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Wednesday 17 October 2018

To: **MEMBERS OF THE PLANNING COMMITTEE**

A **MEETING** of the **PLANNING COMMITTEE** will be held in the Council Chamber on **MONDAY 22 OCTOBER 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 1 October 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 1 October 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 – LEWES DISTRICT LOCAL PLAN: PART 2**

- 8.1 Lewes District Council is inviting representation on the pre-submission version of the Lewes District Local Plan Part 2. The Pre-Submission Lewes District Local Plan Part 2 identifies and allocates sites to meet development growth identified in Local Plan Part 1 and sets out detailed (non-strategic) development management policies to guide development and change.

The Consultation documents can be viewed online at www.planningpolicyconsult.lewes-eastbourne.gov.uk and comments are required by **5 November 2018**.

8.2 **RECOMMENDATION**

The views of the Committee are sought.

9. **CONSULTATION – PLANNING POLICY UPDATE**

- 9.1 Mid Sussex District Council is consulting on two draft Planning Policy documents:

- The Statement of Community Involvement, a ‘code of practice’ setting out how local communities will be engaged in planning processes; and
- Advice on the use of Planning Performance Agreements in the District.

The draft documents were considered by the Scrutiny Committee for Communities, Housing and Planning on the 25 September 2018. The Cabinet Member for Housing and Planning has since approved the documents for consultation.

The consultation documents are available to view online at www.midsussex.gov.uk/planning-building/consultation-monitoring/. The Consultation closes at 5pm on **22 November 2018**.

9.2 RECOMMENDATION

The views of the Committee are sought.

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

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

AP/18/0062 / DM/17/4830

Appeal by: Mr Steve Morgan

Location: **11 Kings Ride**

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

Appeal Ref: APP/D3830/D/18/3209945

10.2 RECOMMENDATION

The Committee is recommended to:-

- A) support the reasons for refusal and reiterate their previous comments to the Planning Inspectorate; and,
- B) await a copy of the Appeal Decision from Mid Sussex District Council.

SCHEDULE OF APPLICATIONS

LIST OF PLANNING APPLICATIONS REGISTERED BETWEEN 20 SEPT AND 26 SEP 2018 FOR PUBLICATION IN THE LOCAL PRESS WEEK ENDING 5 OCT 2018.

These applications can be viewed on the Online Planning Register, and from computers available at the Council's Planning Services Reception, Oaklands, Oaklands Road, Haywards Heath, during normal office hours. To access the Online Planning Register, please use the following link:

<http://pa.midsussex.gov.uk/online-applications/>.

Representations in respect of the following applications must be submitted in writing by 19 OCT 2018.

Parish: Burgess Hill

DM/18/3811

Location: 50 Payton Drive Burgess Hill West Sussex RH15 9UU
Description: Retrospective application for the conversion of garage into part of kitchen and part storage space.
Applicant: Mr Ben Charlesworth
50 Payton Drive Burgess Hill West Sussex RH15 9UU
Case Officer: Anna Tidey
Ward: Burgess Hill - Victoria
App. Type: Householder Application

DM/18/3826

Location: 16 Slimbridge Road Burgess Hill West Sussex RH15 8QE
Description: Single storey rear extension.
Agent: Alex Page
ACPlans 23 Sullington Way Shoreham By Sea BN43 6 PJ
Applicant: Mr Matt Leburn
Case Officer: Andrew Horrell
Ward: Burgess Hill - Victoria
App. Type: Householder Application

DM/18/3830

Location: 16 Slimbridge Road Burgess Hill West Sussex RH15 8QE
Description: Two storey side extension. Single storey rear extension to the rear of the two storey side extension.
Agent: Alex Page
AC Plans 23 Sullington Way Shoreham By Sea BN43 6PJ
Applicant: Mr Matt Leburn
Case Officer: Andrew Morrison
Ward: Burgess Hill - Victoria
App. Type: Householder Application

