

**MINUTES of the PLANNING COMMITTEE
on MONDAY 6 APRIL 2020**

Present: Janice Henwood Chairman
Sarah Lawrence Vice Chairman

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

Also Present:

Matthew Cornish
Peter Chapman
Robert Duggan
Robert Eggleston
Lee Gibbs
Slyvia Neumann

**Denotes non-attendance.*

(19.00)

151. PUBLIC COMMENTS

There were no comments received from members of the public.

152. APOLOGIES FOR ABSENCE

An apology for absence had been received from Councillor Kathleen Willis.

153. SUBSTITUTES

There were none.

154. 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.

155. **CHAIRMAN'S ANNOUNCEMENTS**

There were none.

156. **MINUTES**

The Minutes of the meeting of the Planning Committee held on Monday 16 March 2020, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

157. **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 16 March 2020, were considered.

158. Meeting terminated at 19.20 hours.

The Chair was thanked for excellent chairing of the virtual meeting held by Skype due to Covid-19.

OBSERVATIONS

DM/20/0587

Location: Grovelands House London Road Burgess Hill West Sussex RH15 9QG
Desc: Single storey rear extension with pitched roof and single storey rear/side extension with flat roof. Installation of roof light over stair well on rear elevation.
Agent: Mr Courtney Darby
Darby Architectural Ltd 5 Derek Road Lancing BN15 0NU
Applicant: Mr and Mrs Pittock
Case Officer: Anna Tidey
Ward: Burgess Hill - Victoria
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/20/0600

Location: 193B Lower Church Road Burgess Hill West Sussex RH15 9AA
Desc: Demolition of the existing single storey dwelling and out-building and erection of 2x 1 bedroom detached single storey dwellings.
Agent: Miss Claire Townsend
CAT Architectural Services 76 Hawth Park Road Seaford BN25 2RQ
Applicant: Mr Lucas Shone
Case Officer: Joanne Fisher
Ward: Burgess Hill - Meeds
App. Type: Full Application

OBSERVATIONS: Recommend Approval

The Committee noted that there was a contradiction in the Sustainability report, which stated that solar PV panels were to be used, but the application itself stated that there would be green roofs. The Committee understood that a building could not have both of these.

DM/20/0889

Location: 112 West Street Burgess Hill West Sussex RH15 8PQ
Desc: Dropped kerb for a new driveway
Applicant: Mr Andrew Howe
112 West Street Burgess Hill West Sussex RH15 8PQ
Case Officer: Hamish Evans
Ward: Burgess Hill - Dunstall

App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/20/0908

Location: Land Parcel Adjacent To 31 The Wickets Burgess Hill West Sussex
Desc: T042X - Oak tree - Prune back limb away from garage to achieve a clearance of 1m.
Agent: Glen Poole
County Tree Surgeons Ltd Turners Hill Road Crawley Down
Crawley RH10 4HQ
Applicant: Miss J Reid
Case Officer: Irene Fletcher
Ward: Burgess Hill - Dunstall
App. Type: Tree Surgery

OBSERVATIONS: No Objections

DM/20/0953

Location: St John's View Apartments Flat A Lower Church Road Burgess Hill West Sussex
Desc: Variation of Condition 2 of planning application DM/19/1612 - to amend fenestration arrangement to a pair of sash windows and a single door with traditional timber shopfront surround in place of previously approved.
Agent: Mr Alex Beattie
Lightbox Architecture Limited 121 Greenbank Avenue Saltdean BN2 8QP
Applicant: C/O Agent
Case Officer: Joanne Fisher
Ward: Burgess Hill - Meeds
App. Type: Removal/Variation of Condition

OBSERVATIONS: Recommend Approval

DM/20/0954

Location: 1 Farnlea Burgess Hill West Sussex RH15 0BD
Desc: Proposed single storey side and front extension.
Agent: Mr Paul Gosling

78 Potters Lane Burgess Hill West Sussex RH15 9JS
Applicant: Mrs S Sindall
Case Officer: Anna Tidey
Ward: Burgess Hill - St Andrew's
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/20/0591

Location: The Bluebells Birchwood Grove Road Burgess Hill West Sussex
RH15 0DN
Desc: Demolition of existing conservatory with replacement single storey
rear/side extension. New front porch.
Agent: Mr Chris Upton
Upton Design Consultancy Ltd 8 Gladstone Road Burgess Hill
West Sussex RH15 0QQ
Applicant: Mr P Kempson
Case Officer: Hamish Evans
Ward: Burgess Hill - Franklands
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/20/1017

Location: 52 Manor Road Burgess Hill West Sussex RH15 0NL
Desc: Single storey rear extension.
Agent: Mr Christopher Jones
Christopher Jones Projects Chapel Cottage 182 Leylands Road
RH15 8HS
Applicant: Mr Van Le
Case Officer: Deborah Lynn
Ward: Burgess Hill - St Andrews
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/20/1023

Location: 3 Thornhurst Burgess Hill West Sussex RH15 0BF
Desc: Oak tree - reduce to previous cut points (approximately 1 - 1.5
metres).
Remove epicormic growth from lower limbs.

