

MINUTES of the **PLANNING COMMITTEE**
held in the Council Chamber
on **MONDAY 15 APRIL 2019**

Present: Steve Hansford Chairman
Julian Thorpe Vice Chairman

Wendy Agate*
Chris Cherry
Richard Cherry
Diane Heckels
Chris Thomas-Atkin

* *Denotes non-attendance.*

Also Present: Anne Jones MBE

(19.00)

640. OPEN FORUM

There were two members of the public present.

A resident addressed the committee on behalf of the South of Folders Lane Action Group regarding application DM/19/0276 and asked them to recommend refusal on the proposed development. This was a blatantly dishonest proposal and there were many valid planning reasons for refusal. A copy of the reasons had been passed to Ward Councillor Julian Thorpe for consideration.

641. APOLOGIES FOR ABSENCE

An apology for absence was received from Wendy Agate.

642. SUBSTITUTES

Anne Jones substituted for Wendy Agate.

643. DECLARATIONS OF INTEREST

Steve Hansford declared an interest in application DM/19/1032 as he was acquainted with the applicant. Anne Jones declared an interest in application DM/19/0951 as she had recently visited the property.

644. **CHAIRMAN'S ANNOUNCEMENTS**

There were none.

645. **MINUTES**

The minutes of the meeting of the Planning Committee held on Monday 25 March 2019 having been previously circulated were AGREED and signed by the Chairman as a correct record.

646. **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 25 March 2019, were considered.

647. **TRAFFIC REGULATION ORDER CONSULTATION – JANES LANE**

Notification had been received from West Sussex County Council of a Traffic Regulation Order Consultation that would alter the current 30mph speed limit on Janes Lane by shortening the eastern end of the speed limit at the East Sussex County Boundary. Comments were required by 25 April 2019.

RESOLVED that:

The Committee welcomed the TRO.

648. **TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 78 APPEAL**

Notification had been received that the following appeal has been made to the Planning Inspectorate:

AP/19/0022 / DM/18/3151

Appeal by: Ms K Safronova

Location: **Development Site Adjacent 203 Junction Road**

Proposed Development: Proposed erection of two new detached and two new semi detached family dwellings with associated access road and landscaping.

Appeal Ref: APP/D3830/W/19/3221967

RESOLVED that:

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

649. Meeting terminated at 19.46 hours.

OBSERVATIONS

DM/19/0951

Location: 2 Barkdale Burgess Hill West Sussex RH15 0BE
Desc: Conversion of existing garage and single storey infill extension.
Agent: Mr Richard Mason
Crowther Associates Architects Pelham House 25 Pelham Square
Brighton BN1 4ET
Applicant: Mr and Mrs Mann
Case Officer: Katherine Williams
Ward: Burgess Hill - St Andrew's
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/0965

Location: 21 The Maltings Burgess Hill West Sussex RH15 9XF
Desc: Side extension to garage
Agent: Mr Gary Edwards
4 Hilgrove Road Saltdean Brighton BN2 8QG
Applicant: Mr Brett Young
Case Officer: Joanne Fisher
Ward: Burgess Hill - Dunstall
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

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.
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 overdevelopment of the site. Parking was minimal. It was out of character with the rest of the street.

DM/19/0997

Location: 1 The Holt Burgess Hill West Sussex RH15 0RF
Desc: Proposed single storey rear extension replacing conservatory and widened vehicle access.
Agent: Mr Colin Jerrey
Arc Designs 1 Fieldway Ditchling Hassocks BN6 8US
Applicant: Mr and Mrs Digweed
Case Officer: Andrew Horrell
Ward: Burgess Hill - Franklands
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/1009

Location: 28 Chanctonbury Road Burgess Hill West Sussex RH15 9EY
Desc: Replacing existing front porch with a new porch.
Applicant: Ms Mastoure Moussavi
28 Chanctonbury Road Burgess Hill West Sussex RH15 9EY
Case Officer: Hamish Evans
Ward: Burgess Hill - Meeds
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/1011

