

MINUTES of the **PLANNING COMMITTEE**
held in the Council Chamber
on **MONDAY 8 JULY 2019**

Present: Janice Henwood Chairman
Sarah Lawrence Vice Chairman

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

Also Present: Matthew Cornish
Anne Eves
Peter Chapman

* *Denotes non-attendance.*

(19.00)

20. **OPEN FORUM**

A resident addressed the committee regarding a road closure application that had been submitted for the Weald Classic Car Show on Sunday 22 September. The resident asked the committee to support the application.

21. **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Max Nielsen and Kathy Willis.

22. **SUBSTITUTES**

There were none.

23. **DECLARATIONS OF INTEREST**

There were none.

24. **CHAIRMAN'S ANNOUNCEMENTS**

TEMPORARY ROAD CLOSURE

Notification had been received from Mid Sussex District Council that an application for a Draft Closure Order had been made.

The application was for the **Weald Classic Car Event** on **Sunday 22 September** when the following roads will be affected from 09.00 hours to 16.30 hours:

CHURCH ROAD & CHURCH WALK (Entire Length)

RESOLVED that

The Committee approved of the application.

25. **MINUTES**

The Minutes of the meeting of the Planning Committee held on Monday 17 June 2019, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

26. **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 17 June, were considered.

27. **LICENCE APPLICATION – SUSSEX MEAD, 6 APHRODITE WAY**

Notification was received from Mid Sussex District Council of a New Premises Licence at Sussex Mead, 6 Aphrodite Way. Comments were required by **28 July 2019**. The application included proposals for the following:

Sale by retail of alcohol for consumption off the premises.
Everyday 09:00hrs to 17:00hrs.

RESOLVED that

The committee recommend refusal for this licence application. This was a commercial business from a residential property. There would be an impact on neighbours and it would be detrimental to the residential amenity. It was unclear what measures were in place to control the sale of an age-restricted product.

28. **STATEMENT FOR NEW BUILD APPLICATIONS**

The following statement was agreed and will be taken to the full Council meeting on Monday 15 July:

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.

RESOLVED that:

The committee approve of the motion.

29. Meeting terminated at 20.01 hours.

OBSERVATIONS

DM/19/1569

Location: 125B Junction Road Burgess Hill West Sussex RH15 0JL
Desc: Paving to front garden, dropped kerb and driveway.
Applicant: Ms Wing Man Ng
125B Junction Road Burgess Hill West Sussex RH15 0JL
Case Officer: Deborah Lynn
Ward: Burgess Hill - Franklands
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/1710

Location: 37 St John's 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. Amended plans received 10.06.2019.
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/19/1964

Location: 6 Partridge Close Burgess Hill West Sussex RH15 0ZR
Desc: Garage conversion and replace garage door with bi-fold doors of the same size and fit.
Applicant: Miss Valeria Vitale
6 Partridge Close Burgess Hill West Sussex RH15 0ZR
Case Officer: Joseph Swift
Ward: Burgess Hill - St Andrew's
App. Type: Householder Application

OBSERVATIONS: RECOMMEND REFUSAL – it would eliminate a parking space.

DM/19/1973

Location: 91 Church Walk Burgess Hill West Sussex RH15 9BQ
Desc: Change of use from A1 to D1 (Clinic) with internal alterations.
Agent: Mr Michael Lockhart
Jackson Criss West End House 11 Hills Place London W1F 7SE
Applicant: Dr Peter Blenkarn
Case Officer: Joseph Swift
Ward: Burgess Hill - Meeds
App. Type: Change of Use Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/2064

Location: 141 Station Road Burgess Hill West Sussex RH15 9ED
Desc: Remove existing chimney stack and porch. Construct a first floor extension to existing east elevation with provision at ground floor level for vehicle access with gates.
Agent: Stirling Design and Construction Services Ltd
22A Stirling Court Road Burgess Hill West Sussex RH15 0PT
Applicant: Mr Francis Butcher
Case Officer: Andrew Horrell
Ward: Burgess Hill - Meeds
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/2076

