

MINUTES of the **PLANNING COMMITTEE**
held in the Council Chamber
on **MONDAY 12 FEBRUARY 2018**

Present: Steve Hansford Chairman
Julian Thorpe Vice Chairman

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

* *Denotes non-attendance.*

Also Present: Anne Jones MBE

(19.00)

449. OPEN FORUM

There were several members of the public present.

A resident addressed the Committee regarding application DM/18/01014. There was no difference, other than a change in appearance, between the resubmission and the previous application DM/17/2988 which was recommended for refusal. The resident supported Policy H2 which was against back garden development. The applicant had ignored advice from the District Planning Officer to consider developing just one property.

The proposed houses would be overbearing to the street scene of Keymer Gardens. They had addressed the issue of overlooking by adding obscured glass to the first floor. It was unlikely that potential occupants would stick with this design, thereby compromising the privacy of number 5, 9 and 10 Keymer Gardens. There was inadequate parking and access.

The residents of 10 Keymer Gardens would be impacted significantly, as access was through their garden. These residents felt distressed by this process and any acceptance by the Council would lead to an interference of their basic human rights under Article 8 – right to respect for their private and family life and their home. Mid Sussex District Council had a positive obligation to protect this. Article 1 of the First Protocol – protection of property was also relevant. The resident requested the Committee recommend refusal for this development.

A resident thanked the Committee for their support regarding the previous submission of this application. The application should be recommended for refusal as it contravened Policy B1 of the Mid Sussex Local Plan. Back garden developments were not welcome in Burgess Hill, especially as the District Council had already set out its 5 year housing supply. The proposed development would overcrowd the site and result in a loss of privacy for surrounding properties. Access for emergency vehicles would be severely restricted. There were numerous other issues with the proposal, including road safety, poor design and impact on biodiversity. The new plans provided little to no attempt to rectify the issues raised last time.

450. **APOLOGIES FOR ABSENCE**

There were none.

451. **SUBSTITUTES**

There were none.

452. **DECLARATIONS OF INTEREST**

There were none.

453. **CHAIRMAN'S ANNOUNCEMENTS**

A) TEMPORARY ROAD CLOSURE

Notification had been received from Mid Sussex District Council that an application for a Draft Closure Order had been made. The application was for the **French Market** on **Saturday 8 June 2018** when the following roads would be affected from 07.00 hours to 19.00 hours:

CHURCH WALK (Entire Length)

RESOLVED that:

The Committee approved the application.

B) LICENSE APPLICATION – ICELAND FOODS LIMITED, 60 - 64 CHURCH WALK

Notification had been received from Mid Sussex District Council of a New Premises Licence application at Iceland Foods Limited, 60 - 64 Church Walk. Comments were required by **8 March 2018**.

The application includes proposals for the following licensable activities:

Sale by retail of alcohol for consumption off the premises:
Everyday 07:00hrs to 23:00hrs

RESOLVED that:

The Committee approved the application.

454. **MINUTES**

The Minutes of the meeting of the Planning Committee held on Monday 22 January 2018, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

455. **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 22 January 2018, were considered.

456. **TOWN AND COUNTRY PLANNING ACT 1990 - SECTION 78 APPEAL DECISION**

Notification had been received from the Planning Inspectorate that the Appeal in respect of the following application had been ALLOWED.

DM/17/2964

AP/17/0065

Appeal by: Mr Stuart Thompson

Location: **30 Longhurst, Burgess Hill, RH15 0TG**

Proposed Development: Two storey side extension to the existing dwelling

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

RESOLVED that:

The contents of the report be noted.

457. **STREET NAMING**

Mid Sussex District Council had received a request for addresses for 73 new dwellings on the site of former 88 Folders Lane and the land south of this property. The development would create 5 new streets.

The Committee considered the suggested names put forward by the developer, but felt they were unsuitable. The Committee reviewed the Suggested Names List for alternative names.

RESOLVED that:

The Committee suggested the following names: Hoadley, Hoadleys Crescent, Stroudley Drive, Latchetts and Pattenden. Mid Sussex District Council be advised.

458. Meeting terminated at 7.39 hours.

OBSERVATIONS

DM/17/4599

AT

ST ANDREWS WARD

109 Manor Road

(Mrs Tracey Hoek)

Retrospective application for: Change of use of land to the rear. Replacement fence around boundary.

OBSERVATIONS: Recommend Approval

DM/17/4621

SM

LEYLANDS WARD

Brambles The Drive

(Mrs Rowland)

Retrospective application for dormer window to rear roof slope and alterations to rear roof.

