

MINUTES of the **PLANNING COMMITTEE**
held in the Council Chamber
on **16 March 2020**

Present: Janice Henwood Chairman
Sarah Lawrence Vice Chairman

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

Also Present:

Peter Chapman
Matthew Cornish

* *Denotes non-attendance.*

(19.00)

143. OPEN FORUM

There were no members of the public present.

144. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Andrew Barrett-Miles, Tofojjul Hussain and Kathleen Willis.

145. SUBSTITUTES

Councillor Matthew Cornish substituted for Councilor Kathleen Willis, and Councillor Peter Chapman substituted for Councillor Tofojjul Hussain.

146. DECLARATIONS OF INTEREST

Councillor Graham Allen advised that with regard to any comment(s) he may make on any planning application on tonight's agenda, he reserved the right to alter his views on any application and submission should it come before the Mid Sussex District Council Planning Committees, following reading the planning officer's report, considering any verbal update the planning officer may provide and taking into account the views expressed by other members or members of the public at that meeting.

147. **CHAIRMAN'S ANNOUNCEMENTS**

Notification had been received from WSCC of plans for the installation of a new pedestrian crossing near Hoadley's Corner, which was to be paid for by Burgess Hill Girls school.

148. **MINUTES**

The Minutes of the meeting of the Planning Committee held on Monday 24 February 2020, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

149. **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 24 February 2020, were considered.

150. Meeting terminated at 19.21 hours.

OBSERVATIONS

DM/20/0150

Location: 12 Kings Ride Burgess Hill West Sussex RH15 0HL
Desc: New roof light on flat roof over garage and dropped kerb (amended description 18/02/2020).
Agent: Mr Daryl Gowlett
Clive Voller Associates 2 Woolven Close Burgess Hill West Sussex RH15 9RR
Applicant: Mr and Mrs J Allen
Case Officer: Jacob Lane
Ward: Burgess Hill - Franklands
App. Type: Householder Application

OBSERVATIONS:

The Committee were concerned that the dropped kerb not exceed 6.4m, as noted by West Sussex County Council.

DM/20/0179

Location: 4 Swann Close Burgess Hill West Sussex RH15 0TR
Desc: Ash tree - Reduce side overhanging 6 Swann Close by 3m
Applicant: Mrs Alison Godber
4 Swann Close Burgess Hill West Sussex RH15 0TR
Case Officer: Irene Fletcher
Ward: Burgess Hill - St Andrew's
App. Type: Tree Surgery

OBSERVATIONS: No objections

DM/20/0432

Location: 71 Meadow Lane Burgess Hill West Sussex RH15 9JD
Desc: Removal of existing garage and proposed two storey rear extension and garage to side elevation.
Agent: Mr Christopher Jones
Christopher Jones Projects Chapel Cottage 182 Leylands Road Burgess Hill RH15 8HS
Applicant: Mr and Mrs Rose
Case Officer: Andrew Watt
Ward: Burgess Hill - Meeds
App. Type: Householder Application

OBSERVATIONS:

The Committee would wish a condition be added that a boundary fence be replaced between numbers 69 and 71 to provide the same level of privacy.

DM/20/0609

Location: Chiropractic House 96 Junction Road Burgess Hill West Sussex RH15 0JZ

Desc: To confirm that a meaningful and lawful start has occurred under the details approved under planning permission reference DM/17/2923. 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: Mr Neil Millbank
Architectare Ltd Homestead Meadow Wellingham Lane Ringmer Lewes BN8 5SN

Applicant: Ms H Krogsgaard-Nielsen

Case Officer: Joanne Fisher

Ward: Burgess Hill - St Andrew's

App. Type: Lawful Development Certificate –Existing

OBSERVATIONS: The legal situation was noted.

DM/20/0610

Location: 19 The Willows Burgess Hill West Sussex RH15 8HU

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 existing use cannot be taken into account.

Agent: Mr Stephen Thorne
M and J Design Services Limited 34 Eversfield Southwater RH13 9GF

Applicant: Mr And Mrs Burman

Case Officer: Jacob Lane

Ward: Burgess Hill - Leylands

App. Type: Lawful Development Certificate –Existing

OBSERVATIONS: The legal situation was noted.

DM/20/0658

Location: 12 Pinehurst Burgess Hill West Sussex RH15 0DQ

Desc: G1 Pines x2 - Remove dead/diseased wood and reduce the overextended branches growing towards the property by approximately 2 metres.

Agent: Mrs Taig
Connick Tree Care New Pond Farm Woodhatch Road Reigate
RH2 7QH

Applicant: Mrs Cowell
Case Officer: Irene Fletcher
Ward: Burgess Hill - Franklands
App. Type: Tree Surgery

OBSERVATIONS: No objections

DM/19/4684

Location: Green Hedges Theobalds Road Burgess Hill West Sussex RH15 0SS

Desc: Extension and alterations to make chalet style bungalow with double garage. (Revised elevations and floor plans received relating to proposed garage 14.02.2020 and 18.02.2020. Revised block plan received 18.02.2020. Corrected existing garage plan received 18.02.2020.)