DM/18/3832

Location: 67 Marlborough Drive Burgess Hill West Sussex RH15 0ET
Description: Proposed first floor rear extension with vertical tile cladding and the modification of the existing rear dormer unit with new window opening.
Agent: Stirling Design & Construction Services Ltd
22A Stirling Court Road Burgess Hill West Sussex RH15 0PT
Applicant: Mr Roy Shade
Case Officer: Katherine Williams
Ward: Burgess Hill - Franklands
App. Type: Householder Application

DM/18/3855

Location: 29 Park Road Burgess Hill West Sussex RH15 8EU
Description: Single storey rear extension and changing garage door to sash window.
Agent: Mrs Claire Haigh
Claire Haigh Associates Ltd 9 Kenton Road Hove Bn3 4PG
Applicant: Mrs Pauline Donaldson
Case Officer: Joseph Swift
Ward: Burgess Hill - Meeds
App. Type: Householder Application

DM/18/3869

Location: 6 Bramble Gardens Burgess Hill West Sussex RH15 8UQ
Description: Retrospective application for garage conversion to a room.
Applicant: Mr Christopher Pellett
6 Bramble Gardens Burgess Hill West Sussex RH15 8UQ
Case Officer: Andrew Horrell
Ward: Burgess Hill - Dunstall
App. Type: Householder Application

DM/18/3922

Location: 68 Kings Way Burgess Hill West Sussex RH15 0TP
Description: T1 - Oak - Reduce back the upper area of the crown overhanging the rear garden by 2-3 metres. Remove all the epicormic growth up to crown break.
Agent: Mr O'Flanagan
Connick Tree Care New Pond Farm Woodhatch Road Reigate RH2 7QH
Applicant: Mr Fussey
Case Officer: Irene Fletcher
Ward: Burgess Hill - St Andrews
App. Type: Tree Surgery

DM/18/3924

Location: Adopted Highway Pavement At Bridge Approach, Kings Way

Description: Burgess Hill West Sussex
Telecommunications base station, consisting of a 15m high streetpole, supporting 3 No integral antennas, and associated ground-based equipment cabinets.

Agent: Mr Tony Singleton
Galliford Try Communications Innovation House Kelburn Court
Warrington WA3 6UT

Applicant: Telefonica UK Limited

Case Officer: Andrew Horrell

Ward: Burgess Hill - Franklands

App. Type: Telecommunication Det. 56 days

DM/18/3925

Location: 16 And 18 Silverdale Road Burgess Hill West Sussex RH15 0EF

Description: 2 x Horse Chestnut Trees at number 18. The tree in corner of garden - fell. The tree beside entrance - re-pollard to previous cut points. 1 x Horse Chestnut at number 16. Reduce lateral branches hanging over boundary by 2.4m.

Applicant: Mr Michael Richards
18 Silverdale Road Burgess Hill West Sussex RH15 0EF

Case Officer: William Argent

Ward: Burgess Hill - Franklands

App. Type: Trees in a Conservation Area

LIST OF PLANNING APPLICATIONS REGISTERED BETWEEN 27 SEPT AND 3 OCT 2018 FOR PUBLICATION IN THE LOCAL PRESS WEEK ENDING 12 OCT 2018.

These applications can be viewed on the Online Planning Register, and from computers available at the Council's Planning Services Reception, Oaklands, Oaklands Road, Haywards Heath, during normal office hours. To access the Online Planning Register, please use the following link:
<http://pa.midsussex.gov.uk/online-applications/>.

Representations in respect of the following applications must be submitted in writing by 26 OCT 2018.

DM/18/3738

Location: 295A Junction Road Burgess Hill West Sussex RH15 0PY

Description: Proposed demolition of existing storeroom extensions, removal of existing industrial fridge, repair and alterations to existing main building structure, and extension to existing main building structure to form a new two bedroom, two person dwelling.

