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Thursday 21 December 2017

To: **MEMBERS OF THE PLANNING COMMITTEE**

A **MEETING** of the **PLANNING COMMITTEE** will be held in the Council Chamber on **TUESDAY 2 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.

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 – Wendy Agate, Chris Cherry, Richard Cherry, Steve Hansford (Chairman), Diane Heckels, Julian Thorpe, Chris Thomas-Atkin

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 4 December 2017 (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 4 December 2017 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. **STREET NAMING**

8.1 Mid Sussex District Council have advised that they have received a request for address allocation of a development of 64 dwellings on land east of Gerald Close, Burgess Hill. The development will create three new streets. The developer has proposed the following street names:

- Beacon Crescent
- Pyecombe Close
- Partridge Close

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

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. **TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 78 APPEAL**

- 9.1 Notification has been received that the following fast track appeal has been made to the Planning Inspectorate.

DM/17/2964

AP/17/0065

Appeal by: Mr Stuart Thompson

Location: **35 Longhurst**

Proposed Development: Two Storey side extension to existing dwelling

Appeal Ref: APP/D3830/D/17/3188900

Burgess Hill Town Council recommended approval for this application.

9.2 **RECOMMENDATION**

The Committee is recommended to await a copy of the Appeal Decision from Mid Sussex District Council.

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.

10. **TEMPORARY ROAD CLOSURE**

- 10.1. Notification has been received from Mid Sussex District Council that an application for a Draft Closure Order has been made. The application is for the **Classics in the Town** by Weald Vehicle Club on **Sunday 23 September 2018** when Church Walk (entire length) will be affected from 08.30 hours to 17.00 hours.

10.2 **RECOMMENDATION**

The Committee is recommended to approve the application.

Environmental Charter Implications – None.

Financial Implications – None.

Risk Implications - None

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

11. **TOWN AND COUNTRY PLANNING ACT 1990 - SECTION 78 APPEAL DECISIONS**

- 11.1 Notification has been received from the Planning Inspectorate that the Appeals in respect of the following applications has been DISMISSED and ALLOWED as set out below:

APPEAL DISMISSED

DM/17/1309

Appeal by: Telefonica UK Ltd

Location: Folders Lane, opposite Thornhurst, Burgess Hill, West Sussex RH15 0DT

Proposed Development: The development proposed is the installation of 1no. 15.0m Pandora streetpole with 3no. antennas, 2no. equipment cabinets and ancillary development thereto.

Appeal Ref: APP/D3830/W/17/3178802

APPEAL ALLOWED

DM/16/4529

Appeal by: Mr T Martin

Location: Land adj. No 8 Baron's Court, Burgess Hill, RH15 0HX

Proposed Development: The development proposed is demolition of garage and erection of 1 no. 2-bed dwelling.

Appeal Ref: APP/D3830/W/17/3177658

11.2 RECOMMENDATION

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

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

Financial Implications – None.

Risk Implications - None

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

SCHEDULE OF APPLICATIONS

NOTE: The closing date for comments on the following applications to Mid Sussex District Council is 22 December 2017 (MSDC are aware of our meeting date).

DM/17/4575 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.

For 6 or more dwellings councillors are asked to consider Section 106 contributions: St John's Park – Local CCTV scheme.

DM/17/4687 IF FRANKLANDS WARD

11 Franklands Way (Mrs Ann Symonds)

T1 - Ash - Lowest 4 branches to be cut back to main stem.

DM/17/4831 AC MEEDS WARD

31A Junction Road (Mr B Miller)

First floor terrace to rear. Retrospective application for approval of terrace as constructed in 2015. This is a resubmission of DM/17/2669 following installation of sound reducing material.

NOTE: The previous history is as follows:

DM/17/2669 – an application for a retrospective application for first floor terrace to rear (constructed 2015) was considered by this Council in August 2017 when approval was recommended.

Mid Sussex District Council REFUSED this application in September 2017.