Location: Land East Of Kings Way Burgess Hill West Sussex
Desc: Approval of Reserved Matters following Outline consent (Ref. 12/01532/OUT) relating to appearance, landscaping, layout and scale, for phase 3B for 39 new dwellings (including the provision of 22 on-site affordable housing dwellings) a new community centre and retail floor space to the ground floor of Block B, including the provision of associated parking and landscaping pursuant to the approved Outline consent.
Applicant: Charles Church (Thames Valley)
Persimmon House Knoll Road Camberley GU15 3TQ
Case Officer: Susan Dubberley
Ward: Burgess Hill - St Andrew's
App. Type: Reserved Matters Application

OBSERVATIONS: RECOMMEND APPROVAL – the committee trust that the developer would adhere to District Plan Policy DP39 (use of renewable energy).

DM/19/2093

Location: Rear of 139 London Road Burgess Hill West Sussex RH15 8LT
Desc: Removal of storage building and erection of a two storey, two bedroom, dwelling and replacement store room (amendment to DM/16/0397).
Agent: Mr Graham Whitehouse
Graham Whitehouse Practice Fairfield House 49 Fairfield Road Burgess Hill West Sussex RH15 8QB
Applicant: Mr Siva Sinnathamby
Case Officer: Anna Tidey
Ward: Burgess Hill - Victoria
App. Type: Full Application

OBSERVATIONS: RECOMMEND REFUSAL – it contradicted the Neighbourhood Plan. It would increase existing parking pressures on Newport Road. There should be two car parking spaces included. It would have a detrimental impact on the local amenity.

DM/19/2108

Location: Franklands Court Greenlands Drive Burgess Hill West Sussex RH15 0AS
Desc: Ash - Reduce to previous cut points, approx 5m
Applicant: Mr C M Grimley
2 Franklands Court Greenlands Drive Burgess Hill West Sussex RH15 0AS
Case Officer: Irene Fletcher
Ward: Burgess Hill - Franklands
App. Type: Tree Surgery

OBSERVATIONS: NO OBJECTIONS

DM/19/0781

Location: Freckborough Manor Ditchling Road Ditchling Common Ditchling East Sussex RH15 0SE
Desc: Demolition of existing garage with flat and the provision of a new build four bedroomed detached house with garage and independent access. Provision of new garage and store for existing dwelling. (Amended description agreed 01.05.2019) (Revised

location plan, existing and proposed elevations received 09.05.2019) (Tree Survey, Arboricultural Method Statement, Arboricultural Impact Assessment, Tree Protection Plan and revised block plan received 18.06.2019)

Agent: Mr Robert Saunders
RSP Architects Ltd 1 Westbourne Grove Westbourne Gardens
Hove East Sussex 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/19/1109

Location: 10 Golden Hill Burgess Hill West Sussex RH15 0TS

Desc: Single storey rear extension and associated works.

Agent: Mr G Middle
LM Associates Clock Tower House Lewes Road Lindfield West
Sussex RH16 2LH

Applicant: Mrs A Colley

Case Officer: Hamish Evans

Ward: Burgess Hill - St Andrew's

App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/2107

Location: Unit 7 Ground And First Floor Team House Braybon Business Park
Consort Way Burgess Hill West Sussex RH15 9ND

Desc: Retrospective application for change of use from office building to
gym (D2) on ground floor and first floor of unit 7.

Applicant: Mr James Marshall
10 Bowmans Close Steyning BN44 3SR

Case Officer: Joseph Swift

Ward: Burgess Hill - Victoria

App. Type: Full Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/2178

Location: 25 Orchard Road Burgess Hill West Sussex RH15 9PG
Desc: Oak Tree - Cut back overhanging branches to boundary
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

OBSERVATIONS: OBJECTIONS – trimming supported, but not by 4m.

