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Wednesday 11 April 2018

To: **MEMBERS OF THE PLANNING COMMITTEE**

A **MEETING** of the **PLANNING COMMITTEE** will be held in the Council Chamber on **Monday 16 April 2018** 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**

Members of the Planning Committee – Wendy Agate, Chris Cherry, Richard Cherry, Steve Hansford (Chairman), Diane Heckels, Julian Thorpe, Chris Thomas-Atkin

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 26 March 2018 (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 26 March 2018 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. **CONSULTATION – REVISED NATIONAL PLANNING POLICY FRAMEWORK**

8.1 Notification has been received from Ministry of Housing, Communities & Local Government inviting consultation on the draft revised National Planning Policy Framework. This was considered at the Planning meeting held on Monday 26 March 2018 (Minute 477 refers). It was agreed at this meeting that Councillors Steve Hansford, Richard Cherry and Chris Cherry would review the documents and report back to this meeting.

8.2 The revised National Planning Policy Framework incorporates policy proposals previously consulted on in the Housing White Paper and the Planning for the right homes in the right places consultation. Budget 2017 included additional proposals to change planning policy and legislation to bring forward more land in the right places. This consultation seeks views on these additional policy proposals. This consultation closes on 10 May 2018. The consultation documents are available at the following link:

<https://www.gov.uk/government/consultations/draft-revised-national-planning-policy-framework>

8.3 **RECOMMENDATION**

The views of the Committee are sought.

9. **STREET NAMING**

9.1 Mid Sussex District Council have advised that have a new development taking place on Land at 68 Janes Lane will create one new street. The developer has requested the street name 'Appletree Close'. This name has been chosen because there are several apple trees on the site.

Councillors are reminded that a list of names yet to be used is available to view at the meeting.

9.2 **RECOMMENDATION**

The views of the Committee are sought.

SCHEDULE OF APPLICATIONS

NOTE: The closing date for comments on the following applications to Mid Sussex District Council is 13 April 2018.

DM/18/0952 JD VICTORIA WARD

191 - 193 London Road (Mr D Dimelow)

Proposed change of use from A1 to A2. 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.

DM/18/1104 KB DUNSTALL WARD

28 Sparrow Way (Mr Phil Adams)

Adding roof dormer to rear bedroom to form shower room. 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.

DM/18/1106 KW ST ANDREWS WARD

23 Janes Lane (K Willis)

Proposed front porch extension, replacement of attached garage with single storey side extension, replacement of rear conservatory with single storey rear extension, and roof extension / reconfiguration.

NOTE: The previous history is as follows:

DM/16/6516 – an application for a proposed front porch extension and single storey rear extension was considered by this Council in January 2017 when approval was recommended.

Mid Sussex District Council APPROVED this application in March 2017.

DM/18/1113 AH ST ANDREWS WARD

32 Larkspur Drive (Mr and Mrs Clapham)

Single storey rear elevation and removal of existing garage and replacing with addition of new garage.

DM/18/1119 AT DUNSTALL WARD

8 Starling Close (Mr James Dickens)

Proposed Loft conversion with dormer to the rear and replace existing conservatory with single storey rear extension.

DM/18/1123 DL DUNSTALL WARD

28 Sparrow Way (Mr Phil Adams)

Proposed removal of existing rear conservatory and replacement with full width single storey rear extension.

NOTE: The closing date for comments on the following applications to Mid Sussex District Council is 20 April 2018.

DM/18/0740 SK LEYLANDS WARD

35 St Wilfrids Road (Mr Steven White)

Rear and side single storey extension and roof conversion.

DM/18/0823 WA FRANKLANDS WARD

Avondale 3 Glendale Road (Mr Richard Moses)

(1) Cypress – Fell (2) Beech – Fell (3) Bay – Reduce crown by 1.5m.

DM/18/0854 SD VICTORIA WARD

Kingstone Nursing Home Kingstone House 121 London Rd (Mr Sanj Rajput)

Construction of a new part glazed conservatory with glazed roof to the rear side of the property.

DM/18/1169 SA LEYLANDS WARD

Land At And Adjacent To The Former Sewage Treatment Works Fairbridge Way (Mr Colin Whelan)

Application for Reserved Matters for the layout and detailed design of the inner loop road, associated landscape and foul and surface water drainage to allow for serviced residential parcels to be created. Plus discharge of Planning Conditions 6, 12, 13, 15, 16, 23, 24 and 28 in respect of outline planning approval 08/01644/OUT.

