

MINUTES of the **PLANNING COMMITTEE**
held in the Council Chamber
on **MONDAY 18 JUNE 2018**

Present: Steve Hansford Chairman*
Julian Thorpe Vice Chairman

Wendy Agate
Chris Cherry*
Richard Cherry*
Diane Heckels
Chris Thomas-Atkin

Also Present: Anne Jones MBE
Cherry Catharine
Janice Henwood

* *Denotes non-attendance.*

(19.00)

508. OPEN FORUM

There were several members of the public present. Four Park Road residents addressed the committee regarding application DM/18/1965 and the following points were raised:

There were major issues and omissions with this planning application. Park Road was busy and congested, as it was a main road which was used by local commuters for parking. The already congested road was dangerous; cars would partially block driveways and reduce visibility. Road safety was a major concern and any new commercial premises would result in more traffic congestion. There would be up to 65 children attending and so 8 parking spaces would not be sufficient, especially considering that by law there would need to be at least 8 members of staff working at the nursery.

There would be an increase in noise and disturbance for neighbouring properties, and the proposed nursery would be disruptive and have a significant impact on those people who work from home. It was not acceptable to have a nursery in a residential area. The large pine tree at the front of the property was a landmark feature of the road and it would be under threat. This was a conservation area. The proposed plans were not in keeping with the street scene.

35 letters of objection had been submitted to Mid Sussex District Council. There was a shortage of homes, and so this family home should be preserved. Every house lost, resulted in need for another to be built. Planning Policy stated there should be no loss of existing housing when it was in short supply. This was contrary to common sense planning policy.

Residents asked the Town Council to object to the application as it was an unacceptable loss of a family home. There were 14 nurseries operating in Burgess Hill and 6 of these were in a 15 minute walk of the proposed new nursery. There was nothing to suggest the need for a nursery in this part of the town. The design was not fit for purpose and was inappropriate for a residential area. The application was contrary to the Policies 4, 26, 29, 36 and 37 of the District Plan.

509. APOLOGIES FOR ABSENCE

Apologies for absence were received from Steve Hansford, Chris Cherry and Richard Cherry.

510. SUBSTITUTES

Anne Jones substituted for Richard Cherry and Cherry Catharine substituted for Chris Cherry.

511. DECLARATIONS OF INTEREST

Chris Thomas-Atkin declared an interest in application DM/18/1965 as he was acquainted with the residents of 24A Park Road.

512. CHAIRMAN'S ANNOUNCEMENTS

There were none.

513. MINUTES

The Minutes of the meeting of the Planning Committee held on Tuesday 29 May 2018, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

514. 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 Tuesday 29 May 2018, were considered.

515. Meeting terminated at 19.55 hours.

OBSERVATIONS

DM/18/0253

Location: Land Adjacent To 31A Valebridge Road Burgess Hill West Sussex RH15 0RA

Description: Outline application for the erection of a pair of semi-detached one and two storey three bedroom dwellings with all matters reserved except for access, layout and scale (amended plans received 6 April 2018)

Agent: Mr W Pierson
PD Planning UK Ltd 21 Eskdale Gardens Purley CR8 1ET

Applicant: Mr Jal Ramachandran

Case Officer: Mr Andrew Morrison

Ward: Burgess Hill - St Andrews

App. Type: Outline Application

OBSERVATIONS: Recommend Refusal – For the same reasons given previously. It was an over-development of the site. Concerns were raised over access, especially for emergency vehicles. It would cause loss of privacy for adjacent properties. A single storey dwelling would be better suited.

DM/18/1284

Location: 141 And 141A Lower Church Road Burgess Hill West Sussex RH15 9AA

Description: Change of use of ground floor from Tattoo Parlour (Class A1) to residential (Class C3). Single storey extension to the rear at ground floor and alterations to the front elevation to provide 1 x studios and 2 x 2 bedroom flat. (Amended plans received 16.05.18).

Agent: Mr Alex Yearsley
Future Planning And Development Ltd 2 Wardrobe Place London EC4V 5AH

Applicant: Black Horse Investments Ltd

Case Officer: Kate Brocklebank

Ward: Burgess Hill - Meeds

App. Type: Full Application

OBSERVATIONS: Recommend Refusal – Concerns were raised over the lack of parking.

DM/18/1691

Location: 75 Sycamore Drive Burgess Hill West Sussex RH15 0GG

Description: Single storey rear extension.

