

MINUTES of the **PLANNING COMMITTEE**
held in the Council Chamber
on **TUESDAY 28 MAY 2019**

Present: Janice Henwood Chairman
Sarah Lawrence Vice Chairman

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

Also Present: Robert Eggleston
Peter Chapman
Simon Hicks
Robert Duggan
Matthew Cornish

* *Denotes non-attendance.*

(19.00)

1. OPEN FORUM

There were several members of the public present.

A representative from the South of Folders Lane Action Group addressed the committee regarding application DM/19/1519 and asked them to recommend refusal. The tree was protected and the applicant had not demonstrated a valid reason to fell it. Felling of the tree would be contrary to the provisions of DP8, DP26 and DP37 of the adopted Mid Sussex District Plan. It would also be contrary to the provisions of Policy H3 of the adopted Burgess hill Neighbourhood Plan.

A resident spoke on behalf of a group of residents from the Dumbrills Close area of Burgess Hill in reference to application DM/19/1778 and requested that the original condition be kept as this was a residential area and it was not acceptable to have lorries unloading and reversing at the site from 7am. There were many houses adjacent to the site which would be impacted by this proposed extra operational hour.

2. APOLOGIES FOR ABSENCE

There were none.

3. **SUBSTITUTES**

There were none.

4. **DECLARATIONS OF INTEREST**

Graham Allen, Peter Chapman and Janice Henwood declared a personal interest in every Licensing application on the agenda as they are members of the District Council Licensing Committee.

Peter Chapman, Graham Allen, Roger Cartwright and Robert Eggleston declared a personal interest in every planning application on the agenda in their capacity as District Councillors.

Tofojjul Hussain declared an interest in application DM/19/1498 as his son was an employee at establishment.

5. **CHAIRMAN'S ANNOUNCEMENTS**

ELECTION OF VICE-CHAIRMAN OF THE PLANNING COMMITTEE FOR THE ENSUING YEAR

RESOLVED that:

Sarah Lawrence be Vice Chairman of the Planning Committee.

STATEMENT FOR NEW BUILD APPLICATIONS

Janice Henwood proposed that a statement be created and added to the recommendations for any applications for new builds and /or change of use that asks applicants to adhere to Mid Sussex District Plan Policy DP39 (Use of renewable energy eg. photovoltaic tiles/panels). Andrew Barrett-Miles felt that it would be better to outline this to Mid Sussex District Council and ask for it to be adopted as part of the verification process.

RESOLVED that:

The Chairman to prepare a statement or letter to be agreed at the next Planning Committee meeting to be held on Monday 17 June 2019.

6. **MINUTES**

The Minutes of the meeting of the Planning Committee held on Monday 29 April 2019, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

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 Monday 29 April 2019, were considered.

8. **LICENCE APPLICATION – THE WATERMILL, 1 LEYLANDS ROAD**

Notification had been received from Mid Sussex District Council of a Variation of a Premises Licence at The Watermill, 1 Leylands Road. Comments are required by **5 June 2019**. The application included proposals for the following:

Changes to the layout of the premises including new drinking area to the front of the premises.

RESOLVED that:

The Committee approve of the application however concerns were raised due to the proximity of the premises to the local primary school. Concerns were raised over the impact it would have on the traffic flow. Access times to the front beer garden should be restricted and should not be used after 10pm.

9. **SATURDAY PLANNING SURGERY**

Previously, Members of the Planning Committee held regular planning surgeries at Burgess Hill Library on Saturdays immediately prior to Planning Committee meetings. The surgeries were held between the hours of 10am and 11am. A rota was agreed to determine which member of the Planning Committee would attend each surgery.

The surgeries have not been well attended over the past few years and the previous Planning Committee had questioned whether they should continue to be held.

RESOLVED that:

The Planning Surgery be discontinued.