Applicant: Mrs Susan Spence
3 Thornhurst Burgess Hill West Sussex RH15 0BF
Case Officer: Irene Fletcher
Ward: Burgess Hill - Franklands
App. Type: Tree Surgery

OBSERVATIONS: No Objections

DM/20/1035

Location: 27 Sawyers Close Burgess Hill West Sussex RH15 0QB
Desc: Rear dormer 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.
Agent: Mr Christopher Jones
Christopher Jones Projects Chapel Cottage 182 Leylands Road Burgess Hill RH15 8HS
Applicant: Mr and Mrs Jones
Case Officer: Andrew Horrell
Ward: Burgess Hill - Franklands
App. Type: Lawful Development Certificate -Proposed

OBSERVATIONS: The legal situation was noted.

DM/20/0423

Location: Land West Of 118 Junction Road Burgess Hill West Sussex RH15 0NU
Desc: Proposed 4 bed detached dwelling house with associated off road parking. Re-location of access to 118 Junction Road. (Revised plans received 17.03.2020. Description amended 19.03.2020).
Agent: Mr Paul Gosling
78 Potters Lane Burgess Hill West Sussex RH15 9JS
Applicant: B Williams
Case Officer: Caroline Grist
Ward: Burgess Hill - St Andrew's
App. Type: Full Application

OBSERVATIONS: Recommend Refusal

The Committee wished to reiterate their previous reasons for refusal:

"This was a front garden development. Front Garden developments were not welcome particularly in light of the fact the District Council has its five year housing supply. This was an overdevelopment of the site. It was detrimental to the residential amenities of number 118. The Committee requested that potential Highways safety

issues should be considered, and that Highways study it. The parking was adjacent to a very busy road.”

In addition, the Committee felt the application was detrimental to the street scene.

DM/20/0937

Location: The Pavilion St John’s Park, Park Road Burgess Hill West Sussex
Desc: Corner infill extension to north side. Insertion of Bi-fold doors to social area. Erection a of Hypar shade canopy.
Applicant: Mr Paul Williams
Mid Sussex District Council Oaklands Oaklands Road Haywards Heath RH16 1SS
Case Officer: Joseph Swift
Ward: Burgess Hill - Meeds
App. Type: Full Application

OBSERVATIONS: Recommend Approval

DM/20/0957

Location: 18 Peartree Close Burgess Hill West Sussex RH15 9PF
Desc: Single storey rear extension to replace existing conservatory.
Agent: Mr Michael Pollington
Larkins & Pollington Design 2 Birling Way Uckfield TN22 1LP
Applicant: Mr and Mrs A Kublickas
Case Officer: Anna Tidey
Ward: Burgess Hill - Victoria
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/20/1115

Location: 5 Thornhurst Burgess Hill West Sussex RH15 0BF
Desc: T1 Oak - Thin by 20% and remove epicormic growth. T2 Oak - Reduce back to previous points. T3, T4 T5 and T6 Hornbeams - Reduce back from property by up to 2m.
Applicant: Mr Phillip Jebb
5 Thornhurst Burgess Hill West Sussex RH15 0BF
Case Officer: Irene Fletcher
Ward: Burgess Hill - Franklands
App. Type: Tree Surgery

OBSERVATIONS: No Objections

DM/20/1126

Location: 30 Culpepper Burgess Hill West Sussex RH15 8UB
Desc: Proposed single storey front extension.
Agent: Mr Will Emmett
58 Ruppell Rise Fox Hill Haywards Heath RH16 4UD
Applicant: Mr Ambrose and Mrs Barlow
Case Officer: Hamish Evans
Ward: Burgess Hill - Dunstall
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

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 singlecarriageway 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, signalised crossing points, earthworks, surface water and foul drainage infrastructure, utilities corridors, lighting, and landscaping. Amended plans and updated supported documents received 17th March 2020 detailing amendments including the extension of the southern boundary of the site to accommodate increased drainage basins and inclusion of bridleway on north side of A2300.
Applicant: Mr Julian Perry
Case Officer: Stuart Malcolm
Stuart.malcolm@midsussex.gov.uk
01444 477324
Ward: Hurstpierpoint and Downs
App. Type: Reserved Matters Application

Previous Planning History:

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 singlecarriageway 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, signalised crossing points, earthworks, surface water and foul drainage infrastructure, utilities corridors, lighting, and landscaping.

BHTC Comments:

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.

OBSERVATIONS:

The Committee wished to reiterate their previous comments:

“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.”
