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Wednesday 2 May 2018

To: **MEMBERS OF THE PLANNING COMMITTEE**

A **MEETING** of the **PLANNING COMMITTEE** will be held in the Council Chamber on **Tuesday 8 May 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 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 16 April 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 16 April 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) and Monday 16 April 2018 (Minute 486 refers). Councillor Hansford and Councillor Cherry had met to discuss the response and will submit this to the Committee to be formalised at 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.

## SCHEDULE OF APPLICATIONS

**NOTE:** The closing date for comments on the following applications to Mid Sussex District Council is 4 May 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 10 new flats with a new restaurant and retail space on the ground floor. (Amended plans 05/04/2018 reducing number of units at third floor)

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

**DM/17/4575** – an application for the 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) was considered by this Council in January and March 2018 when the following comments were made:

“Recommend Refusal – previous comments were reiterated as follows: “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.” The height of the building was not sympathetic to the surrounding area. It was an overdevelopment of the site. A Fire Assessment should be included as this development was above a busy restaurant.

If Mid Sussex District Council is minded to recommend approval, the Town Council’s Planning Committee’s recommendations with regard to Section 106 needs associated with this development are as follows: St John’s Park – Local CCTV Scheme.”

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

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DM/18/1304 IF FRANKLANDS WARD

**2 Avonhurst** (Mr James Mackie)

T1 (beech) - reduce all limbs by 2 meters and crown thin by 25%

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DM/18/1382 AC DUNSTALL WARD  
**25 Woodpecker Crescent** (Ms Kryzsia Terlecki)  
Garage conversion incorporating store at front and piano room to rear.

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DM/18/1412 JS VICTORIA WARD  
**59 Western Road** (Mrs S Yabsley-Gavin)  
Two storey hipped roof extension to front west elevation with adjustments to garage and internal ground and first floor spatial reconfiguration.

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DM/18/1451 WA FRANKLANDS WARD  
**Burgess Hill School For Girls, Keymer Road** (Mr Richard Moses)  
4 x Sycamore Trees - fell

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DM/18/1455 KW FRANKLANDS WARD  
**Burgess Hill School For Girls, Keymer Road** (Mr Richard Moses)  
Proposed 2 x school entrance metal box signs on square posts to match senior school entrance.

**NOTE:** There is an extensive history for this site available on the Online Planning Register.

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**NOTE:** The closing date for comments on the following applications to Mid Sussex District Council is 11 May 2018.

DM/18/0484 DL MEEDS WARD  
**130 Lower Church Road** (Mr Mustak Miah)  
Proposed two storey extension to the rear of existing mosque and installation of mezzanine floor at first floor level. Proposed alterations to the front elevation for disabled access to include a ramp.

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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, amended plans received 16.04.2018 showing revised extension design at rear and new frontage parking space.

**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 January 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.

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DM/18/1411

KW

FRANKLANDS WARD

**67 Marlborough Drive**

(Mr Roy Shade)

Formation of a flat roofed dormer extension to existing rear roof dormer in connection with conversion of roof space for habitable use to semi-detached chalet bungalow. 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/18/1435

SM

VICTORIA WARD

**Expresslube UK Ltd 66A Victoria Road**

(Mr Chris Roos)

Demolition of existing industrial warehouse and the construction of 10no. new flats and associated parking and bin storage.

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DM/18/1459

AT

LEYLANDS WARD

**16 Bramber Way**

(Mr and Mrs I Carter)

Single storey front extension and garage conversion to form a larger lounge.

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DM/18/1484

JF

ST ANDREWS WARD

**Land At Grid Reference 532883 119232 Cants Lane** (Sunley Crayfern LLp)

Variation to condition 8 relating to planning application DM/15/4379 to alter build of plots 46 and 52 using timber frame and lightweight construction to upper floors. Substitution of plans P100e with P100g (site layout) and P105A with P105B (street scene).

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

**DM/15/4379** – an outline application for up to 64 dwellings (including 19 affordable homes) together with public open space and natural green space with all matters reserved except the means of access was considered by this Council in December 2015 when the following comments were made:

“Recommend Approval – concern was expressed about the impact on the trees with TPOs, the access road into The Croft development that would cross the bridle path and the additional traffic on to Kings Way.”

Mid Sussex District Council APPROVED this application in October 2016.

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DM/18/1508

SM

MEEDS WARD

**JD Wetherspoon Plc Six Gold Martlets 49 - 51 Church Walk** (Emma Falton)

Variation of Condition no.6 of planning application 12/03770/COU to allow for later trading hours. Hours of use Monday to Thursday: 0730 - 2330hrs, Friday and Saturday: 0730 - 0100hrs, Sunday and Bank Holidays: 0800 - 2330hrs.

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DM/18/1524

DL

VICTORIA WARD

**9 West Street** (Mr Peter Martin)

Proposed single storey rear extension.

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DM/18/1526

DL

FRANKLANDS WARD

**Land Off Greenlands Drive (Land Parcel At 531529 117903)** (Mr Dyson)

Outline application for three dwellings with garages. All matters reserved except for access and layout.



Vineries back to fence line (3m remaining from trunk). T2 Oak - Located in 2 Swann Close - Reduce 2x branches facing and overhanging 14 and 16 The Vineries - Reduce 1st branch which overhangs 14 The Vineries with 9m remaining from trunk. Reduce the 2nd and smaller of the two branches which overhangs 16 The Vineries by up to 8m (back to fence line).

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DM/18/1580

SA

MEEDS WARD

**The Martlets**

(New River Retail)

Application to vary Condition 33 of planning ref: DM/15/3858 as amended by application ref: DM/16/3314 to allow amendments to the approved plans.

**NOTE:** There is an extensive history for this site on the Online Planning Register.

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DM/18/1603

JS

VICTORIA WARD

**20 Cromwell Road**

(Mr Mark Burnham)

Demolition of existing rear two storey section of property and replacement part two storey and part single storey rear extension. Relocation of existing garage to rear of property.

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DM/18/1607

JS

MEEDS WARD

**17 Grove Road**

(Mr Mohammed Sharjali)

Proposed rear single storey extension.

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