10. Meeting terminated at 20.36 hours.

OBSERVATIONS

DM/19/1365

Location: 106 Marlborough Drive Burgess Hill West Sussex RH15 0EU
Desc: Proposed dwelling with parking to replace existing double garage and hardstanding.
Agent: Mr James Minett
Belmont Designs Practice Ltd 37 Ashenground Road Haywards Heath West Sussex RH16 4PS
Applicant: Mr Bob Deveson
Case Officer: Anna Tidey
Ward: Burgess Hill - Franklands
App. Type: Full Application

OBSERVATIONS: RECOMMEND REFUSAL – This was a back garden development which was contrary to Policy H2 of the Burgess Hill Neighbourhood Plan. It also conflicted with Policy DP26 of the District Plan and paragraphs 7, 12, 14, 17, 150, 196, 197 and 198 of the NPPF.

DM/19/1453

Location: 39 Inholmes Park Road Burgess Hill West Sussex RH15 0JH
Desc: Construction of single storey garage/garden room.
Agent: Mr Roy Simmonds
SBH Design Ltd Gable Cottage Street Lane Ardingly West Sussex RH17 6UB
Applicant: Mr And Mrs Tom Bottomley
Case Officer: Anna Tidey
Ward: Burgess Hill - Franklands
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/1519

Location: 88 Folders Lane Burgess Hill West Sussex RH15 0DX
Desc: Quercus Robur (Oak) (T117) - Fell
Applicant: Jones Homes (Southern) Ltd
Ground Floor Unit 3 White Oak Square Swanley BR8 7AG
Case Officer: Irene Fletcher
Ward: Burgess Hill - Franklands
App. Type: Tree Surgery

OBSERVATIONS: OBJECTIONS – The work was unnecessary. Felling the tree would be contrary to Policy DP8, DP26 and DP37 of the District Plan and Policy H3

of the Neighbourhood Plan. KPS tree survey recommended - reduce crown by 3 m. assess the deadwood, removing loose deadwood and reducing secure dead wood by 50%.

DM/18/5059

Location: 2 Hammonds Ridge Burgess Hill West Sussex RH15 9QQ
Desc: Two storey rear extension - resubmission of approved planning reference DM/17/4451 to allow for the use of white PVC windows including enlarged side window. Replacement of remaining brown timber windows on dwelling with white PVC.
Applicant: Mr Thomas Barnes
2 Hammonds Ridge Burgess Hill West Sussex RH15 9QQ
Case Officer: Hamish Evans
Ward: Burgess Hill - Victoria
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. Amended plans received 29.04.2019 to show alteration to the rear dormers / intervening sections removed.
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/19/0991

Location: Bridge House 62 St Wilfrids Road Burgess Hill West Sussex RH15 8BQ
Desc: Removal of existing single storey garage. Proposed conversion and two storey side extension to detached house to form a pair of semi-detached houses. (amended plans received 24/04/2019)
Agent: Mr Michael Dade

Speer Dade Planning Consultants Meru Cottage Gatehouse Lane
Framfield Uckfield TN22 5RS

Applicant: Mr D Andrews
Case Officer: Katherine Williams
Ward: Burgess Hill - Leylands
App. Type: Full Application

OBSERVATIONS: RECOMMEND REFUSAL – it was garden grabbing and was an over-development of the site. Parking was minimal. It was out of character and out of keeping with the street scene.

DM/19/1399

Location: 44 Inholmes Park Road Burgess Hill West Sussex RH15 0JE
Desc: Retrospective application for a log cabin in the garden to be used as a beauty therapy business.
Applicant: Miss Emily Crockford
Beauty Box Garden Beauty Room 44 Inholmes Park Road Burgess Hill RH15 0JE
Case Officer: Andrew Clarke
Ward: Burgess Hill - Franklands
App. Type: Change of Use Application

OBSERVATIONS: RECOMMEND APPROVAL – operational trade hours should be restricted. The business should operate between 8:00 hours and 20:00 hours.

