK ENDING 06 AUG 2019.

These applications can be viewed on the Online Planning Register, and from computers available at the Council's Planning Services Reception, Oaklands, Oaklands Road, Haywards Heath, during normal office hours. To access the Online Planning Register, please use the following link: <http://pa.midsussex.gov.uk/online-applications/>.

Representations in respect of the following applications must be submitted in writing by 20 September 2019.

DM/19/3334

Location: Batchelors Farmhouse Keymer Road Burgess Hill West Sussex RH15 0BQ
Desc: Outline planning application for up to 33 new dwellings including 30% affordable housing, with vehicular and pedestrian access via Keymer Road, the provision of public open space, associated infrastructure and landscaping, following demolition of an existing dwelling. To include the provision of a new community car parking area. All matters reserved apart from access.
Agent: Mr Tim Rodway
Rodway Planning Consultancy Limited 293 Upper Shoreham Road Shoreham By Sea BN43 5QA
Applicant: Mr W Adams
Case Officer: Joanne Fisher
Ward: Burgess Hill - Franklands
App. Type: Outline Application

For 6 or more dwellings councillors are asked to consider Section 106 contributions: to be provided at the meeting.

The following comments have been received from Sarah Hughes, Maintenance Team Supervisor at Burgess Hill Town Council:

Concerns are raised regarding the discharge of surface water from the proposed development site, reference the Sustainable Drainage Assessment, as this will directly affect Batchelors Farm Open Space which is land owned by Burgess Hill Town Council.

As per the Planning Statement, page 21, the map showing the application site identified within the SHELAA (ref. 573) incorporates the access path from Keymer Road into Batchelors Farm Open Space with is land owned by Burgess Hill Town Council. It is noted the Illustrative Site Layout Plan does not include this access path.

The field directly north from the application site and the field to the north west are privately owned and therefore are not informal public open space allocation as indicated on page 8 of the Planning Statement. The owners of these areas of land are not mentioned on the MSDC neighbour notification sheet.

DM/19/3352

Location: Oakside 1 Oak Grange Burgess Hill West Sussex RH15 0XD
Desc: New gate entrance
Agent: Mr Matthew Cook
RDJW Architects Limited Quoin House 9-11 East Park Crawley
RH10 6AN
Applicant: Mr Welfare
Case Officer: Joseph Swift
Ward: Burgess Hill - Franklands
App. Type: Householder Application

DM/19/3358

Location: Mimosa House 54A Folders Lane Burgess Hill West Sussex
RH15 0DX
Desc: T1 Horse Chestnut: reduce by 2.0m.
Agent: Mr Scott Farmborough
Cedarwood Tree Care 4 Hett Close Ardingly Haywards Heath
RH17 6TE
Applicant: Mr David Rooney
Case Officer: Irene Fletcher
Ward: Burgess Hill - Franklands
App. Type: Tree Surgery

DM/19/3370

Location: Burgess Hill Inn Keymer Road Burgess Hill West Sussex RH15
0AD

Desc: Consent to display 2 illuminated fascia signs and 2 illuminated
and 7 non-illuminated hoardings.

Agent: Mrs Gillian Shepley
Ashleigh Signs Ashleigh House Beckbridge Road Normanton
WF6 1TE

Applicant: Mr Petifer

Case Officer: Andrew Morrison

Ward: Burgess Hill - Meeds

App. Type: Advertisement Application