Location: 33 Saxby Road Burgess Hill West Sussex RH15 8UL
Desc: Rear facing pitched dormer for loft conversion with two roof lights to the front and creation of a new porch extension.
Agent: Mr James Smith
Just Plans Ltd 107 Willow Way Hurstpierpoint Hassocks BN6 9TQ
Applicant: Mr and Mrs Perkins
Case Officer: Andrew Horrell
Ward: Burgess Hill - Dunstall
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/1032

Location: 7 Windmill Drive Burgess Hill West Sussex RH15 8JW
Desc: Single storey front and side extension.
Agent: Mr Paul Gosling

78 Potters Lane Burgess Hill West Sussex RH15 9JS
Applicant: Mr R Hilton
Case Officer: Joseph Swift
Ward: Burgess Hill - Leylands
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/1044

Location: 33 Saxby Road Burgess Hill West Sussex RH15 8UL
Desc: Rear facing flat roof dormer with Juliet balcony for loft conversion with three roof lights 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 James Smith
Just Plans Ltd 107 Willow Way Hurstpierpoint Hassocks BN6 9TQ
Applicant: Mr and Mrs Perkins
Case Officer: Andrew Horrell
Ward: Burgess Hill - Dunstall
App. Type: Lawful Development Certificate –Proposed

OBSERVATIONS: The legal situation was noted

DM/19/1060

Location: 8 Meeds Road Burgess Hill West Sussex RH15 9EB
Desc: Raise up hip to gable plus rear dormer and front Velux to form loft conversion. 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.
Applicant: Mr D Allali
8 Meeds Road Burgess Hill West Sussex RH15 9EB
Case Officer: Andrew Horrell
Ward: Burgess Hill - Meeds
App. Type: Lawful Development Certificate –Proposed

OBSERVATIONS: The legal situation was noted

DM/19/0276

Location: Land Rear Of 96 Folders Lane Burgess Hill West Sussex
Desc: Proposed erection of 43 dwellings and associated works.
Applicant: Jones Homes (Southern) Ltd

Ground Floor Unit 3 White Oak Square Swanley BR8 7AG

Case Officer: Susan Dubberley
Ward: Burgess Hill - Franklands
App. Type: Full Application

Section 106 contribution suggestions:

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

OBSERVATIONS: RECOMMEND REFUSAL – it would create a major development that had not been allocated in the Mid Sussex District Plan. It would create a major development in an area of countryside restraint. It would create a major development outside the defined built-up boundary.

It would unnecessarily and harmfully reduce the strategic gap between Burgess Hill and the villages to the south. It would be harmful to the semi-rural setting of the locality and to the setting of and views from the National Park.

The proposed affordable housing was all confined to one corner of the site. Insufficient details were provided to ensure that vehicular access would not be dangerous. There was no public transport links. Insufficient details were provided relating to the surface water runoff and the impact of the development on protected species.

The application was contrary to the policies and principles of the National Planning Policy Framework, specifically paragraphs 2, 12, 15, 47, 133, 134, 170 and 180. It contravened Mid Sussex District Plan policies DP4, DP6, DP12, DP13, DP18, DP26, DP31 and DP41. It contravened the Burgess Hill Neighbourhood Plan policy HP3 and the Burgess Hill Town Wide Strategy.

DM/19/0863

Location: 12 Firtoft Close Burgess Hill West Sussex RH15 8EE
Desc: Proposed first floor side extension, garage extension and single storey front extension. Formation of a door opening onto a flat roof terrace with glass balustrade surround to rear and side. Provision of render finish at rear elevation and at first floor level on front elevation. Replace all windows and french casements.
Agent: Mr Adrian Walsh
A D Walsh Developments Alescroft Lewes Road Scaynes Hill
Haywards Heath
West Sussex RH17 7PG
Applicant: Mr and Mrs S Fernley
Case Officer: Deborah Lynn
Ward: Burgess Hill - Meeds
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/1111

Location: 17 Station Road Burgess Hill West Sussex RH15 9DE
Desc: Proposed change of use from offices to flat. 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.
Applicant: Mr and Mrs Lisa And Mark Stoner
17 Station Road Burgess Hill West Sussex RH15 9DE
Case Officer: Katherine Williams
Ward: Burgess Hill - Meeds
App. Type: Lawful Development Certificate –Proposed