DM/19/2237

Location: 84 Chanctonbury Road Burgess Hill West Sussex RH15 9EY
Desc: Single storey rear extension including re-siting of existing shed and
internal alterations.
Agent: Mr Robert Thomas
61 Coulstock Road Burgess Hill West Sussex RH15 9XZ
Applicant: Mr and Mrs Hand
Case Officer: Andrew Horrell
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. Amended plans and additional information received to
show sign reduced in size to 2.52 metres long by 0.84 metres high,
together with proposed external illumination.
Applicant: Mr Richard Soper
Body Matters Gold Ltd Maple House 198 London Road Burgess
Hill RH15 9RD
Case Officer: Deborah Lynn
Ward: Burgess Hill - Meeds
App. Type: Advertisement Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/2255

Location: Co-Op Priory Chase Burgess Hill West Sussex RH15 0NT
Desc: Alterations to the building shop front including new aluminium double leaf automatic entrance door and removal of a single entrance at the rear of the building to be replaced with brickwork to match existing.
Agent: Mr Gebhard
RPM Second Floor 13 Swan Yard Islington London N1 1SD
Applicant: Mr Craig Smith
Case Officer: Katherine Williams
Ward: Burgess Hill - St Andrew's
App. Type: Full Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/2265

Location: 4 The Ridgeway Burgess Hill West Sussex RH15 8BY
Desc: Two storey side extension, covered front porch, loft conversion with two roof lights to the front and one to the rear, dormer to the rear with juliet balcony.
Agent: Mr Darryl Shear
Shear Architectural Design Ltd. 2 Saffron Close Shoreham By Sea BN43 6JF
Applicant: Mr Steve Foster
Case Officer: Deborah Lynn
Ward: Burgess Hill - Leylands
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/2266

Location: Co-Op Priory Chase Burgess Hill West Sussex RH15 0NT
Desc: Installation of an ATM on the front (South) elevation.
Agent: Mr Gebhard
RPM Second Floor 13 Swan Yard Islington London N1 1SD
Applicant: Mr Craig Smith
Case Officer: Katherine Williams
Ward: Burgess Hill - St Andrew's
App. Type: Full Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/2267

Location: Co-Op Priory Chase Burgess Hill West Sussex RH15 0NT
Desc: Installation of air conditioning units and a refrigeration condenser located within the approved plant enclosure along the rear (North) elevation.
Agent: Mr Gebhard
RPM Second Floor 13 Swan Yard Islington London N1 1SD
Applicant: Mr Craig Smith
Case Officer: Katherine Williams
Ward: Burgess Hill - St Andrew's
App. Type: Full Application

OBSERVATIONS: The plans were not available on the Portal.

DM/19/2269

Location: 3 Lowlands Road Burgess Hill West Sussex RH15 8AE
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.
Agent: Mr Tony Rogers
Tony Rogers Building Consultants 40 Dawn Crescent Upper Beeding BN44 3WH
Applicant: Mr P Beck
Case Officer: Andrew Horrell
Ward: Burgess Hill - Leylands
App. Type: Lawful Development Certificate –Proposed

OBSERVATIONS: The legal situation was noted.

DM/19/2284

Location: 52 Oak Hall Park Burgess Hill West Sussex RH15 0BX
Desc: Single storey rear extension and internal reconfiguration.
Agent: Mrs Zoe Volkes
Focus Consulting The Dock Hub Wilbury Villas Hove BN3 6AH
Applicant: Mr Chris Hames
Case Officer: Andrew Horrell
Ward: Burgess Hill - Franklands
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/2297

Location: 15 Folders Close Burgess Hill West Sussex RH15 0TA
Desc: Conversion of existing conservatory to a garden room by the replacement of the glass roof with a 'Supalite' tiled roof system.
Applicant: Mr Jon Lavis
15 Folders Close Burgess Hill West Sussex RH15 0TA
Case Officer: Andrew Horrell
Ward: Burgess Hill - Franklands
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/2301

