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Wednesday 6 November 2019

To: **MEMBERS OF THE PLANNING COMMITTEE**

A **MEETING** of the **PLANNING COMMITTEE** will be held in the Council Chamber on **MONDAY 11 NOVEMBER 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.

2. **APOLOGIES FOR ABSENCE**

An apology for absence has been received from Councillor Max Nielsen.

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

3. **SUBSTITUTES**

Councillor Simon Hicks will be substituting for Councillor Max Nielsen.

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 Monday 21 October 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 Monday 21 October 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. **MOTION FOR CONSIDERATION**

- 8.1 Councillor Janice Henwood has requested the following motion be considered by this Committee.

"Motion for Burgess Hill Town Council, Nov. 25, 2019

That Burgess Hill Town Council objects to the proposed 11 storey high apartment building in NNR planning application DM/19/3331

This is contrary to

MSDC Policy 28 – Character and Design (protects valued townscapes and the separate identity and character of towns...)

MSDC Policy 334 – Listed Buildings and other Heritage Assets (special regard is given to protecting the setting of a listed building) Grade 2 Listed St. John's Church)

Mid Sussex Design Guide SPD 2019 (under consultation)

page 37 Understanding the Context – Burgess Hill, - "development of greater scale and massing (4-6 storeys) ..."

page 55 Principle DG14: Respond to the existing townscape, heritage assets and historic landscapes

page 89 Principle DG 32: Managing increased density and development height and massing "Development density should be appropriate to the location and respond to and /or enhance the character of the existing settlement"

“...Mid Sussex’s towns ...increased height within the town centre intensification areas must be carefully managed....composed of street blocks and spaces with typical building heights of four to six storeys.”

8.2 The Committee are reminded this application was considered on 30 September, when the following comments were made:

“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 78 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.”

8.3 RECOMMENDATION

The views of the Committee are sought.

9. **DRAFT MID SUSSEX DESIGN GUIDE**

- 9.1 MSDC have published the Draft Mid Sussex Design Guide for public consultation from 9 October, closing midnight on **20 November 2019**. This Design Guide is intended to inform and guide the quality of design for all development across Mid Sussex District. It sets out a number of design principles to deliver high quality, new development that responds appropriately to its context and is inclusive and sustainable.

The Design Guide can be viewed here:
<https://www.midsussex.gov.uk/planning-building/supplementary-planning-documents/>

9.2 **RECOMMENDATION**

The views of the Committee are sought.

10. **TEMPORARY ROAD CLOSURE**

- 10.1. Notification has been received from Mid Sussex District Council that an application for a Draft Closure Order has been made. The application is for the French Market on **Saturday 7 December 2019** when Church Walk will be affected from 07.00 hours to 19.00 hours:

10.2 **RECOMMENDATION**

The Committee is recommended to approve the application.

11. **PRE-APPLICATION NOTICE 60-64 CHURCH WALK**

- 11.1 Notice has been received from WSP Indigo on behalf of New River REIT of a proposal for residential dwellings at 60-64 Church Walk, above the Iceland foodstore, see Appendix 1.

11.2 **RECOMMENDATION**

The views of the Committee are sought.

SCHEDULE OF APPLICATIONS

LIST OF PLANNING APPLICATIONS REGISTERED BETWEEN 10 OCT 2019 AND 16 OCT 2019 FOR PUBLICATION IN THE LOCAL PRESS WEEK ENDING 25 OCT 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 to me in writing by 08 NOV 2019

DM/19/3166

Location: Development Site Rear of 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/19/3268

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. (Amended plans received 16/10/2019)
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/19/3845

Location: Land To The West Of Freeks Lane Freeks Lane Burgess Hill West Sussex
Desc: Approval of reserved Matters pursuant to Condition 1 of DM/18/0509 for the erection of 460 dwellings, including public open space, play areas, associated infrastructure including roads, surface water attenuation and associated demolition.
Agent: Mr Nick Challis

33 Margaret Street London W1G 0JD
Applicant: Countryside Properties
Case Officer: Stuart Malcolm
Ward: Burgess Hill - Leylands
App. Type: Reserved Matters Application

DM/19/3920

Location: 100 Folders Lane Burgess Hill West Sussex RH15 0DX
Desc: T1 Ash - Fell. T2 Oak - Reduce the easternmost stem only by up to 3.0m. T3 Oak - Reduce the lateral growth over the garden only by approximately 3.0m to rebalance the crown. G1 Group of 6 Oak Trees - Raise crown to a height of 5m above ground level.
Agent: Mr Nicholas Jones
Nicholas Jones Consultants Limited 1 Spring Gardens Station Road Glynde BN8 6SA
Applicant: Mr Michael Underwood
Case Officer: Irene Fletcher
Ward: Burgess Hill - Franklands
App. Type: Tree Surgery

DM/19/3938

Location: Land Off Greenlands Drive Burgess Hill West Sussex
Desc: Outline application for 3 no. dwellings with detached garages. All matters reserved except for access and layout.
Agent: Peter Rainier
DMH Stallard Griffin House 135 High Street Crawley RH10 1DQ
Applicant: Dyson
Case Officer: Deborah Lynn
Ward: Burgess Hill - Franklands
App. Type: Outline Application

DM/19/3969

Location: Sorrento Keymer Road Burgess Hill West Sussex RH15 0AN
Desc: Erection of 2 storey, 4 bedroom detached dwelling with associated car port and new access via Keymer Road.
Agent: Mr Christopher Pickering
Fluid Architecture Ltd Orlingbury House Lewes Road Forest Row RH18 5AA
Applicant: Ms Catherine Crisp
Case Officer: Andrew Watt
Ward: Burgess Hill - Franklands