Agent: Mr Daryl Gowlett
2 Woolven Close Burgess Hill West Sussex RH15 9RR

Applicant: Mr Berkant Akturk

Case Officer: Andrew Watt

Ward: Burgess Hill - St Andrews

App. Type: Full Application

DM/18/3935

Location: 57A Marlborough Drive Burgess Hill West Sussex RH15 0ET
Description: Replacement Detached Garage.
Agent: Mr Graham Middle
LM Associates First Floor Unit 6 Clock Tower House Lindfield
Enterprise Park Lewes Road Lindfield Haywards Heath West Sussex
RH16 2LH
Applicant: Mr R Fielden
Case Officer: Andrew Clarke
Ward: Burgess Hill - Franklands
App. Type: Householder Application

DM/18/3960

Location: Spinningdale Keymer Road Burgess Hill West Sussex RH15 0AH
Description: Proposed front porch.
Agent: GWP Architects Ltd
Fairfield House 49 Fairfield Road Burgess Hill West Sussex RH15
8QB
Applicant: Catherine Forbes
Case Officer: Hamish Evans
Ward: Burgess Hill - Franklands
App. Type: Householder Application

DM/18/3962

Location: 42 Bramble Gardens Burgess Hill West Sussex RH15 8UQ
Description: Proposed single storey rear extension
Agent: Mr S Beckett
53 Bramble Gardens Burgess Hill West Sussex RH15 8UQ
Applicant: Mr C Vandersluis
Case Officer: Hamish Evans
Ward: Burgess Hill - Dunstall
App. Type: Householder Application

DM/18/3985

Location: Land Rear Of Spinningdale Keymer Road Burgess Hill West Sussex
RH15 0AH
Description: T1 Beech - Fell.
Applicant: Mr E Harradine
Spinningdale Ltd 7C Shawland Court Newchapel Road Lingfield RH7
6BL
Case Officer: Irene Fletcher
Ward: Burgess Hill - Franklands
App. Type: Tree Surgery

DM/18/3998

Location: 16 Woolven Close Burgess Hill West Sussex RH15 9RR
Description: Retrospective application for a garage conversion. This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the existing use cannot be taken into account.
Applicant: Mrs Lisa Daventry
16 Woolven Close Burgess Hill West Sussex RH15 9RR
Case Officer: Andrew Morrison
Ward: Burgess Hill - Victoria
App. Type: Lawful Development Certificate -Existing

DM/18/4014

Location: 171 London Road Burgess Hill West Sussex RH15 8LH
Description: Change of use of first floor from residential (C3) to restaurant (A3) with associated elevational alterations and internal revisions. Single storey extension to rear of restaurant and external escape stair to rear.
Agent: Mrs Isobel Beattie
GWP Architects Fairfield House 49 Fairfield Road Burgess Hill RH15 8QB
Applicant: Mr E Saulle
Case Officer: Kate Brocklebank
Ward: Burgess Hill - Victoria
App. Type: Full Application

LIST OF PLANNING APPLICATIONS REGISTERED BETWEEN 4 OCT AND 10 OCT 2018 FOR PUBLICATION IN THE LOCAL PRESS WEEK ENDING 19 OCT 2018.

These applications can be viewed on the Online Planning Register, and from computers available at the Council's Planning Services Reception, Oaklands, Oaklands Road, Haywards Heath, during normal office hours. To access the Online Planning Register, please use the following link:

<http://pa.midsussex.gov.uk/online-applications/>.

Representations in respect of the following applications must be submitted in writing by 2 NOV 2018.

DM/18/3446

Location: 43 Coulstock Road Burgess Hill West Sussex RH15 9XH
Description: T1 Oak - (adjacent to footway) reduce crown by up to 2 metres. T2 Oak - Fell. (Description amended 08/10/2018).
Applicant: Mrs Kate Reeves-Perrin
43 Coulstock Road Burgess Hill West Sussex RH15 9XH
Case Officer: Irene Fletcher