OBSERVATIONS: Recommend Approval

DM/17/5109

AW

FRANKLANDS WARD

Land at Broadlands Keymer Road

(Ms C Davis)

Erection of one dwelling and detached garage. (Revised description 10/01/2018).

OBSERVATIONS: Recommend Approval

DM/18/0032

JF

FRANKLANDS WARD

Greystoke Oakwood Road

(Mr and Mrs K Anderson)

Proposed raised terrace to rear of property.

OBSERVATIONS: Recommend Approval

DM/18/0069

AT

ST ANDREWS WARD

32 St Andrews Road

(Mr Done Bradley)

Proposed first floor rear extension.

OBSERVATIONS: Recommend Approval

DM/18/0104

AW

FRANKLANDS WARD

Land R/O Cleaves and Hapling, Keymer Road

(Mr and Mrs Greenfield)

Two new residential 3no. bedroom dwellings (with access via Keymer Gardens).

OBSERVATIONS: Recommend Refusal – the previous comments were reiterated:

“This application contravened Policy B1 of Mid Sussex Local Plan and H2 of the Burgess Hill Neighbourhood Plan. Back Garden developments were not welcome particularly in light of the fact the District Council has its five year housing supply. It was unneighbourly and an overdevelopment and overcrowding of the site. There was a loss of privacy and it was overbearing to the neighbouring properties. There was an impact on the street scene and it was not in keeping with the surrounding properties of Keymer Gardens. Parking would be impacted for residents. Access for emergency vehicles would be impacted.”

Obscured glass on the first floor was not an adequate response to loss of privacy. It was an overdevelopment of the site and there was inadequate parking. It was overlooking 3 houses. Nothing could proceed until land ownership has been clarified.

DM/18/0153

WA

FRANKLANDS WARD

Burgess Hill School for Girls, Keymer Road

(Mr Richard Moses)

Various works as specified on submitted Tree Plan.

OBSERVATIONS: No Objections

DM/18/0199

SK

ST ANDREWS WARD

68 Janes Lane

(VC Property Limited)

Variation of condition number 8 of planning permission DM/17/2527 - to replace the approved plans for amended plans showing a minor change to the position of bifold doors and fenestration to ground floor, rear elevation of plot 2 and also to slightly reposition the proposed dwelling of plot 2 on site.

OBSERVATIONS: Recommend Approval

DM/18/0219

JF

LEYLANDS WARD

172 Leylands Road

(Mr Steve Luff)

To move current 6 foot fence 4.5 metres out, keeping to the same height and design of the current fence, staying within the boundary of the property.

OBSERVATIONS: Recommend Refusal – it was not in keeping with the street scene. It was on a junction and it would impact visibility for drivers.

DM/18/0253

AM

ST ANDREWS WARD

Land Adjacent To 31A Valebridge Road

(Mr Jal Ramachandran)

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.

OBSERVATIONS: Recommend Refusal - it was an overdevelopment 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/17/5081

SA

ST ANDREWS WARD

Croudace Development Site Phase 3 Cants Lane

(Miss Emily Burns)

Proposal to add a selection of graphics to hoarding along Kings Way/Cant Lane. Inclusion of 3 flag poles with branded flags.

OBSERVATIONS: Recommend Approval

DM/18/0269

AM

DUNSTALL WARD

22 Bluebell Way

(Mr and Mrs Green)

Proposed single storey front extension to include the conversion of part of the existing garage to kitchen with associated internal works.

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

DM/18/0307

KW

FRANKLANDS WARD

23 Alexandra Road

(Mr and Mrs Savidge)

Removal of existing flat roof to extend garage. Conversion for garage to form new bed sit and en-suite. Erection of new pitched roof over extended entrance porch / garage and side access path, along with new brick wall to support proposed roof on South Elevation.

OBSERVATIONS: Recommend Approval

DM/18/0361

DL

VICTORIA WARD

20 Erin Way

(Mr and Mrs Beckenham)

Proposed single storey front extension to include the conversion of part of the existing garage to kitchen with associated internal works.

OBSERVATIONS: Recommend Approval

DM/18/0382

JS

FRANKLANDS WARD

10 Greenlands Drive

(Mr Nick Henry)

Single storey front extension.

OBSERVATIONS: Recommend Approval

DM/18/0415

IF

DUNSTALL WARD

20 Barley Drive

(Mr Trevor Knowles)

2 x Oak trees - Crown lift both to height of 4.5m and reduce 3 branches of T2 overhanging garage by up to 2m.

OBSERVATIONS: No Objections