Location: Visibility Splay West Of Kings Way Folders Lane Burgess Hill West Sussex
Desc: Oak (0093) - Remove epicormic growth and clear around power lines. Oak limb (0092) - at 7.5 metres north with cavity- Reduce limb to below cavity. Limb at 9.5 metres east reduce back to origin. Loose bark on this branch. Ash (0094) - Re-pollard to previous pruning points.
Agent: Mr Glen Poole
County Tree Surgeons Ltd Turners Hill Road Crawley Down
Crawley RH10 4HQ
Applicant: Miss Jo Reid
Case Officer: Irene Fletcher
Ward: Burgess Hill - Franklands
App. Type: Tree Surgery

OBSERVATIONS: NO OBJECTIONS

DM/19/2303

Location: 8 Sparrow Way Burgess Hill West Sussex RH15 9UL
Desc: Single storey side and front extensions.
Agent: Mr Robert Thomas
RT Architectural Services 61 Coulstock Road Burgess Hill West Sussex RH15 9XZ
Applicant: Mr and Mrs Elliott
Case Officer: Katherine Williams
Ward: Burgess Hill - Dunstall
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/2304

Location: Wybunbury House Malthouse Lane Burgess Hill West Sussex
RH15 9XA

Desc: Proposed new vehicular access and associated landscaping to amended driveway/hardstanding and closing access across boundary with Boodles.

Agent: Mr Graham Whitehouse
GWP Architects Fairfield House Fairfield Road Burgess Hill RH15
0AZ

Applicant: Mr and Mrs D Cawley

Case Officer: Deborah Lynn

Ward: Burgess Hill - Dunstall

App. Type: Householder Application

OBSERVATIONS: RECOMMEND REFUSAL – it required an oak tree to be cut down unnecessarily. There was a TPO on this tree. These trees were an essential part of the street scene. It would worsen climate change. It was against the Neighbourhood Plan core objective number 11. It contradicts the District Plan DP37.

DM/19/2305

Location: Marle Place Park Upper St Johns Road Burgess Hill West Sussex

Desc: Horse Chestnut (00WN) - Crown reduce height and lateral spreads by 3 metres. Lime (00WP) - Reduce low heavy limb over garden back by 3 metres, Poplar (00WR) - Crown reduce back to previous pruning points. Holm Oak (00UY) - reduce tree by 4 metres. Holm Oak (00UZ) Holm Oak - Reduce Crown to match finished dimension of Holm Oak (00UY). Yew (00VD) - Remove. Hornbeam's (00W1), (00W2), (00W3) Remove. Hawthorn (00WS) - Fell.

Agent: Mr Glen Poole
County Tree Surgeons Ltd Turners Hill Road Crawley RH10 4HQ

Applicant: Miss Jo Reid

Case Officer: Irene Fletcher

Ward: Burgess Hill - Leylands

App. Type: Tree Surgery

OBSERVATIONS: OBJECTIONS – the work was unnecessary. The Committee raised concerns and would ask that this be referred to a tree officer. The southern Holm Oak should not be touched. The loss of the Hornbeams would affect privacy to properties on Highlands Drive and would result in loss of amenity. It would alter the character of the area. It contracts District Plan Policy DP37 and Neighbourhood Plan core objective 11. The committee invite the Case Officer to visit the site and explain

the reason for the work.

DM/19/2322

Location: Cootes Veterinary Clinic Gatehouse Lane Burgess Hill West
Sussex RH15 9XD

Desc: Oak (T6) overall crown reduction of 1-1.5m. Oak (T7) remove all
lower growth on garden side back to trunk and overall crown
reduction of 1-1.5m.

Applicant: Mrs Susan St Pierre
Cootes Veterinary Clinic Gatehouse Lane Burgess Hill West
Sussex RH15 9XD

Applicant: Mrs Susan St Pierre

Case Officer: Irene Fletcher

Ward: Burgess Hill - Dunstall

App. Type: Tree Surgery

OBSERVATIONS: NO OBJECTIONS