NOTE: There is an extensive history for this site that can be accessed via the Online Planning Register.

DM/18/1184 AC VICTORIA WARD

Unit 5G Braybon Business Park Consort Way (Mr Mark Boyce)

Retrospective variation to condition 2 of planning application 03/01960/COU, to alter the opening hours as follows – Monday-Friday 5am-10pm, Saturday 6am-8pm and Sunday 7am-6pm.

DM/18/1194 AW DUNSTALL WARD

14 The Oaks (Mrs Sharon Hunt)

Conversion of integral garage into a habitable space.

DM/18/1208 JF LEYLANDS WARD

The Disabilities Trust Ernest Kleinwort Court Oakenfield (Mr Jeff Bartle)

Proposed erection of covered walkway through internal courtyard between residential bungalows and main care facility.

NOTE: The closing date for comments on the following applications to Mid Sussex District Council is 27 April 2018.

DM/18/0306 KW FRANKLANDS WARD

15 Hazel Grove (Mr Ronald Paulsen)

Proposal to change the existing front flat roof to a pitched roof.

DM/18/1108 JS MEEDS WARD

115 Station Road (Mr Chris Jump)

Single storey rear extension and part conversion of garage following removal of existing rear extension.

DM/18/1112 SM ST ANDREWS WARD

Maple House 35 St Andrews Road (Mr A Hyland)

Two storey rear extension.

DM/18/1150 JF LEYLANDS WARD

6 Gander Close (Mr E Ferguson)

Part two storey side and rear extension. Part single storey rear extension.

DM/18/1215 KB MEEDS WARD

Pereiras Restaurant 1 Keymer Parade, Keymer Road (Mr James McKenzie)

Change of Use from A3 restaurant to A5 hot food takeaway.

DM/18/1225 JS MEEDS WARD

115 Chanctonbury Road (Mr John Marchant)

Change of use for the extra land purchase to garden at rear and erection of large shed.

DM/18/1238 AH DUNSTALL WARD

17 Baylis Crescent (Mr and Mrs Marples)

Demolition of existing conservatory and erection of single storey extension to rear and associated internal works.

DM/18/1252 SK ST ANDREWS WARD

Land Rear of 64 and 66 Janes Lane (VC Property Ltd)

Variation of condition no. 8 of appeal decision APP/D3830/W/16/3144084 - To allow submission of new surface water drainage calculations which have been carried out following percolation test.

NOTE: Condition 8 of the appeal decision was as follows:

The development hereby permitted shall not proceed until details of the proposed surface water drainage and means of disposal have been submitted to and approved in writing by the Local Planning Authority and no building shall be occupied until all drainage works have been carried out in accordance with such details as approved by the local planning authority. The details shall include a timetable for its implementation and a management and maintenance plan for the lifetime of the development which shall include arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. Maintenance and management during the lifetime of the development should be in accordance with the approved details.

DM/18/1276 AT ST ANDREWS WARD

10 Welbeck Drive (Mr S Cornford)

Proposed single storey front and side extensions and relocated garden wall.

DM/18/1284 KB MEEDS WARD

141A Lower Church Road (Black Horse Investments Ltd)

Change of use of ground floor from Tattoo Parlour (Class A1) to residential (Class C3). Two storey extension to the rear at ground and first floor and alterations to the front elevation to provide 3 x studios and 1 x 2 bedroom flat.

DM/18/1292 DL FRANKLANDS WARD

2 Pinehurst (Mr Holland)

Conversion of bungalow to a house.

DM/18/1320 AH ST ANDREWS WARD

Kendal Cottage 2A Woodleigh Road (Mr Mark Purser)

Hip to gable conversion and rear dormer addition to convert roof space to form bedroom and ensuite. 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.

DM/18/1347

IF

ST ANDREWS WARD

6 Tindal Close

(Mrs Skinner)

Oak tree - Thin crown by 20% and remove epicormic growth.

DM/18/1348

AM

VICTORIA WARD

1 West Street

(Mr Brian Nicoll)

Variation of condition 2 of application DM/17/2045 for drawing 921/01 Rev A to be replaced with drawing 921/01 Rev B which shows a gable end in lieu of the hip end.

NOTE: The previous history is as follows:

DM/17/2045 – an application for a proposed first floor side extension over existing ground floor extension, two storey side and single storey rear extension, extend existing dropped kerb and existing driveway was considered by this Council in June 2017 when approval was recommended.

Mid Sussex District Council APPROVED this application in July 2017.