DM/19/1473

Location: 7 Icarus Avenue Burgess Hill West Sussex RH15 0UW
Desc: Garage conversion and internal wall removal.
Agent: Mr Roger Stanley-Smith
Falcon Home Improvements Ltd 58A Parklands Road Hassocks West Sussex BN6 8JZ
Applicant: Mr Aaron Monteith
Case Officer: Katherine Williams
Ward: Burgess Hill - St Andrew's
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/1532

Location: 17 And 17A Station Road Burgess Hill West Sussex RH15 9DE
Desc: Change of use of ground floor offices to residential.
Applicant: Mr Mark And Mrs Lisa Stoner

17 Station Road Burgess Hill West Sussex RH15 9DE
Case Officer: Katherine Williams
Ward: Burgess Hill - Meeds
App. Type: Full Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/1550

Location: Woodlands Office Park Albert Drive Burgess Hill West Sussex
RH15 9TN
Desc: Proposed second floor extension to existing offices, retaining car
park (re-submission of approval reference DM/16/3272).
Agent: Mr Neil Millbank
GWP Architects Fairfield House Fairfield Road Burgess Hill West
Sussex RH15 8QB
Applicant: Mr D Sablon
Case Officer: Caroline Grist
Ward: Burgess Hill - Victoria
App. Type: Full Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/1570

Location: Merryfield Keymer Road Burgess Hill West Sussex RH15 0AH
Desc: Re-submission of approved application DM/19/0370 - Proposed
ground floor front (East) extension forming annexe
accommodation.
Agent: Mr Colin Jerrey
Arc Designs 1 Fieldway Ditchling Hassocks BN6 8UA
Applicant: Mr and Mrs Gooding
Case Officer: Deborah Lynn
Ward: Burgess Hill - Franklands
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/1585

Location: 22 Sycamore Drive Burgess Hill West Sussex RH15 0GH
Desc: Erection of summerhouse and shed in rear garden.
Agent: Mr Tim Evans

T J Evans Ltd Holly's Choice Spithurst Road Barcombe BN8 5EF
Applicant: Mr and Mrs D Clarke
Case Officer: Andrew Horrell
Ward: Burgess Hill - Franklands
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/1612

Location: 151 Lower Church Road Burgess Hill West Sussex RH15 9AA
Desc: Conversion of existing building to form 3x 1 bed flats and 1x 2 bed flats. To include erection of a replacement metal side gate, alterations to the fenestration, existing roof to rear and addition of a two storey extension to the rear, beneath a pitched roof.
Agent: Mr Alex Beattie
Lightbox Architecture Limited 121 Greenbank Avenue Saltdean BN2 8QP
Applicant: C/O Agent
Case Officer: Joanne Fisher
Ward: Burgess Hill - Meeds
App. Type: Full Application

OBSERVATIONS: RECOMMEND REFUSAL – it was an overdevelopment of the site. It would be overbearing. It would be detrimental to the local amenities. It would cause loss of privacy and block significant sunlight from adjacent properties. It would increase the existing parking pressures in this area.

DM/19/1631

Location: 21 Wheatsheaf Close Burgess Hill West Sussex RH15 8UT
Desc: Oak Tree (T5) Reduce height and spread by 2-3 metres and reshape in order to alleviate subsidence problems.
Agent: Mr Simon Pryce
Simon Pryce Arboriculture CP House Otterspool Way Watford WD25 8HP
Applicant: Mr C McMinn
Case Officer: Irene Fletcher
Ward: Burgess Hill - Dunstall
App. Type: Tree Surgery

OBSERVATIONS: NO OBJECTIONS

DM/19/1487

Location: 41 Orchard Road Burgess Hill West Sussex RH15 9PG
Desc: Demolition of existing rear extension and garage, and erection of new single storey rear extension.

Agent: Mr Jake McLewee
Rendered By Jake Unit C, Cobblestone Walk 74 High Street
Steyning West Sussex BN44 3RD
Applicant: Mr and Mrs Blake
Case Officer: Anna Tidey
Ward: Burgess Hill - Victoria
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/1626

Location: 52 Oak Hall Park Burgess Hill West Sussex RH15 0BX
Desc: Rear single storey 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: Mrs Zoe Volkes
Focus Consulting The Dock Hub Wilbury Villas Hove BN3 6AH
Applicant: Mr and Mrs Harmes
Case Officer: Andrew Horrell
Ward: Burgess Hill - Franklands
App. Type: Lawful Development Certificate –Proposed

OBSERVATIONS: The legal situation was noted.