Agent: Mr Christopher Jones
Christopher Jones Projects Chapel Cottage 182 Leylands Road
Burgess Hill RH15 8HS

Applicant: Mr Rolf Cowley
Case Officer: Caroline Grist
Ward: Burgess Hill - St Andrew's
App. Type: Householder Application

OBSERVATIONS: Recommend Refusal

The application was overbearing, and not in keeping with the street scene. The committee were concerned about the effect on privacy of the neighbouring properties.

DM/20/0604

Location: Burgess Hill Angling Centre Ltd 143 Lower Church Road Burgess Hill RH15 9AA

Desc: Change of use of ground-floor from (Class A1) to residential (Class C3) (3 units) (1x1) bed flat and (2x2) bed flat inc extension and alterations.

Agent: Mr Colm McKee
CMK Planning 11 Jew Street Brighton BN1 1UT

Applicant: Regents Bay Investments
Case Officer: Katherine Williams
Ward: Burgess Hill - Meeds

App. Type: Change of Use Application

OBSERVATIONS:

The Committee expressed concern over the lack of car parking spaces.

DM/20/0625

Location: Unit 3 Sovereign Business Park Albert Drive Burgess Hill West Sussex RH15 9TY
Desc: Create two windows at first floor.
Agent: Mr Paul Gosling
78 Potters Lane Burgess Hill West Sussex RH15 9JS
Applicant: PF Property Ltd
Case Officer: Hamish Evans
Ward: Burgess Hill - Victoria
App. Type: Full Application

OBSERVATIONS: Recommend Approval

DM/20/0685

Location: 48 Meadow Lane Burgess Hill West Sussex RH15 9JA
Desc: Single storey extension to front of property to form new porch and wc
Agent: Mr Robert Thomas
RT Architectural Services 61 Coulstock Road Burgess Hill RH15 9XZ
Applicant: Mr and Mrs Silverlock
Case Officer: Anna Tidey
Ward: Burgess Hill - Meeds
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/20/0695

Location: 28 Woodleigh Road Burgess Hill West Sussex RH15 0PB
Desc: Single storey side extension.
Applicant: Mr Martin Fairhall
28 Woodleigh Road Burgess Hill West Sussex RH15 0PB
Case Officer: Andrew Horrell

Ward: Burgess Hill - St Andrew's
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/20/0701

Location: 8 Greenlands Drive Burgess Hill West Sussex RH15 0AZ
Desc: Single storey front extension with pitched roof. First floor side extension with pitched roof. First floor rear extension with pitched roof. Single storey rear extension with flat roof and tiled first floor walls.
Applicant: Mr Gareth Jenkins
8 Greenlands Drive Burgess Hill West Sussex RH15 0AZ
Case Officer: Katherine Williams
Ward: Burgess Hill - Franklands
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/20/0734

Location: 179 Chanctonbury Road Burgess Hill West Sussex RH15 9HF
Desc: Proposed replacement front porch.
Agent: Mr Chris Upton
Upton Design Consultancy Ltd 8 Gladstone Road Burgess Hill West Sussex RH15 0QQ
Applicant: Mr Tantis
Case Officer: Andrew Horrell
Ward: Burgess Hill - Meeds
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/20/0758

Location: 34 Park Road Burgess Hill West Sussex RH15 8ET
Desc: Apple Tree - Fell
Applicant: Catherine Kempton
34 Park Road Burgess Hill West Sussex RH15 8ET
Case Officer: Sarah Nelson
Ward: Burgess Hill - Meeds

App. Type: Trees in a Conservation Area

OBSERVATIONS: No objections

DM/20/0770

Location: 21 Foxglove Close Burgess Hill West Sussex RH15 8UY
Desc: Oak - Cut back branches overhanging property to the boundary, to a maximum of 2 metres.
Applicant: Arek Martirosian
46 Bramble Gardens Burgess Hill West Sussex RH15 8UQ
Case Officer: Irene Fletcher
Ward: Burgess Hill - Dunstall
App. Type: Tree Surgery

OBSERVATIONS: No objections

DM/20/0774

Location: 23 Foxglove Close Burgess Hill West Sussex RH15 8UY
Desc: Oak tree - trim back canopy to previous cut points. Crown thin by 15% to 20%.
Applicant: Arek Martirosian
46 Bramble Gardens Burgess Hill West Sussex RH15 8UQ
Case Officer: Irene Fletcher
Ward: Burgess Hill - Dunstall
App. Type: Tree Surgery

OBSERVATIONS: No objections

DM/20/0805

Location: Appletrees 21 Crescent Road Burgess Hill West Sussex RH15 8EH
Desc: 1) Pollard Willow (mid-way along gravel drive entrance). 2) Remove 3 x conifers in front garden
Applicant: Steve Miles
Appletrees 21 Crescent Road Burgess Hill West Sussex RH15 8EH
Case Officer: Sarah Nelson
Ward: Burgess Hill - Meeds
App. Type: Trees in a Conservation Area