Agent: Mr Christopher Hammill
Bluestar Refurbs Ltd 77 Sycamore Drive Burgess Hill West Sussex RH15 0GG

Applicant: Miss Victoria Harris

Case Officer: Ms Katherine Williams

Ward: Burgess Hill - Franklands

App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/18/1784

Location: 19 Gerald Close Burgess Hill West Sussex RH15 0NB
Description: Demolish existing conservatory and erect a single storey rear extension.
Agent: Mr Chris Upton
Upton Design Consultancy Ltd 8 Gladstone Road Burgess Hill RH15 0QQ
Applicant: Mr And Mrs SC And GV Gillham
Case Officer: Mr Joseph Swift
Ward: Burgess Hill - St Andrews
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/18/1965

Location: 24 Park Road Burgess Hill West Sussex RH15 8ET
Description: Change of use from a single dwelling to a (D1) daycare nursery (accommodating up to 65 children) and a single bedroom flat. Demolition of conservatory, erection of a single storey side extension and a two storey rear extension. Proposed hard/soft landscaping works and introduction of a new access from Park Road along with the provision of 8 parking spaces.
Agent: Mr Daniel Frisby
DMH Stallard LLp Gainsborough House Pegler Way Crawley West Sussex RH11 7FZ
Applicant: Mr Ray Phoon
Case Officer: Mrs Joanne Fisher
Ward: Burgess Hill - Meeds
App. Type: Change of Use Application

OBSERVATIONS: Recommend Refusal – The proposed car parking was not adequate. Concerns were raised over the added congestion and road safety. This would have significant impact on the neighbours due to an increase in noise. It was unneighbourly and would result in the loss of a family home. It was out of character with the surrounding area - this was a conservation area. This would be detrimental to the street scene. It was contrary to the Burgess Hill District Plan (4, 26, 29, 36 and 37) and the Neighbourhood Plan.

DM/18/2019

Location: Woodlands Nursing Home 23 Silverdale Road Burgess Hill West Sussex RH15 0ED
Description: T1 and T2 Cherry and Yew - Crown lift to 1.85 metres. T3 -Yew - fell.
Agent: Mr Howard Simms
Quercus Tree Services Ltd St Andrews Tilmanstone CT14 0JW
Applicant: Mr Howard Simms
Case Officer: Mr William Argent
Ward: Burgess Hill - Franklands
App. Type: Trees in a Conservation Area

OBSERVATIONS: No Objections

DM/18/2021

Location: 8 Tinchurch Drive Burgess Hill West Sussex RH15 0XJ
Description: First floor extension over garage - attaching garage to house.
Agent: Mr Paul Gosling
78 Potters Lane Burgess Hill West Sussex RH15 9JS
Applicant: Mr L Gearing
Case Officer: Miss Deborah Lynn
Ward: Burgess Hill - St Andrews
App. Type: Householder Application

OBSERVATIONS: Recommend Refusal – it was not in character or in keeping with the street scene.

DM/18/2042

Location: 15 Wren Close Burgess Hill West Sussex RH15 9UJ
Description: Proposed single storey front/side extension.
Agent: Mr Phillip Curtis
Douglas John And Partners Ltd Copper Beeches Beaconsfield Road
Chelwood Gate
RH17 7JU
Applicant: Mr And Mrs Renshaw
Case Officer: Miss Deborah Lynn
Ward: Burgess Hill – Dunstall
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/18/2056

Location: Holford Keymer Road Burgess Hill West Sussex RH15 0AH
Description: Proposed pitched roof single storey side extension, two storey pitched roof side, rear and front extensions to form additional bedrooms, en-suites, home office, boot room and open plan kitchen / breakfast / dining area.
Agent: Mr Stuart Wickham
SDR Designs 14 Batemans Road Woodingdean Brighton BN2 6RD
Applicant: Mr And Mrs Kevin Woudman
Case Officer: Miss Deborah Lynn
Ward: Burgess Hill - Franklands
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/18/2075

Location: 3 Greenlands Close Burgess Hill West Sussex RH15 0AR
Description: Enlargement of existing dormer to East elevation.
Agent: Mr Daryl Gowlett
Clive Voller Associates 20 Inholmes Park Road Burgess Hill West
Sussex RH15 0JE

Applicant: Mr And Mrs K Vangelova
Case Officer: Mr Andrew Horrell
Ward: Burgess Hill - Franklands
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/18/2123

Location: 23 Payton Drive Burgess Hill West Sussex RH15 9UU
Description: Field Maple - remove 2 higher limbs closest to roof back to trunk (partially dead). Thin renewal growth on lower limbs by up 20%. Oak - remove lowest limb closest to house back to trunk and central limb closest to roof and remove secondary limb closes to corner of roof back to fork.
Applicant: Mr Charles Gilding
23 Payton Drive Burgess Hill West Sussex RH15 9UU
Case Officer: Ms Irene Fletcher
Ward: Burgess Hill - Victoria
App. Type: Tree Surgery

OBSERVATIONS: No Objections

DM/18/2145

Location: 20 Mill Road Burgess Hill West Sussex RH15 8DR
Description: To convert existing garage into personal gym
Applicant: Mr Neil Johnson
20 Mill Road Burgess Hill West Sussex RH15 8DR
Case Officer: Kate Brocklebank
Ward: Burgess Hill - Meeds
App. Type: Householder Application

OBSERVATIONS: Recommend Approval – the loss of a garage was regretted.

