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Wednesday 21 March 2018

To: **MEMBERS OF THE PLANNING COMMITTEE**

A **MEETING** of the **PLANNING COMMITTEE** will be held in the Council Chamber on **Monday 26 March 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 5 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 5 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. 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.

8.2 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.

SCHEDULE OF APPLICATIONS

NOTE: The closing date for comments on the following applications to Mid Sussex District Council is 23 March 2018.

DM/17/5234 KW MEEDS WARD

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

(Amended plans and opening times 27/02/2018) Change of Use from Use Class A2 (Financial and Professional Service) to Use Class A5 (Hot Food Takeaway) with internal and external alterations.

NOTE: The previous history is as follows:

DM/17/5234 – an application for the Change of Use from Use Class A2 (Financial and Professional Service) to Use Class A5 (Hot Food Takeaway) with internal and external alterations. was considered by this Council in January 2018 when the following comments were made:

“Recommend Refusal – potential traffic problems it would be a prime site for pavement parking. Agree with the environmental reasons raised by the MSDC planning officer.

DM/18/0617 AT LEYLANDS WARD

25 Noel Rise (Mr Russell Biss)

Demolish existing conservatory and erect a single storey rear extension.

DM/18/0738 DL ST ANDERREWS WARD

8 Tinchurch Drive (Mr L Gearing)

Second storey rear extension over garage and infill to attach garage to house.

DM/18/0743 AH LEYLANDS WARD

15 Blackhouse Lane (Mr and Mrs Harwood)

Hip to gable conversion to form an en suite and enlarged bedroom space. 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/18/0780 KB FRANKLANDS WARD

15 Wykeham Way (Mr and Mrs Black)

Proposed two storey rear extension and single storey front extension.

DM/18/0789 IF FRANKLANDS WARD

3 Winkhurst Way (Mr Nicholas Smith)

3 x birch trees - thin by 20%.

DM/18/0811 IF DUNSTALL WARD

2 Shelley Wood (Mr J Garrad)

Oak (T7) - Cut back lateral branches to boundary fence line overhanging 7 The Maltings by up to 1 - 1.5 metres.

DM/18/0813 IF VICTORIA WARD

27 Orchard Road (Miss Deana Everest)

Oak (T1) remove major limb overhanging garden of no.29 back to the trunk.

DM/18/0815 AH FRANKLANDS WARD

7 Saddlers Close (Mr and Mrs K Hosking)

Single storey front and rear extensions.

NOTE: The previous history is as follows:

DM/17/3856 – an application for single storey extensions front and rear was considered by this Council in October 2017 when approval was recommended.

Mid Sussex District Council APPROVED this application in November 2017.

DM/18/0818

IF

FRANKLANDS WARD

Larkhall 76 Folders Lane

(Ms Jolita Bartaseviciute)

T1 - Oak - Crown lift 2 No. low limbs over driveway to 5.5 metre height.

NOTE: The closing date for comments on the following applications to Mid Sussex District Council is 30 March 2018.

DM/18/0638

JF

MEEDS WARD

9 Church Road

(Mr Simpson)

Demolition of outbuildings and construction of building with 3 self-contained flats and cycle parking together with secure bin store and associated landscaping.

NOTE: The relevant history is as follows:

14/00802/FUL – an application for the demolition of outbuildings and construction of building with 3 self-contained flats and cycle parking together with associated landscaping was considered by this Council in March 2014 when the following comments were made:

“Recommend Refusal – this would be overdevelopment of the site and there is no parking provision at all (against policy CO9 in the pre submission Neighbourhood Plan). There is a beautiful tree between the Old Post Office and Disco Carpets and if it does not have a TPO, it was resolved that the District Council be approached to request one as the tree was under threat.”

Mid Sussex District Council APPROVED this application in August 2014.

DM/18/0828

AT

LEYLANDS WARD

47 St John's Avenue

(Mr Martin Bateup)

Proposed single storey rear extension.

DM/18/0835

AT

FRANKLANDS WARD

45 Sycamore Drive

(Mr Andrew Swaisland)

Demolition of conservatory with single storey rear extension.

DM/18/0863

AT

FRANKLANDS WARD

33 Cold Waltham Lane

(Mr Hugh Collins)

Alterations to create a level access landing and installation of step lift.

DM/18/0976

IF

DUNSTALL WARD

1 Sevenfields

(Mr Walter Hamilton)

Oak Tree (T4) - Reduce crown by 1 to 2 metres. Oak Tree (T5) Reduce Crown by 2 metres.

NOTE: The closing date for comments on the following applications to Mid Sussex District Council is 30 March 2018.

DM/17/4575 amended plan

JS

MEEDS WARD

1 Cyprus Road

(Mr and Mrs Lai)

Demolition of existing restaurant and ancillary staff accommodation. Creation of 12 new flats with a new restaurant and retail space on the ground floor. (Amended plans 21/02/2018 reducing number of bedroom at third floor flats)

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

- St John's Park – Local CCTV Scheme

NOTE: The previous history is as follows:

DM/17/4575 – an application for the demolition of existing restaurant and ancillary staff accommodation and creation of 12 new flats with a new restaurant and retail space on the ground floor was considered by this Council in January 2018 when the following comments were made:

“Recommend Refusal - There was no detailed layout of the kitchen facilities which is a concern. There was no Fire Risk Assessment provided and there was a deep concern that fire concerns must be checked. The Committee also expressed concern about parking provision. Residents would not want to pay short term rates in the car park therefore likely to add to the already congested roads within the town centre as they park there for free.”

DM/18/0621 KB ST ANDREWS WARD

66 Janes Lane (Mr James Harold)

Proposed first floor rear extension, two storey side and front extension with porch and associated roof work.

DM/18/0844 AH VICTORIA WARD

36 Pangdene Close (C/O Agent Mr Peter Long)

Rear single storey extension with pitch roof.

DM/18/0939 DL ST ANDREWS WARD

6 Gordon Road (Mr Joseph Foster)

Demolition of existing rear conservatory and erection of a new one storey rear extension. Replacement of existing elevated terrace. Conversion of existing hip roof to a gable end roof and erection of new dormer to the rear. Additional two Velux rooflights to the front. Internal reconfiguration of space including new laundry room and new internal staircase to upper floor.

DM/18/0965 KW DUNSTALL WARD

51 Foxglove Close (Mr Mohammed Salajee)

Proposed single storey rear extension.

DM/18/0979 AH FRANKLANDS WARD

3 Greenlands Close (Mr and Mrs K Vangelova)

Proposed extension to existing dormer to east elevation.

DM/18/1001 JS MEEDS WARD

Jenni Fleur 163-165 Lower Church Road (Mr Gerald Harris)

Change of use from Class A1 (shop) into Class C3 (dwelling).

DM/18/1025

IF

DUNSTALL WARD

2 The Oaks

(Mrs Lauri Chappell)

Oak x2 - Fell
