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Wednesday 17 January 2018

To: **MEMBERS OF THE PLANNING COMMITTEE**

A **MEETING** of the **PLANNING COMMITTEE** will be held in the Council Chamber on **Monday 22 January 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.

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## 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

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

minutes per person.

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 Tuesday 2 January 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 Tuesday 2 January 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. **LEWES LOCAL PLAN**

- 8.1 A resident has contacted the Town Council to advise of the forthcoming Lewes Plan which will have an impact on Burgess Hill due to proximity to the boundary. The detailed documents can be accessed here - <https://tinyurl.com/y77gujvp> and comments are required by 25 January 2018.

8.2 **RECOMMENDATION**

The views of the Committee are sought.

**Environmental Charter Implications** – None.

**Financial Implications** – None.

**Risk Implications** - None

**Implications to Partner Organisations** – This is a consultation by a partner organisation.

## 9. STREET NAMING

- 9.1 Mid Sussex District Council have advised that a developer has requested the address allocation of 51 new homes being constructed on land off Hammonds Ridge. The development will create one new street. The developer has asked for street name proposals to be put forward.

Councillors are reminded that a list of names yet to be used is located in the Planning Trolley.

### 9.2 RECOMMENDATION

The views of the Committee are sought.

**Environmental Charter Implications** – None.

**Financial Implications** – None.

**Risk Implications** - None

**Implications to Partner Organisations** – This is a consultation by a partner organisation.

## SCHEDULE OF APPLICATIONS

**NOTE:** The closing date for comments on the following applications to Mid Sussex District Council is 26 January 2018.

DM/17/4806 JF FRANKLANDS WARD

**7 Burdocks Drive** (Mr Ben Duggan-Palmer)

First floor front extension over existing garage to provide an extended master bedroom with an en-suite. Replace the existing first floor boarding with vertical tiling to match the extension, provide a new ground floor window to the ground floor WC.

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DM/17/4830 KW FRANKLANDS WARD

**11 Kings Ride** (Mr Steve Morgan)

Conversion of existing integral garage into habitable room, new single storey side garage extension and new porch.

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DM/17/5109 AW FRANKLANDS WARD

**Land At Broadlands Keymer Road** (Ms C Davis)

Reserved Matters application for the approval of appearance, scale and landscaping pursuant to outline application DM/17/0912 for the erection of one dwelling and garage.

**NOTE:** The previous history is as follows:

**DM/17/0912** – an outline application for one dwelling and detached garage (amended plans received 5 July 2017) was considered by this Council in March 2017 when the following comments were made:

“Recommend Refusal – this was a back garden development and the drainage was inadequate as there was no mains sewer in the area.”

Mid Sussex District Council APPROVED this application in August 2017.

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DM/17/5149 AT ST ANDREW’S WARD

**14 Larkspur Drive** (Mr Michael Pett)

Formation of a flat roofed dormer unit in connection with the conversion of existing roof space on the rear roof slope of existing detached two storey property. 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.

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DM/17/5155

AH

FRANKLANDS WARD

**Clayhill Keymer Road**

(Mr Paul Page)

Proposed single storey side extension, two storey rear extension, alterations to roof and garden 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.

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DM/17/5181

SD

FRANKLANDS WARD

**Clayhill Keymer Road**

(Mr Paul Page)

Subdivision of residential plot and erection of new dwelling.

**NOTE:** The previous history is as follows:

**DM/17/0215** – an application for the demolition of existing dwelling and outbuildings and erection of 2no. detached dwellings (two storey and five bedroom) and garages within the same residential curtilage (amended plans received July 2017) was considered by this Council in March 2017 when the following comments were made:

“Recommend Refusal – this was an overdevelopment of site and had insufficient room for drainage.”

Mid Sussex District Council REFUSED this application in September 2017.

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DM/17/5185

AC

ST ANDREW’S WARD

**19 Valebridge Road**

(Mr and Mrs P Miles)

Single storey wrap-around side and front extension to replace existing Porch and Utility Room.

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DM/17/5188

AT

VICTORIA WARD

**Dillions Portland Road**

(Mr And Mrs Andrew)

Removal of existing pitched roof and formation of new raised pitched roof and dormers to front. Single storey ground floor extension to front with 'catslide' roof over. Removal of existing metal shed, and erection of new single storey ground floor extension to kitchen and workshop including new flat roof. Infilling walls of existing single storey car port.

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DM/17/5192

AM

FRANKLANDS WARD

**Mellow Cottage Keymer Road**

(Mrs Karen Short)

Proposed loft conversion to existing dwelling to include a small hip to gable roof extension and rear dormer. 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.

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DM/17/5207

SK

FRANKLANDS WARD

**Land at 57 Marlborough Drive**

(Mr Robert Fielden)

Proposed variation of condition no. 2 of application DM/17/0702 to revise drawing 1613. PL06 to show corrected boundary location.