DM/17/4856 IF VICTORIA WARD

38 Poveys Close (Mr Deans)

Oak (T1) remove two lowest secondary branches overhanging school back to

growth point. Thin crown by 20%.

NOTE: The closing date for comments on the following applications to Mid Sussex District Council is 29 December 2017.

DM/17/4537 AM VICTORIA WARD
26 Hammonds Ridge (Mrs Emma Henty)
Conversion of garage into playroom.

DM/17/4756 AT ST ANDREWS WARD
Pollards Farm Ditchling Road Ditchling Common (Patagonia Properties Ltd)
Application for determination as to whether prior approval is required for the change of use of an agricultural barn to a dwelling house.

NOTE: The previous history is as follows:

DM/17/1234 – an Application for determination as to whether prior approval is required for the change of use of an agricultural barn to a dwelling house was considered by this Council in April 2017 when the following comments were made:

“No objections to the conversion of the barn.”

This application was WITHDRAWN in May 2017.

DM/17/4783 AC LEYLANDS WARD
VW Camper Sales Ltd Site K Marchants Way (Mr Steven Mooney)
Change of use from Sui Generis (vehicle prep; storage; display and sales) to Class B1 (Light Industrial).

DM/17/4866 AH MEEDS WARD
32 Mill Road (Mr and Mrs Sims)
Proposed single storey rear extension.

DM/17/4879

AC

VICTORIA WARD

86 Royal George Road

(Mr and Mrs R Len)

Proposed conversion and extension of the existing dwelling to create a new two storey, three bedroom attached dwelling adjacent to existing No. 86.

NOTE: The previous history is as follows:

DM/17/3429 - an application for the proposed erection of a detached single storey two bedroom dwelling with associated parking was considered by this Council in September 2017 when the following comments were made:

“Recommend Refusal – This was unneighbourly, overbearing and it was an overdevelopment of the site. This was a back garden development which is contrary to the H2 of the Burgess Hill Neighbourhood Plan and National Planning Policy Framework. There was unsuitable access to the property.

Mid Sussex District Council REFUSED this application in November 2017.

DM/17/4892

DL

ST ANDREWS WARD

32 Valebridge Road

(Mr Matt Gorringe)

Proposed first floor extension.

NOTE: The previous history is as follows:

DM/15/4284 - an application for a proposed single storey dwelling with parking was considered by this Council in December 2015 when the following comments were made:

“Recommend Refusal - this was back garden development and contrary to policy H2 in the Referendum Neighbourhood Plan. It was an overdevelopment of the site. There was inadequate access for vehicles, emergency vehicles and refuge vehicles. It was dangerous for pedestrians walking down the current bridle path which was used frequently for school access to Manor Field Primary School. As it was a bridle path the development posed a danger for horses. It was felt that the plans were misleading on the width of the path at this point.”

Mid Sussex District Council REFUSED this application in February 2016. An Appeal was Lodged and ALLOWED in September 2016.

DM/17/4959 AT VICTORIA WARD

Fernbank Gloucester Road (Mr J Tinsdall)

Part single part two storey side/rear extension.

DM/17/4977 IF DUNSTALL WARD

23 Foxglove Close (Mr Arek Martirosian)

T1 Oak - trim back canopy to previous cut points, thin crown by up to 20%, remove diseased, dead and broken branches.

NOTE: The closing date for comments on the following applications to Mid Sussex District Council is 5 January 2018.

DM/17/4908 SA MEEDS WARD

15 - 17 And 19 The Martlets (NewRiver REIT)

Temporary change of use from A1 Retail to D1 for the provision of a library.

DM/17/4976 AH VICTORIA WARD

17 Beale Street (Mr and Mrs Lewis)

Proposed 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.

DM/17/5004 DL ST ANDREW'S WARD

7 Longhurst (Mr Baker)

Single storey side extension.