Ward: Burgess Hill - Dunstall
App. Type: Tree Surgery

DM/18/3623

Location: 151 Lower Church Road Burgess Hill West Sussex RH15 9AA
Description: Conversion of existing building to form 1x1bed flat, 1x2bed flat and 2x2bed maisonettes. To include erection of a 2.5m high metal side gate, removal of two chimney stacks, alterations to the fenestration and removal of the shopfront, a single storey extension to the rear with shared terrace area and 1.5m privacy screen over; hip to gable roof extension and full width rear dormer, plus two dormers to the front elevation (amended description 3.10.2018 and certificate B 8.10.2018).
Agent: Mr Alex Beattie
Lightbox Architecture Ltd 121 Greenbank Avenue Saltdean BN2 8QP
Applicant: C/O Agent
Case Officer: Kate Brocklebank
Ward: Burgess Hill - Meeds
App. Type: Full Application

DM/18/3918

Location: Persimmon Homes Phase 2 Kings Way Burgess Hill West Sussex
Description: Retrospective application for the change of plot 86 from a wheel chair unit to an oversized 3 bed 5 person unit pertaining to planning application DM/16/2204.
Applicant: Mr Neal MacGregor
Persimmon Homes Thames Valley Persimmon House Knoll Road Camberley GU15 3TQ
Case Officer: Susan Dubberley
Ward: Burgess Hill - St Andrews
App. Type: Full Application

DM/18/4009

Location: Tower House Silverdale Road Burgess Hill West Sussex RH15 0EQ
Description: Proposed wheelchair access ramp and erection of a bin store enclosure.
Agent: Mr Alex Beattie
Lightbox Architecture Limited 121 Greenbank Avenue Saltdean BN2 8QP
Applicant: Mr Salvage
Case Officer: Katherine Williams
Ward: Burgess Hill - Meeds
App. Type: Full Application

DM/18/4018

Location: Pollards Farm Ditchling Road Ditchling Common Ditchling Burgess Hill East Sussex RH15 0SE
Description: Proposed conversion of agricultural barn to a 4-bedroom house (C3).

Agent: Mr Paul Burgess MRTPI
2 Port Hall Road Brighton East Sussex BN1 5PD
Applicant: Patagonia Properties
Case Officer: Joseph Swift
Ward: Burgess Hill - St Andrews
App. Type: Prior Not. - Agricultural to Dwelling

DM/18/4068

Location: 3 Hammonds Gardens Burgess Hill West Sussex RH15 9QN
Description: T1 - Oak - Reduce whole crown by 2m T2 - Oak - Reduce whole crown by 2m
Agent: Mr Aarron Lancley
Horsham Tree Services 12 Church Close Lower Beeding Horsham West Sussex RH13 6NS
Applicant: Mr Noelle Jones
Case Officer: Irene Fletcher
Ward: Burgess Hill - Victoria
App. Type: Tree Surgery

DM/18/4073

Location: 25 Crescent Road Burgess Hill West Sussex RH15 8EH
Description: Ash (T1) - Fell to ground level.
Applicant: Julia Blackburn
KPS Contractors Ltd KPS House Ham Lane Scaynes Hill West Sussex RH17 7PR
Case Officer: William Argent
Ward: Burgess Hill - Meeds
App. Type: Trees in a Conservation Area

DM/18/4077

Location: 65 The Warren Burgess Hill West Sussex RH15 0EA
Description: 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.
Agent: Mrs Isobel Beattie
GWP Architects Fairfield House 49 Fairfield Road Burgess Hill West Sussex RH15 8QB
Applicant: Mr And Mrs Gallacher
Case Officer: Hamish Evans
Ward: Burgess Hill - Franklands
App. Type: Lawful Development Certificate -Proposed

DM/18/4094

Location: 39 Perryfields Burgess Hill West Sussex RH15 8TU
Description: Proposed single storey front kitchen/study/porch extension and proposed garage conversion to playroom/snug.

Agent: Mr Stuart Beckett
Beckett Architectural And Consultancy Services Ltd 53 Bramble
Gardens Burgess Hill West Sussex RH15 8UQ

Applicant: Mr And Mrs Bingham

Case Officer: Anna Tidey

Ward: Burgess Hill - Dunstall

App. Type: Householder Application