DM/19/4233

Location: 153 London Road Burgess Hill West Sussex RH15 8LH
Desc: Change of use from A1 (shops) to A1/A2 (shops/professional and financial services) and C3 (dwelling houses). 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: Gerald Moore
Gerald Moore RIBA 1 Exmoor Crescent Worthing BN13 2PL
Applicant: Mr and Mrs P Fassam
Case Officer: Joseph Swift
Ward: Burgess Hill - Victoria
App. Type: Lawful Development Certificate -Proposed

DM/19/4239

Location: 2 Park Close Burgess Hill West Sussex RH15 8HL
Desc: Single storey rear extension. First floor rear extension above existing flat roof. Obscure glazed window to side elevation.
Agent: Mrs Sarah Breeze
Applicant: Colin and Francine Smith
Case Officer: Anna Tidey
Ward: Burgess Hill - Leylands
App. Type: Householder Application

DM/19/4255

Location: Burgess Hill Trade Centre York Road Burgess Hill West Sussex RH15 9AD
Desc: T1 Ash - removal of 1 large branch section on heavily leaning bough to South, leaving the main upright section. TG2 Tree group 6x Ash, 7x Oak, 2x Field Maple, 5x Goat Willow - reduce radial spread on Southern aspect of trees by 0.5 to 1m according, to clear buildings by 1m.
Agent: Mr Paul Tulley
Greensmiths Tree Surgery 19 Stanford Acre Littlehampton BN17 7FN
Applicant: Mr Simon Vlock
Case Officer: Irene Fletcher
Ward: Burgess Hill - Victoria
App. Type: Tree Surgery

DM/19/4256

Location: 14 The Blackthorns Burgess Hill West Sussex RH15 8HW
Desc: English Oak tree (02MG) - Reduce lateral spread back from garden by 3m.
Agent: 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 - Leylands
App. Type: Tree Surgery

DM/19/4304

Location: 19 Woodcrest Road Burgess Hill West Sussex RH15 9JW
Desc: Single storey extension of existing, previously converted, outbuilding to form a new bedroom.
Agent: Mr Robert Thomas
RT Architectural Services 61 Coulstock Road Burgess Hill
West Sussex RH15 9XZ
Applicant: Mr and Mrs Roberts
Case Officer: Deborah Lynn
Ward: Burgess Hill - Meeds
App. Type: Householder Application

DM/19/4312

Location: 10 Golden Hill Burgess Hill West Sussex RH15 0TS
Desc: (T1) - Oak (T2) - Oak (T3) - Oak. Treat all 3 trees as one canopy and reduce the height by up to 2m. Thin all 3 trees as a group by up to 20%. (T1) Remove the 2 lowest branches.
Applicant: Amanda Colley
10 Golden Hill Burgess Hill West Sussex RH15 0TS
Case Officer: Irene Fletcher
Ward: Burgess Hill - St Andrew's
App. Type: Tree Surgery

LIST OF PLANNING APPLICATIONS REGISTERED BETWEEN 17 OCT 2019 AND 23 OCT 2019 FOR PUBLICATION IN THE LOCAL PRESS WEEK ENDING 01 NOV 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 to me in writing by 15 NOV 2019

DM/19/4327

Location: Land Opposite Mill House Mill House Mill Road Burgess Hill West Sussex RH15 8SZ
Desc: Demolition of existing structure and erection of a 1 bed single storey dwelling.
Agent: Mr Alex Beattie
Lightbox Architecture Limited 121 Greenbank Avenue Saltdean East Sussex BN2 8QP
Applicant: C/O Lightbox Architecture Limited
Case Officer: Joseph Swift
Ward: Burgess Hill - Meeds
App. Type: Full Application

DM/19/4376

Location: Land Between 20 And 22 Meadow Lane Burgess Hill West Sussex
Desc: Replace existing garage and storage area with a double bay garage.
Applicant: Mr Martin Taylor
164 Mackie Avenue Patcham Brighton East Sussex BN1 8SB
Case Officer: Deborah Lynn
Ward: Burgess Hill - Meeds
App. Type: Full Application

LIST OF PLANNING APPLICATIONS REGISTERED BETWEEN 24 OCT 2019 AND 30 OCT 2019 FOR PUBLICATION IN THE LOCAL PRESS WEEK ENDING 08 NOV 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 to me in writing by 22 NOV 2019

DM/19/3815

Location: 8 Amberley Close Burgess Hill West Sussex RH15 8JB
Desc: Oak - Reduce by 2 metres all around. Ash (with Ash die back) - remove dead and weakened branches.
Applicant: Mr Anthony Webb
8 Amberley Close Burgess Hill West Sussex RH15 8JB

Case Officer: Irene Fletcher
Ward: Burgess Hill - Leylands
App. Type: Tree Surgery

DM/19/4193

Location: Providence House 76 Park Road Burgess Hill West Sussex
RH15 8HG
Desc: T1 Idesia Polycarpa - Remove and replant native tree. T2
Quercus Rober - reduce by no more than two metres. T3
Acacia - reduce to 1.5 metres below the power lines.
Agent: Mr Antony Geer
16 Capenors Burgess Hill West Sussex RH15 9QL
Applicant: Ms Lisa Sullivan
Case Officer: Sarah Nelson
Ward: Burgess Hill - Meeds
App. Type: Trees in a Conservation Area

DM/19/4481

Location: Oak House Oakwood Road Burgess Hill West Sussex RH15
0HZ
Desc: Holly (T1 & T2) - Reduce crown by up to 1m to clear from utility
lines
Agent: Justin Lee
J Lee Trees 37A Cuckfield Road Hurstpierpoint Hassocks West
Sussex BN6 9RW
Applicant: Mrs Holmes
Case Officer: Irene Fletcher
Ward: Burgess Hill - Franklands
App. Type: Tree Surgery
