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Wednesday 22 April 2020

To: **MEMBERS OF THE PLANNING COMMITTEE**

A **MEETING** of the **PLANNING COMMITTEE** will be held virtually on **MONDAY 27 APRIL 2020** at **19.00 hours**, when your attendance is required.

Steve Cridland
Chief Executive Officer

Filming, recording of Council meetings and use of social media:

Following government advice on social distancing, essential Council Meetings will be held virtually during the Covid-19 period. All papers will be published on our website as usual. Members of the public can attend the meeting by using the Skype link that will be placed on the town council's website and social media shortly before the meeting takes place.

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.

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

2. **APOLOGIES FOR ABSENCE**

3. **SUBSTITUTES**

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 6 April 2020 (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 6 April 2020 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. **TOWN AND COUNTRY PLANNING ACT 1990 - SECTION 78 APPEAL DECISION**

- 8.1 Notification has been received from the Planning Inspectorate that the Appeal in respect of the following application has been DISMISSED.

BH. DM/19/1365

Appeal by: Mr Bob Deveson

Location: 106 Marlborough Drive, Burgess Hill, West Sussex, RH15 0EU

Proposed Development: The development proposed is a dwelling with parking, to replace existing double garage and hardstanding.

Appeal Ref: APP/D3830/W/19/3239677

8.2 **RECOMMENDATION**

The Committee is requested to note the contents of this report.

Environmental Charter Implications – These were considered with the original application.

Financial Implications – None.

Risk Implications - None

Implications to Partner Organisations – The Town Council was consulted on the original application.

9. REVIEW OF MID SUSSEX DISTRICT COUNCIL'S LOCAL VALIDATION LIST FOR VALIDATION OF PLANNING APPLICATIONS (APRIL 2020)

9.1 Notification has been received from Mid Sussex District Council for comments on their Local Validation List. Comments are required by 30 April. The background information provided by MSDC is set out below:

'Since 2008 local planning authorities have been required to publish a list of information they require to validate the planning applications that they receive. Mid Sussex District's Local List was adopted in December of 2010. This validation list details specific local validation requirements for applications made in Mid Sussex District. Provision of local information requirements is one of the requirements for a valid planning application as detailed in the National Planning Policy Framework. The government requires local planning authorities to review local information requirements every two years. In addition, since its adoption in 2010, there have been a significant number of changes to planning legislation, policy and guidance. Mid Sussex Local List was previously reviewed in September 2018 and it is now considered timely to review MSDC's current local validation requirements.

This letter invites your comments on the proposed changes to be included in MSDC's Local List for September 2020.

The main changes proposed include:

- Update to Air Quality Assessment requirement to reflect emerging policy
- Clarification that the Foul Sewage and Surface Water requirement also refers to replacement dwellings as well as new and for additions of more than 250m²
- Update to include applications in the setting of a Listed Building to require a Heritage Statement
- More specific wording as to when a Tree Report is required based on British Standard
- New section on Minerals and Waste safeguarding following advice from West Sussex County Council and policy in the Joint Minerals Local Plan.

The consultation process

The proposed Local List is open to public consultation for a four-week period running from the **1st April 2020** to until **4pm 30th April 2020**.

You may comment upon the draft list by email to planningvalidation@midsussex.gov.uk

After the consultation period MSDC's Local List review team will consider all the comments received and amend the Local List as appropriate. Once approved this will replace the current Local List and will form the basis on

which planning application are deemed valid by Mid Sussex District planning authority.

Consultation Document

The Consultation document is located on our website at the following link under item 6 'Local List Review': <https://www.midsussex.gov.uk/planning-building/apply-for-planning-permission/>

9.2 RECOMMENDATION

The views of the Committee are sought.

SCHEDULE OF APPLICATIONS

LIST OF PLANNING APPLICATIONS REGISTERED BETWEEN 26 MARCH AND 1 APRIL FOR PUBLICATION IN THE LOCAL PRESS WEEK ENDING 10 APRIL 2020

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 in writing by 24 APRIL 2020

Parish: Burgess Hill

DM/20/1151

Location: 34 Dunstall Avenue Burgess Hill West Sussex RH15 8PH
Desc: Part two storey, part single storey rear extension.
Agent: Mr Reakes
27 Fairlawn Crescent East Grinstead West Sussex RH19 1NX
Applicant: Mrs J De Boisierre
Case Officer: Deborah Lynn
Ward: Burgess Hill - Dunstall
App. Type: Householder Application

DM/20/1158

Location: 28 Hammonds Ridge Burgess Hill West Sussex RH15 9QQ
Desc: Proposed garage conversion
Agent: Mr Mel Humphrey
39 Northease Drive Hove East Sussex BN3 8PQ
Applicant: Sanderson
Case Officer: Caroline Grist
Ward: Burgess Hill - Victoria
App. Type: Householder Application

DM/20/1179

Location: 10 Dyall Close Burgess Hill West Sussex RH15 8UD
Desc: Single storey rear extension.
Agent: Mr Paul Gosling
78 Potters Lane Burgess Hill West Sussex RH15 9JS
Applicant: Mr O Smith
Case Officer: Katherine Williams

Ward: Burgess Hill - Dunstall
App. Type: Householder Application

DM/20/1224

Location: Land Adjacent To 14 Franklands Way Burgess Hill West
Sussex RH15 0AX
Desc: T3 Oak and T4 Ash - Remove.
Agent: Vicki Harrison
MWA Arboriculture Ltd Bloxham Mill Business Centre Barford
Road Bloxham Banbury OX15 4FF
Applicant: Mr Crawford
Case Officer: Irene Fletcher
Ward: Burgess Hill - Franklands
App. Type: Tree Surgery