DM/19/1645

Location: St Anne's Convent 92 Mill Road Burgess Hill West Sussex R
H15 8EL
Desc: G1 Row of Yew - Fell.
Agent: Mrs Taig
Connick Tree Care New Pond Farm Woodhatch Road Reigate
RH2 7QH
Applicant: Mrs Shepherd
Case Officer: Sarah Nelson
Ward: Burgess Hill - Meeds
App. Type: Trees in a Conservation Area

OBSERVATIONS: NO OBJECTIONS

DM/19/1659

Location: 7 Churchill Way Burgess Hill West Sussex RH15 0ER
Desc: Front porch and single storey rear extension.

Agent: Clive Hawkins
Clive Hawkins Architects Ltd 114 Mackie Avenue Brighton BN1
8RD
Applicant: Mr C Osborne
Case Officer: Hamish Evans
Ward: Burgess Hill - Franklands
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/1667

Location: 2 South Close Burgess Hill West Sussex RH15 9PZ
Desc: Flat roof dormer rear extension and two Velux roof windows to the front. 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 Stuart Beckett
Beckett Architectural & Consultancy Services Ltd 53 Bramble Gardens Burgess Hill West Sussex RH15 8UQ
Applicant: A Watkins
Case Officer: Deborah Lynn
Ward: Burgess Hill - Victoria
App. Type: Lawful Development Certificate –Proposed

OBSERVATIONS: The legal situation was noted.

DM/19/1705

Location: 6 Shotters Burgess Hill West Sussex RH15 9QE
Desc: T1 Ash and T2 Oak - Fell
Agent: Vicki Harrison
MWA Arboriculture Ltd Bloxham Mill Business Centre Barford Road Bloxham Banbury OX15 4FF
Applicant: Mr Mihalev
Case Officer: Irene Fletcher
Ward: Burgess Hill - Victoria
App. Type: Tree Surgery

OBSERVATIONS: NO OBJECTIONS

DM/19/1438

Location: 39 Cold Waltham Lane Burgess Hill West Sussex RH15 0EL

Desc: Proposed rear extension, part two storey and part single storey together with associated landscaping including enclosure of rear unused concrete hardstanding within rear garden.

Agent: Mr Graham Whitehouse
Graham Whitehouse Practice Fairfield House 49 Fairfield Road Burgess Hill West Sussex RH15 8QB

Applicant: Mr and Mrs Rimmer
Case Officer: Katherine Williams
Ward: Burgess Hill – Franklands
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/1498

Location: Naasta 226 London Road Burgess Hill West Sussex RH15 9QR
Desc: Retention of external light for advertisement.
Applicant: Mr Athikur Rahman
Naasta 226 London Road Burgess Hill West Sussex RH15 9QR
Case Officer: Andrew Clarke
Ward: Burgess Hill - Meeds
App. Type: Advertisement Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/1636

Location: Tangletrees Royal George Road Burgess Hill West Sussex RH15 9SG
Desc: Erection of summer house.
Applicant: Mr Stephen Jones
Tangletrees Royal George Road Burgess Hill West Sussex RH15 9SG
Case Officer: Anna Tidey
Ward: Burgess Hill - Victoria
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/1710

Location: 37 St Johns Avenue Burgess Hill West Sussex RH15 8HJ
Desc: Two storey side extension incorporating conversion of existing garage at ground floor level. Single storey front extension to form

new entrance porch.
Agent: Mr Robert Thomas
RT Architectural Services 61 Coulstock Road Burgess Hill West
Sussex RH15 9XZ
Applicant: Mr and Mrs Silver
Case Officer: Anna Tidey
Ward: Burgess Hill - Leylands
App. Type: Householder Application

OBSERVATIONS: RECOMMEND REFUSAL – it would impact the residential amenity. It was not in keeping with the street scene. It would result in loss of light and privacy to the neighbouring properties.