OBSERVATIONS: The legal situation was noted

DM/19/1123

Location: 9 Turners Way Burgess Hill West Sussex RH15 8AT
Desc: Proposed two storey rear extension.
Agent: Mr James Smith
Just Plans Ltd 46A Keymer Road Hassocks BN6 8AR
Applicant: Mr Tefik
Case Officer: Joanne Fisher
Ward: Burgess Hill - Dunstall
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/1124

Location: 6 Glendale Road Burgess Hill West Sussex RH15 0EJ
Desc: T1 Holm Oak - fell, T2 Yew reduce by maximum 3 metres all round, T3 Sycamore- fell.
Agent: Ben McWalter
The Oaks Henfield Road Albourne Hassocks BN6 9DW
Applicant: Anna Prestwich
Case Officer: Andrew Morrison
Ward: Burgess Hill - Franklands
App. Type: Trees in a Conservation Area

OBSERVATIONS: NO OBJECTIONS

DM/19/1138

Location: Icon Live Ltd 2 York Road Burgess Hill West Sussex RH15 9TT
Desc: Proposed signage

Agent: Mr Graham Middle
LM Associates Limited Unit 6, Gloucester House Church Walk
Burgess Hill West
Sussex RH15 9AS

Applicant: Continental
Case Officer: Hamish Evans
Ward: Burgess Hill - Victoria
App. Type: Advertisement Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/1143

Location: Land Opposite Mill House Mill Road Burgess Hill West Sussex
RH15 8SZ

Desc: Demolition of existing structure and erection of one studio
apartment and one 1 bedroom flat.

Agent: Mr Alex Beattie
121 Greenbank Avenue Saltdean East Sussex BN2 8QP

Applicant: MTProperties
Case Officer: Joseph Swift
Ward: Burgess Hill - Meeds
App. Type: Full Application

OBSERVATIONS: RECOMMEND REFUSAL – it was an overdevelopment of the site. Concerns were raised over lack of parking and vehicular access. Communal bins were stored here.

DM/19/1157

Location: 14 West Street Burgess Hill West Sussex RH15 8NL

Desc: Existing Lawful Development Certificate for a replacement garage used for ancillary accommodation. 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.

Agent: David Campion
Albion House Albion Street Lewes BN7 2NF

Applicant: Mr Luis John Hugman
Case Officer: Andrew Horrell
Ward: Burgess Hill - Dunstall
App. Type: Lawful Development Certificate –Existing

OBSERVATIONS: Legal situation was noted

DM/19/1189

Location: Folders Keep Sycamore Drive Burgess Hill West Sussex
Desc: T21 - Remove 5 overhanging branches, see photos T23 - Remove 3 overhanging branches, see photos

Agent: Mr Dominic Moore
Friends Of Burgess Hill Green Circle Network 2 Gordon House

Gordon Road

Burgess Hill West Sussex RH15 0UE

Applicant: Mr Richard Tudway
Case Officer: Irene Fletcher
Ward: Burgess Hill - Franklands
App. Type: Tree Surgery

OBSERVATIONS: NO OBJECTIONS

DM/19/0718

Location: JD Wetherspoon Plc Six Gold Martlets 49 - 51 Church Walk
Burgess Hill West Sussex RH15 9BQ
Desc: Variation of Condition no.2 of planning application DM/18/1508 to allow for later trading hours. Hours of use Monday to Thursday: 0730 - 2330hrs, Friday and Saturday: 0730 - 0100hrs, Sunday and Bank Holidays: 0800 - 2330hrs. Amended description 04/04/2019.

Applicant: Miss Emma Fallon
Wetherspoon House Reeds Crescent Watford WD24 4QL

Case Officer: Stuart Malcolm
Ward: Burgess Hill - Meeds
App. Type: Removal/Variation of Condition

OBSERVATIONS: RECOMMEND REFUSAL – the original condition should be reinstated. There should be a time limit as originally suggested until 25 May 2020 in order to monitor the situation.

DM/19/1161

Location: Oakside 1 Oak Grange Burgess Hill West Sussex RH15 0XD
Desc: Rear and side single storey extension. Summer house with hot tub. Part retrospective.