LIST OF PLANNING APPLICATIONS REGISTERED BETWEEN 02 APRIL AND
07 APRIL FOR PUBLICATION IN THE LOCAL PRESS WEEK ENDING 17
APRIL 2020

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 in writing by 1 MAY 2020

Parish: Burgess Hill

DM/20/1211

Location: Little Birchwood Birchwood Grove Road Burgess Hill West
Sussex RH15 0DL
Desc: Re-instatement of bay window to front elevation.
Agent: Mr Alex Beattie
Lightbox Architecture Limited 121 Greenbank Avenue Saltdean
BN2 8QP
Applicant: Mr Andrew Barrett-Miles
Case Officer: Deborah Lynn
Ward: Burgess Hill - Franklands
App. Type: Householder Application

DM/20/1225

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 TN22 5RS
Applicant: Mr D Andrews
Case Officer: Katherine Williams
Ward: Burgess Hill - Leylands
App. Type: Full Application

DM/20/1235

Location: 16 Queens Crescent Burgess Hill West Sussex RH15 9EU
Desc: Part first floor extension over existing ground floor extension to side. Removal of existing second floor dormer and erection of new enlarged dormer.
Agent: Mr Robert Thomas
RT Architectural Services 61 Coulstock Road Burgess Hill West Sussex RH15 9XZ
Applicant: Mr And Mrs Nunns
Case Officer: Anna Tidey
Ward: Burgess Hill - Meeds
App. Type: Householder Application

DM/20/1240

Location: 27 Dunstall Farm Road Burgess Hill West Sussex RH15 8AX
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 Darryl Shear
Shear Architectural Design Ltd 2 Saffron Close Shoreham By Sea BN43 6JF
Applicant: Mrs Jasmine Bryant
Case Officer: Andrew Horrell
Ward: Burgess Hill - Dunstall
App. Type: Lawful Development Certificate -Proposed

DM/20/1262

Location: 62 Crescent Road Burgess Hill West Sussex RH15 8EG
Desc: Hornbeam x 3(G1) & Maple x 1 - Fell as close to ground level as possible.
Agent: Rosie Sired
Connick Tree Care New Pond Farm Woodhatch Road Reigate RH2 7QH
Applicant: Mr D'Allenger-Bradshaw
Case Officer: Sarah Nelson
Ward: Burgess Hill - Meeds
App. Type: Trees in a Conservation Area

LIST OF PLANNING APPLICATIONS REGISTERED BETWEEN 8 APRIL AND 15 APRIL FOR PUBLICATION IN THE LOCAL PRESS WEEK ENDING 24 APRIL 2020

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 in writing by 8 MAY 2020

Parish: Burgess Hill

DM/20/0886

Location: Persimmon Homes Phase 4 Land East Of Kings Way Burgess Hill West Sussex
Desc: Full planning application for 240 dwellings (30% affordable) with associated informal open space. SUDS attenuation features and a Locally Equipped Area of Play.
Applicant: Mr Charles Church
Persimmon House Knoll Road Camberley GU15 3TQ
Case Officer: Susan Dubberley
Ward: Burgess Hill - St Andrew's
App. Type: Full Application

For 6 or more dwellings councillors are asked to consider Section 106 contributions.

Section 106 requests under Community Building and/or Community Infrastructure monies to go towards The Beehive Centre

DM/20/1231

Location: 1 The Hornbeams Burgess Hill West Sussex RH15 8XA
Desc: Rear single storey extension, new porch and single storey front extension with internal modifications.
Agent: Mr Robert Morfield
Morfield Everest Merrybrook Studio Broxmead Lane Bolney RH17 5RG
Applicant: Mr and Mrs Bushell
Case Officer: Hamish Evans
Ward: Burgess Hill - Dunstall
App. Type: Householder Application

DM/20/1242

Location: 7 Cyprus Road Burgess Hill West Sussex RH15 8DX
Desc: Change of use from a 6 person HMO (Class C4) to a 7 Person HMO (Sui Generis).
Agent: Danielle St Pierre
Hybrid Planning & Development The Old Vyner Street Gallery
23 Vyner Street London E2 9DG
Applicant: Exclusive Rooms Lettings Ltd
Case Officer: Andrew Watt
Ward: Burgess Hill - Meeds
App. Type: Change of Use Application

HMO – House In Multiple Occupation.

DM/20/1257

Location: 87 Junction Road Burgess Hill West Sussex
Desc: Revised application for the proposed change of use, extension and conversion of Denmark House from offices to form 6 flats (3 x 1 bedroom and 3 x 2 bedroom), with associated off-street parking, cycling, bin and recycling storage (following withdrawal of DM/19/4599).
Agent: Mr Peter Young
Dowsett Mayhew Planning Partnership 63A Ship Street Brighton BN1 1AE
Applicant: Mr Alan Bull And Adam Baker
Case Officer: Joanne Fisher
Ward: Burgess Hill - Franklands

App. Type: Full Application

DM/20/1280

Location: 24 The Brooks Burgess Hill West Sussex RH15 8TR
Desc: Proposed single storey side and rear extension.
Agent: Mr Stuart Beckett
Beckett Architectural And Consultancy Services Ltd 53 Brambe
Gardens Burgess Hill West Sussex RH15 8UQ
Applicant: Mr Wilson
Case Officer: Joseph Swift
Ward: Burgess Hill - Dunstall
App. Type: Householder Application