DM/19/1716

Location: 259 Junction Road Burgess Hill West Sussex RH15 0NX
Desc: Proposed single storey rear extension and roof alterations with rear dormer. 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 Christopher Jones
Chapel Cottage 182 Leylands Road Burgess Hill West Sussex
RH15 8HS
Applicant: Mr and Mrs Drake
Case Officer: Katherine Williams
Ward: Burgess Hill - St Andrew's
App. Type: Lawful Development Certificate –Proposed

OBSERVATIONS: The legal situation was noted.

DM/19/1722

Location: 57 Station Road Burgess Hill West Sussex RH15 9DY
Desc: Double and single story extensions.
Agent: Mr Christopher Jones
Christopher Jones Projects Chapel Cottage 182 Leylands Road
Burgess Hill West Sussex RH15 8HS
Applicant: Mr and Mrs Ainsworth
Case Officer: Susan Dubberley
Ward: Burgess Hill - Meeds
App. Type: Householder Application

OBSERVATIONS: RECOMMEND REFUSAL – it was overbearing and unneighbourly. It would have a detrimental impact on residential amenity.

DM/19/1724

Location: Forman Recruitment Ltd Americas House 273 London Road
Burgess Hill West Sussex RH15 9QU

Desc: Proposed 6 no. 1 bed flats over 3 floors, including a two storey
extension to the east elevation for access. (Resubmission of
planning reference DM/19/0207).

Agent: Mr P A Gosling
78 Potters Lane Burgess Hill RH15 9JS

Applicant: Momentum Homes Ltd

Case Officer: Deborah Lynn

Ward: Burgess Hill - Victoria

App. Type: Full Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/1749

Location: 1 Copper Close Burgess Hill West Sussex RH15 9XJ

Desc: Conversion of garage to form habitable room and increased hard-
standing to front garden.

Agent: Mr Courtney Darby
Darby Architectural Ltd 5 Derek Road Lancing BN15 0NU

Applicant: Mr and Mrs McGorry

Case Officer: Andrew Horrell

Ward: Burgess Hill - Dunstall

App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/1752

Location: 80 St Andrews Road Burgess Hill West Sussex RH15 0PH

Desc: Ground floor extension to rear.

Agent: Mr Paul Gosling
78 Potters Lane Burgess Hill West Sussex RH15 9JS

Applicant: Mr C Blunt

Case Officer: Andrew Horrell

Ward: Burgess Hill - St Andrew's

App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/1766

Location: 1 The Holt Burgess Hill West Sussex RH15 0RF
Desc: Proposed single storey rear extension replacing conservatory and widened vehicle access. Resubmission of approved application DM/19/0997, replacing render on extension with brickwork.
Agent: Mr Colin Jerrey
Arc Designs 1 Fieldway Ditchling Hassocks BN6 8UA
Applicant: Mr and Mrs Digweed
Case Officer: Andrew Horrell
Ward: Burgess Hill - Franklands
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/1778

Location: Site Of Demolished Gas Holder Leylands Road Burgess Hill West Sussex RH15 8AB
Desc: Variation of condition 23 relating to DM/17/3592 to allow delivery times to match condition 22.
Applicant: Mr Beau Thompson
Site Of Demolished Gas Holder Leylands Road Burgess Hill West Sussex RH15 8AB
Case Officer: Nick Rogers
Ward: Burgess Hill - Leylands
App. Type: Removal/Variation of Condition

OBSERVATIONS: RECOMMEND REFUSAL – the original condition should be adhered to. This was a residential area and it was not acceptable to allow lorries to unload and reverse before 8am. It would result in an increase in noise levels during unsocial hours. There would be a detrimental loss of residential amenity.

DM/19/1814

Location: 19 Foxglove Close Burgess Hill West Sussex RH15 8UY
Desc: Oak (T1) - Reduce crown back to previous pruning points approx 1.5 metres due excessive shading.
Agent: Justin Lee
J Lee Trees 37A Cuckfield Road Hurstpierpoint BN6 9RW
Applicant: Mr John Temple
Case Officer: Irene Fletcher
Ward: Burgess Hill - Dunstall

App. Type: Tree Surgery

OBSERVATIONS: NO OBJECTIONS