DM/17/5036 AT FRANKLANDS WARD

42 Junction Road (Mr Malins)

Proposed loft conversion including the construction of dormer windows to flank

elevations, insertion of new windows to front, flank and rear. 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

NOTE: The previous history is as follows:

DM/17/4174 - an application for a proposed loft conversion including the construction of dormer windows to flank elevations, insertion of new windows to front, flank and rear, rear gable eaves height raised to match main house was considered by this Council on November 2017 when the legal situation was noted.

This application was WITHDRAWN in December 2017.

DM/17/5055	IF	FRANKLANDS WARD
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Foldersfield 10 Folders Lane	(Mr Hogan)
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Oak (T11) reduce height and spread by 3m. Shape and balance remaining crown.

NOTE: **The closing date for comments on the following applications to Mid Sussex District Council is 12 January 2018.**

DM/17/3934	AT	FRANKLANDS WARD
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Oak Lodge 4 Glendale Road	(Ms Sarah Banham)
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Demolish existing four bedroom dwelling and replace with a four bedroom dwelling and a three bedroom dwelling. Amended plans received 06.12.2017 and 07.12.2017 showing amendments to the materials and fenestration on the east (front) elevation, additional frontage landscaping, relocated ground floor toilet to Unit 1 and a revised location/block plan.

NOTE: The previous history is as follows:

DM/17/3934 – an application to demolish existing four bedroom dwelling and replace with a four bedroom dwelling and a three bedroom dwelling was considered by this Council in October 2017 when the following comments were made:

“Recommend Refusal – previous comments were reiterated as follows:

“Recommend Refusal - It would have detrimental impact to the neighbourhood. It was out of character and not in keeping with the street scene. This was an overdevelopment of the site and was a back

garden development. Concerns were expressed about road safety and parking.”

Mid Sussex District Council is yet to make a decision on this application.

DM/17/5065 AC ST ANDREW’S WARD

98 Junction Road (Mr P Couch)

Part single storey part two storey extension.

DM/17/5087 JS MEEDS WARD

34 Meadow Lane (Mrs Joyce Colwell)

Proposed wooden outbuilding to rear. Ancillary to existing dwelling.

DM/17/5099 JF DUNSTALL WARD

3 Sparrow Way (Mr and Mrs Richardson)

Two storey side extension and single storey front extension to existing dwelling.

DM/17/5100 AH VICTORIA WARD

Arun Cottage, Commercial Road (Mr Thomas)

Single storey rear conservatory.

NOTE: The previous history is as follows:

DM/17/4391 - an application for the erection of a single storey rear extension extending beyond the rear wall of the original house by 6.00 metres, to a maximum height of 3.1 metres and the height of the eaves to 2.20 metres was submitted to MSDC October 2017 and subsequently withdrawn prior to the Town Council considering the application.

DM/17/5105 IF FRANKLANDS WARD

1 Avonhurst (Mrs Parr)

2 X Thuja - reduce height by 1.5 metres reduce on house side by 1 metre and pavement side by 2 metre.

DM/17/5114 AC VICTORIA WARD

Flowserve 3 Victoria Way (Mr William Middleton)

Proposed re-cladding and re-roofing of the existing 1970's industrial unit to modernise and upgrade the facades and the surrounding hard landscaping. Also a proposed new main entrance on the corner of the north elevation.

DM/17/5127 IF FRANKLANDS WARD

4 Folders Close (Mr David Heeney)

Oak - (T1) reduce and reshape crown by 2m, raise crown to approx 4m.

DM/17/5130 SA FRANKLANDS WARD

60 Ferndale Road (Mr Richard Mortimore)

Silver birch (T1) 2m reduction in height and reshape – Bay (T2) 0.5m reduction, reshape and removal of weaker limb – Blackthorn (T3) 1m reduction, reshape and removal of weaker limb – Apple (T4) 1-2m reduction and reshape.

DM/17/5134 AM MEEDS WARD

McDonalds Drive Thru And Restaurant, Civic Way
(McDonald's Restaurants Ltd)

Proposed installation of signs to accommodate the new drive thru layout. Suite to comprise of 6 no. freestanding totem signs.

NOTE: There is an extensive history available on the On Line Planning Register.