DM/17/3973

Location: Sorrento Keymer Road Burgess Hill West Sussex RH15 0AN
Description: Proposed detached 4 bedroom dwelling, to rear of existing, with associated car port and new access via Keymer Road (Amended plans received 20 November 2017 and 31 May 2018).
Agent: Mr Christopher Pickering
Fluid Architecture Ltd Orlingbury House Lewes Road Forest Row England RH18 5AA
Applicant: Ms Catherine Crisp
Case Officer: Mr Andrew Watt
Ward: Burgess Hill - Franklands
App. Type: Full Application

OBSERVATIONS: Recommend Refusal – the previous comments were reiterated. It could worsen flooding problems with neighbouring properties. The driveway and

entrance was very narrow, it would not accommodate an emergency vehicle. This was a back garden development which was unneighbourly. This was an overdevelopment of the site. It was out of character as there was a bungalow in front of it which affected the street scene. MSDC now had its 5 year housing supply.

DM/18/1353

Location: 19 Station Road Burgess Hill West Sussex RH15 9DE
Description: Proposed change of use from (A1 Use) vacant retail unit to (A5 Use) fast food takeaway and conversion of the first floor of the property into a one bedroom self-contained flat. (C3) Amended plans received 06.06.2018 showing revised route of main extract flue.
Agent: Mr Simon Goddard
3D Architecture Ltd Suite G Kennett House The Office Village
Uckfield TN22 1SL
Applicant: Mr Shamsul Alam
Case Officer: Miss Deborah Lynn
Ward: Burgess Hill - Meeds
App. Type: Change of Use Application

OBSERVATIONS: Recommend Refusal – It would be unneighbourly. It would have a negative effect on amenity which contravenes Policy B3 of the District Plan. Concerns were raised over the increase in traffic and the lack of parking. The Committee felt there were a sufficient number of existing take-away outlets in the town.

DM/18/2081

Location: Development At 68 Janes Lane Burgess Hill West Sussex
Description: Variation of condition 1 that was added by Non Material Amendment application ref. DM/18/1778, to enable the swapping out the approved plans for amended plans showing minor changes to the orientation of the unit, some minor amendments/enhancements to the elevations.
Agent: Mr Carl Drury
Kennet Design Ltd 4 Scotchel Green Pewsey SN9 5AU
Applicant: VC Property Limited
Case Officer: Mr Steven King
Ward: Burgess Hill - St Andrews
App. Type: Removal/Variation of Condition

OBSERVATIONS: Recommend Approval

DM/18/2180

Location: Torbay Oakwood Road Burgess Hill West Sussex RH15 0HU
Description: Conversion of the existing integral garage to habitable space including glazed slot windows to replace garage door. Glazed

balustrade to existing garage flat roof and canopy. Glazed panel to main entrance. White render to existing face brickwork. 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: Mr Russell Wooden
11 Folders Close Burgess Hill West Sussex RH15 0TA
Applicant: Mr Steve Gould
Case Officer: Ms Caroline Grist
Ward: Burgess Hill - Franklands
App. Type: Lawful Development Certificate –Proposed

OBSERVATIONS: The legal situation was noted.

DM/18/2211

Location: 309 London Road Burgess Hill West Sussex RH15 9QJ
Description: Willow (T1) re pollard back to old pollard points. Willow (T2) pollard reducing to main fork. Sycamore (T3) reduce to large cavity/wound in main fork.
Agent: Mr James Wilson
4A Downs View Road Hassocks West Sussex BN6 8HJ
Applicant: Mrs Groves
Case Officer: Ms Irene Fletcher
Ward: Burgess Hill - Victoria
App. Type: Tree Surgery

OBSERVATIONS: No Objections

DM/18/2216

Location: 36 Kings Way Burgess Hill West Sussex RH15 0TP
Description: Proposed single storey rear extension and proposed enclosure to existing open front porch.
Agent: Mr Philip Curtis
Douglas John And Partners Ltd Copper Beeches Beaconsfield Road Chelwood Gate RH17 7JU
Applicant: Mr And Mrs Braddick
Case Officer: Ms Caroline Grist
Ward: Burgess Hill - St Andrews
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/18/2239

Location: Land Adj. 1 Northway Burgess Hill West Sussex RH15 0PP
Description: Change of use of pocket of land adjacent to 1 Northway into a garden for private use.
Applicant: Mr Simon Wannasin Bell

1 Northway Burgess Hill West Sussex RH15 0PP
Case Officer: Mr Andrew Clarke
Ward: Burgess Hill - St Andrews
App. Type: Change of Use Application

OBSERVATIONS: Recommend Refusal – This would result in the loss of a local amenity. The green space should be preserved, as outlined in the Neighbourhood Plan.

DM/18/2253

Location: Smoque Burger 33 Station Road Burgess Hill West Sussex RH15 9DE
Description: Retrospective application for: Change of use from Class A3 restaurant to mixed use Class A3 (restaurant) and Class A5 (hot food takeaway and delivery), erection of additional metal intake flue at rear of site. Hours of opening to be 0800 to 2300 Sunday to Thursday, and 0800 to 0000 on Fridays and Saturdays.
Agent: Simon Bareham
Lewis And Co Planning SE Ltd 2 Port Hall Road Brighton BN1 5PD
Applicant: S Sarmadi
Case Officer: Mr Andrew Clarke
Ward: Burgess Hill - Meeds
App. Type: Full Application

OBSERVATIONS: Recommend Refusal –the retrospective nature of the application was regretted. The height of the metal intake flue was unknown.