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

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/1177

Location: 64 St Peters Road Burgess Hill West Sussex RH15 8JL
Desc: Single storey rear/side extension.
Agent: Mr Stuart Ray
Raybourne (UK) Limited 77 Wickham Road Croydon CR0 8TB
Applicant: Mr And Mrs Ray
Case Officer: Hamish Evans
Ward: Burgess Hill - Leylands
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/1187

Location: 25 Howard Avenue Burgess Hill West Sussex RH15 8TS
Desc: Single storey side and front extension.
Agent: Mr Andrew Oughton
63 High Street Hurstpierpoint Hassocks BN6 9RE
Applicant: Mr Barry Wenham
Case Officer: Caroline Grist
Ward: Burgess Hill - Dunstall
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/1188

Location: Cambrian House Upper St Johns Road Burgess Hill West Sussex RH15 8HB
Desc: Proposed three-bedroom dwelling, detached triple garage with bin store.
Agent: Mr James Smith
Just Plans Ltd 107 Willow Way Hurstpierpoint Hassocks West Sussex BN6 9TQ
Applicant: Mr Andrew Stephenson
Case Officer: Caroline Grist
Ward: Burgess Hill - Leylands

App. Type: Full Application

OBSERVATIONS: RECOMMEND REFUSAL - it was garden grabbing which was against the Neighbourhood Plan. Concerns were raised over vehicular access. The plans were unclear and lacking in detail.

DM/19/1203

Location: 28 Coulstock Road Burgess Hill West Sussex RH15 9XH
Desc: Two storey side extension and front ground floor extension.
Agent: Mr Tony Cook
Buckrest Ltd 20 Chaucer Road Pound Hill Crawley West Sussex
RH10 3AR
Applicant: Mr Carter
Case Officer: Caroline Grist
Ward: Burgess Hill - Dunstall
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/1223

Location: 10 St Peters Road Burgess Hill West Sussex RH15 8JP
Desc: Conversion of loft to create 1st floor with rear and side dormers. Demolition of existing shed at rear of property with replacement studio/shed building. Extension of front porch. 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 Noel Boswijk
Nb:architects+ 1 Unit 31, Level Six, North New England Street
Brighton BN1 4GH
Applicant: Miss Angelika Hajdecka
Case Officer: Hamish Evans
Ward: Burgess Hill - Leylands
App. Type: Lawful Development Certificate –Proposed

OBSERVATIONS: The legal situation was noted.

DM/19/1238

Location: 165A London Road Burgess Hill West Sussex RH15 8LH
Desc: Yew Tree - Remove

Applicant: Mrs Liz King
165A London Road Burgess Hill West Sussex RH15 8LH
Case Officer: Stephen Ashdown
Ward: Burgess Hill - Victoria
App. Type: Trees in a Conservation Area

OBSERVATIONS: Defer decision to a Tree Officer.

DM/19/1247

Location: 9 Baylis Crescent Burgess Hill West Sussex RH15 8UP
Desc: Proposed 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 Mel Humphrey
Mel Humphrey RICS C.Build E MCABE 39 Northease Drive Hove East Sussex BN3 8PQ
Applicant: Tim Claringbull
Case Officer: Anna Tidey
Ward: Burgess Hill - Dunstall
App. Type: Lawful Development Certificate –Proposed

OBSERVATIONS: Legal decision was noted.

DM/19/1252

Location: 2 Ruspers Burgess Hill West Sussex RH15 0EB
Desc: Front extension forming new entrance and conversion of garage.
Agent: Mr Daryl Gowlett
Clive Voller Associates 2 Woolven Close Burgess Hill West Sussex RH15 9RR
Applicant: Mr And Mrs Gibson
Case Officer: Hamish Evans
Ward: Burgess Hill - Franklands
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/19/1260

Location: 3 Firtoft Close Burgess Hill West Sussex RH15 8EE

Desc: Erection of a timber summer house in rear garden
Applicant: Mr Roy Brazier
3 Firtoft Close Burgess Hill West Sussex RH15 8EE
Case Officer: Andrew Horrell
Ward: Burgess Hill - Meeds
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL
