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Wednesday 28 February 2018

To: **MEMBERS OF THE PLANNING COMMITTEE**

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

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 Monday 12 February 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 12 February 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. **TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 78 APPEAL**

8.1 Notification has been received that the following appeal has been made to the Planning Inspectorate.

DM/17/3149

AP/18/0014

Appeal by: Ms Elli Fuller

Location: **4 Victoria Close**

Proposed Development: Proposed 2m high wall and 1.92m high gates to the front of the property and adjacent to public footpath. Additional plans received 06.09.2017 showing appearance of walls and gate.

Appeal Ref: APP/D3830/D/17/3191902

Burgess Hill Town Council recommended approval for this application.

8.2 **RECOMMENDATION**

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

9. LICENSE APPLICATION – CHANDLERS GARAGE, 200A LONDON ROAD

9.1 Notification has been received from Mid Sussex District Council of a Variation of a Premises Licence application at Chandlers Garage, 200A London Road. Comments are required by 19 March 2018.

The application includes proposals for the following licensable activities:

Sale by retail of alcohol for consumption off the premises:
Everyday 06:00hrs to 23:00hrs

The committee are reminded of the 4 licensing objectives:
Crime and Disorder, Public Safety, Public Nuisance and Prevention of harm to children and young people.

9.2 RECOMMENDATION

The views of the Committee are sought.

10. PAPERLESS PLANNING

10.1 The Committee is reminded that planning will go paperless from 31 March 2018. Councillors will be able access all planning proposals via the Mid Sussex District Council's Online Planning Register and the Town Council will no longer receive paper copies of each application. This will result in a considerable reduction in the unnecessary and wasteful use of paper.

Councillors should view the plans electronically in preparation for the next meeting on 26 March 2018, when a trial-run of paperless planning will be taking place. The planning trolley will be replaced with a laptop and a projector will be available for viewing plans in greater detail.

10.2 RECOMMENDATION

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

SCHEDULE OF APPLICATIONS

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

DM/18/0480 SA MEEDS WARD

Walkway 34 The Martlets (Mrs Susan Upton)

Proposed change of use from A3 (cafe) to D2 (gym).

DM/18/0529 IF DUNSTALL WARD

Sakkara 5 Shelley Wood (Ms Sheila Blackmore)

(T1) Oak - remove branches (overgrown epicormic) from main stem up to crown break on eastern side. Raise lowest branch to suitable growth point (at approximately 4m) on eastern side to balance with remainder of crown. Remove major deadwood.

NOTE: The closing date for comments on the following applications to Mid Sussex District Council is 9 March 2018.

DM/18/0283 AH FRANKLANDS WARD

77 Sycamore Drive (Mr Christopher Hammill)

Single Storey Rear Extension.

DM/18/0309 AT LEYLANDS WARD

19 Coopers Close (Mr Jon Hughes)

Removal of existing conservatory. Construction of single storey extension to rear. Existing garage partly divided and upgraded to habitable use.

DM/18/0447 AH DUNSTALL WARD

45 Woodpecker Crescent (Mr Derek Gillott)

Change existing attached garage into a habitable room. Change current separate kitchen and dining room into 1 room by removing a non-supporting wall.

DM/18/0470

AT

DUNSTALL WARD

41 Fairlea Close

(Mr and Mrs Brailsford)

Single storey garage.

DM/18/0509

SK

LEYLANDS WARD

Land To The West Of Freeks Lane

(Rydon Homes Ltd)

Residential development comprising up to 460 dwellings, public open space, recreation areas, play areas, associated infrastructure including roads, surface water attenuation and associated demolition (outline application with all matters reserved except for principal means of access from Maple Drive).

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

- New Community and Performance Venue
- Public / Sustainable Transport / Real-time Bus Displays
- Public Realm
- Burgess Hill Green Circle Network
- Burgess Hill Green Circle Public Art Scheme

NOTE: The relevant history is as follows:

DM/16/3947 – an outline application for (with all matters reserved except for principal means of access) for up to 130 residential units, public open space, recreation areas, play areas, associated infrastructure including roads, surface water attenuation and associated demolition. (Amended plans received 16 August 2017 showing revised access, amendments to play area and changes to internal layout) was considered by this Council in October 2016 when the following comments were made:

“Recommend Approval subject to the developers amending the application following on from meeting held on 7 October when the following concerns were expressed:

- Proposed access road was moved to the East to allow child’s play area to still be visible. This would result in no play space lost at all and it was requested be enhanced and improved. The parents like that they can see the play area and the developers agreed to this. Equipment for older children was requested too, this was also agreed to by the developers. Once the developers build the new road, the play area would be out of bounds, there should be a consultation with the children to establish what type of play area they would like so

construction can begin immediately so children were without play area for a minimal time.

- Traffic concerns were expressed. The consensus was that there was a blanket 20mph speed limit from school along Maple Drive and on the new access road. This would need to be enforced with traffic calming measures. A crossing was requested and considered essential to which the developers agreed and Highways would decide the most suitable method.
- The planning application showed 130 houses with a roundabout, there would be a further application which may use this access road. This was not welcomed by the ward councillors, residents and the planning officers. It had been requested that point 10 in the design plan made it clear that this was access for buses only and not for further developments.
- There would be a public meeting in November with an amended plan, with a drop in evening likely to be at Sheddingdean 2 Community Hall to which residents would be invited to attend.
- Restrictions on larger vehicles – the developers hoped to access the site via the waste and recycling depot to minimise disruption to residents. This was being explored as an option.
- The benefits to the community would be improved play areas, other Section 106 money will go to schools and the bigger infrastructure but this was to be agreed by all developers for Northern Arc.
- The developers would work with Green Circle on preservation of wildlife. The Town Council agreed to support the application subject to all of the above.

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

DM/18/0540

KW

DUNSTALL WARD

94 Fairfield Road

(Mr Neil Millbank)

Formation of a rear dormer and insertion of a single roof light to a private dwelling house. 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/18/0551 AH FRANKLANDS WARD
10 Badgers Walk (Mr and Mrs C Paterson)

Proposed two storey front extension.

DM/18/0554 WA MEEDS WARD
56 Crescent Road (Mrs Jane Stone)

T1 Norway Spruce – Fell.

DM/18/0557 KW LEYLANDS WARD
27 Midfields Drive (Mr C Mendez)

Single storey extensions to front / side / rear, and internal alterations to existing bungalow.

NOTE: The previous history is as follows:

DM/17/3166 – an application for the division of existing plot and proposal for 1 No. additional detached single storey bungalow with all matters reserved was considered by this Council in August 2017 when the following comments were made:

“Recommend Refusal – This contravened the Burgess Hill Neighbourhood Plan as was back garden development and unneighbourly. Back Garden developments were not welcome particularly in light of the fact the District Council has its five year housing supply. Access and parking issues existed in the cul de sac currently and this application would impact this. Concerns were expressed that the room sizes did not meet with minimum space requirements. It was an unneighbourly application.”

Mid Sussex District Council REFUSED this application in September 2017.

DM/18/0559 KW ST ANDREWS WARD
15 Gerald Close (Mr Daniel Smith)

Erection of two storey side extension incorporating 1 new bedroom with an en-suite on the first floor and new W.C. and garage on the ground floor.

DM/18/0585

DL

ST ANDREWS WARD

245 Junction Road

(Mr and Mrs Armstrong)

Demolition of existing lean-to structure and erection of single storey rear extension.

DM/18/0600

AT

VICTORIA WARD

32 Poveys Close

(Mr and Mrs Baulu)

Proposed two storey rear and side extension, with new roof windows and dormer to front elevation.

NOTE: The previous history is as follows:

DM/16/5586 – an application for a proposed two storey rear and part side extension (amended plans received 13.02.2017 showing revised size) was considered by this Council in August 2017 when the following comments were made:

“Recommend Refusal – the design was out of character and out of keeping with the surrounding area.”

The application was subsequently withdrawn.

DM/18/0603

WA

MEEDS WARD

44 Crescent Road

(Mr Martin Parvin)

T1 - Remove Silver Birch due to size and proximity to neighbouring property.

DM/18/0608

AH

MEEDS WARD

159 Lower Church Road

(Mr and Mrs Harwood)

Proposed hip to gable conversion and rear dormer addition to convert roof space to form bedroom with en-suite. 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/18/0614

KW

LEYLANDS WARD

20 Wyberlye Hart

(Mrs Bryonny Hart)

Extend the existing dormer across the south elevation and enlarge the existing vestibule to the front.

NOTE: The previous history is as follows:

DM/17/4378– an application to extend the existing dormer across the south elevation and enlarge the existing vestibule to the front was considered by this Council in November 2017 when the following comments were made:

“Recommend Refusal – this was an overdevelopment of the site which was unneighbourly and would cause loss of privacy for several neighbouring properties.

The application was subsequently withdrawn.

NOTE: The closing date for comments on the following applications to Mid Sussex District Council is 16 March 2018.

DM/18/0597

AT

LEYLANDS WARD

18 Bridge Close

(Mr Paul Wateford)

Two storey side extension.

DM/18/0641

JF

ST ANDREWS WARD

Land Off Kings Way, East Of Gerald Close (Land Parcel At 532883 119232) Cants Lane

(Mr Ian Sellar)

Proposed siting of a temporary sales office measuring 3.35m x 2.44m x 2.5m high for a period of 12 months.

DM/18/0653

JF

ST ANDREWS WARD

Land Off Kings Way, East Of Gerald Close (Land Parcel At 532883 119232) Cants Lane

(Mr Ian Sellar)

Proposed siting of three temporary signage stacks measuring 1.8m x 6m high

and six flagpoles 6m high for a period of 24 months.

DM/18/0714

IF

FRANKLANDS WARD

23 Badgers Walk

(Mr Stephen Bailey)

(T1) Oak - Reshape and crown reduce by 2 metres. Thin crown by 20%. Remove basal epicormic growth and remove dead wood.