**NOTE:** The previous history is as follows:

**DM/17/0702** – an application for the demolition of double garage and provision of semi-detached bungalow to include additional accommodation in the roof space with 4 velux windows. Provision of a chimney on the north east elevation and removal of existing hedge and install a 1.8m high close boarded fence and a new vehicle crossover (amendment to original planning application DM/15/4526) was considered by this Council in March 2017 when the following comments were made:

“Recommend Refusal – refer to previous comments made. The proposed fence would be out of keeping with surrounding area. This was an overdevelopment of site. This would be overlooking 2 Churchill Way and there was a lack of provision for parking due to increased number of bedrooms.

Mid Sussex District Council APPROVED this application in April 2017.

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DM/17/5210

SM

FRANKLANDS WARD

**Land rear of 125 Junction Road**

(Mr Ian Herron)

Change of use from recording studio to detached dwelling.

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DM/17/5211

SK

VICTORIA WARD

**67 Victoria Road**

(Mr Martin Watts)

Proposed variation of condition no. 6 of application DM/15/0235 to amend the access road/parking areas from block paving to Tarmacadam.

**NOTE:** The previous history is as follows:

**DM/15/0235** – an application for the erection of 12no. two bed flats with associated car parking and landscaping was considered by this Council in March 2015 when the following comments were made:

“Recommend Refusal – there was concern that the site was not suitable for residential development as it butted up to existing industrial buildings which were noisy. Houses on the Maltings Park development on Linnet Lane were pushed back because of the proximity to the industrial buildings to minimise noise, yet these properties would be closer. The design of the flat over the car park did not look like a residential building with the grey cladding. There was insufficient on-site parking, the traffic assessment was based on 11 flats and the application was for 12. The deficit of car parking on the recently developed sites in this area meant that people were parking on road and pavement in this area and the capacity for more to do so was not there.”

Mid Sussex District Council APPROVED this application in September 2015.

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DM/17/5215

SK

VICTORIA WARD

**Development Site at Former Site Of 69 Victoria Road**

(Mr P L Wellings)

Variation of Condition 5 of Planning Permission DM/14/3097/FUL to allow amendment to the access road/ parking area from Block Paving to Tarmacadam.

**NOTE:** The previous history is as follows:

**14/3097/FUL** – an application for the demolition of existing building and the construction of 2 x four bedroom houses and 12 x two

bedroom flats with associated car parking and landscaping was considered by this Council in October 2014 when the following comments were made:

“Recommend Approval. In principle the Committee had no objections to the application. However concerns were expressed on the cumulative effect of parking issues the road was currently experiencing.”

Mid Sussex District Council APPROVED this application in January 2015.

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DM/17/5226

JS

MEEDS WARD

**Carters Domestic Appliances 79 - 81 Church Walk**

(Mrs Ashleigh Hamilton-Gillings, Carters Domestic Appliances)

Proposed variation of condition no. 2 of application DM/17/4574 to include trading hours on a Sunday 9:00am to 17:00pm.

**NOTE:** The previous history is as follows:

**DM/17/4574** – an application for a temporary change of use from A1 retail to D2 leisure was considered by this Council in November 2017 when approval was recommended.

Mid Sussex District Council APPROVED this application in December 2017.

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**NOTE: The closing date for comments on the following applications to Mid Sussex District Council is 2 February 2018.**

DM/17/4869

KW

LEYLANDS WARD

**VW Campersales Ltd Unit G Marchants Way**

(Mr R Williams)

Change of use of light industrial warehouse (B1/B8) to vehicle preparation, storage, display and sales (sui generis) together with new roller shutter door and glazed entrance.

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DM/17/5152

KW

VICTORIA WARD

**14 Beale Street**

(Mr Argles)



Proposed loft conversion, with dormer to the rear and 3 roof lights to the front elevation. 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.

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DM/17/5227 DL DUNSTALL WARD

**15 Cissbury Road** (Mr and Mrs Brakell)

Proposed two bedroom dwelling on land with curtilage of No. 15 Cissbury Road.

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DM/17/5234 KW MEEDS WARD

**51 Station Road** (Papa John's GB Ltd)

Change of Use from Use Class A2 (Financial and Professional Service) to Use Class A5 (Hot Food Takeaway) with internal and external alterations.

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DM/18/0005 KW VICTORIA WARD

**8 South Drive** (Mr and Mrs White)

Single storey extension to front of property to give create porch and WC.

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DM/18/0028 AT DUNSTALL WARD

**111 Fairfield Road** (Mr Dan Wilson)

Two storey side and single storey rear extensions. Revised application to previous approval DM/17/3216.

**NOTE:** The previous history is as follows:

**DM/17/3216** – an application for two storey side and one storey rear extensions was considered by this Council in September 2017 when approval was recommended.

Mid Sussex District Council APPROVED this application in October 2017.

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DM/18/0045

AT

MEEDS WARD

**67 Meadow Lane**

(Mrs Louse Maskell)

Replace existing porch with a new porch and shower room.

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