OBSERVATIONS: No objections

DM/20/0046

Location: Little America 7 The Jays Burgess Hill West Sussex RH15 8JZ
Desc: Demolition of existing attached store and erection of two storey side extension. Re-roofing of existing property and proposed extension. Application of new plain tile hanging to entire first floor area only. Amended Plans received 02.03.2020 showing revision to first floor fenestration to new bedroom.
Agent: Mr Robert Thomas
RT Architectural Services 61 Coulstock Road Burgess Hill RH15 9XZ
Applicant: Mr and Mrs Collard
Case Officer: Anna Tidey
Ward: Burgess Hill - Dunstall
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/20/0579

Location: 141 and 141A Lower Church Road Burgess Hill West Sussex RH15 9AA
Desc: Change of use of ground floor from Tattoo Parlour (Class A1) to residential (Class C3 (2 Units) including the retention of the first floor residential unit.
Agent: Mr Colin McKee
CMK Planning 11 Jew Street Brighton BN1 1UT
Applicant: Regents Bay Investments
Case Officer: Katherine Williams
Ward: Burgess Hill - Meeds
App. Type: Full Application

OBSERVATIONS: Recommend Approval

DM/20/0795

Location: Unit 3A And 3B School Close Burgess Hill West Sussex RH15 9EP
Desc: Change of use from A1/B1/B8 to childrens nursery D1 (to accommodate up to 60 children)
Agent: Mr Daniel Frisby
DMH Stallard Griffin House 135 High Street Crawley RH10 1DQ
Applicant: Mr Ray Phoon

Case Officer: Andrew Watt
Ward: Burgess Hill - Meeds
App. Type: Change of Use Application

OBSERVATIONS:

The committee commended the bringing back into use of an unused building but raised concerns over the car parking and the traffic movement along School Close and Queen Elizabeth Avenue, which provided access to St Wilfrid's primary school.

DM/20/0809

Location: Birchways Keymer Road Burgess Hill West Sussex RH15 0AL
Desc: Demolish existing conservatory. Erect a pitched roof two storey side/rear extension with a single storey flat roof rear extension (to form double garage, workshop, garden store and extra living accommodation). Proposed first floor roof terrace to wrap around rear and side with glass/stainless steel balustrade and privacy screen to side.
Applicant: Mr and Mrs Simon Bellm
Birchways Keymer Road Burgess Hill West Sussex RH15 0AL
Case Officer: Anna Tidey
Ward: Burgess Hill - Franklands
App. Type: Householder Application

OBSERVATIONS:

The application was invalid.

DM/20/0825

Location: 6 Park Road Burgess Hill West Sussex RH15 8ET
Desc: Cypress Macracarpa - Reduce 2 metres above and below the phone line and take the crown back by 2 metres from phone line, further cutting back crown by 2 metres in areas pointing towards house (North and East).
Agent: Anthony Geer
AG Garden And Tree 16 Capenors Burgess Hill West Sussex
RH15 9QL
Applicant: Alex Nguyen
Case Officer: Sarah Nelson
Ward: Burgess Hill - Meeds
App. Type: Trees in a Conservation Area

OBSERVATIONS: No objections

DM/20/0827

Location: 8 Mansion Close Burgess Hill West Sussex RH15 0NT
Desc: Lime Tree - Re pollard to previous points and remove epicormic growth to 6 metres.
Applicant: Mr Tim Brenchley
8 Mansion Close Burgess Hill West Sussex RH15 0NT
Case Officer: Irene Fletcher
Ward: Burgess Hill - St Andrew's
App. Type: Tree Surgery

OBSERVATIONS: No objections

DM/20/0841

Location: Land between Wisden Avenue and Cornford Close and Tate Crescent Burgess Hill West Sussex
Desc: 13 Acer campestre, 10 Quercus robur, 5 Corylus avellana, 15 Carpinus betulus, 4 Crataegus monogyna. Crown lift to height of 3.5 metres and prune back lateral spreads only, by no more than 2.0 metres away from the footpath, gardens and car parking on western side of the group.
Agent: Glen Poole
County Tree Surgeons Ltd Turners Hill Road Crawley Down RH10 4HQ
Applicant: Miss Jo Reid
Case Officer: Irene Fletcher
Ward: Burgess Hill - Dunstall
App. Type: Tree Surgery

OBSERVATIONS: No objections

DM/20/0254

Location: Land West of Burgess Hill Between the A273 and A2300 Burgess Hill West Sussex
Desc: Reserved Matters application for DM/18/5114 - the first phase of the Western Link Road, comprising the construction of a new allmovements roundabout on the A273 Jane Murray Way, a single carriageway 7.3-metre wide highway link with two 3-metre shared footways/cycleways and two 2.75-metre verges, connecting to the

A2300 via a new all-movements roundabout, junction to the UKPN electricity substation, junction to future employment uses, zones for two minor junctions, signalized crossing points, earthworks, surface water and foul drainage infrastructure, utilities corridors, lighting, and landscaping.

Applicant: Mr Julian Perry

Case Officer: Stuart Malcolm

Stuart.malcolm@midsussex.gov.uk

01444 477324

Ward: Hurstpierpoint and Downs

App. Type: Reserved Matters Application

OBSERVATIONS:

The Committee noted the application. The Committee would prefer separate footways and cycleways, but if these were shared, they should be clearly identified as to usage.
