

MINUTES of the PLANNING COMMITTEE
held in the Council Chamber
on **MONDAY 16 APRIL 2018**

Present: Steve Hansford Chairman
Julian Thorpe Vice Chairman

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

* *Denotes non-attendance.*

(19.00)

479. OPEN FORUM

There were two members of the public present.

480. APOLOGIES FOR ABSENCE

An apology of absence had been received from Wendy Agate.

481. SUBSTITUTES

There were none.

482. DECLARATIONS OF INTEREST

Julian Thorpe and Chris Thomas-Atkin declared a personal interest in 18/0306 as they were acquainted with the applicant who was a former member of the Council

483. CHAIRMAN'S ANNOUNCEMENTS

The Chairman confirmed that the Planning Surgeries timings would change from 9.30 hours - 10.30 hours to 10.00 hours -11.00 hours. This was due to the library opening hours, the new venue for the surgeries. All publicity at the Town Council would be updated accordingly. The surgery was held on the desks located towards the rear of the library.

484. **MINUTES**

The Minutes of the meeting of the Planning Committee held on Monday 26 March 2018, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

485. **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 26 March 2018, were considered.

486. **CONSULTATION – REVISED NATIONAL PLANNING POLICY FRAMEWORK**

Notification had been received from Ministry of Housing, Communities & Local Government inviting consultation on the draft revised National Planning Policy Framework. Details of the consultation were set out in Agenda Item 8, dated Monday 16 April 2018.

Councillor Hansford and Councillor Cherry had met to discuss the response and would draft the answers and submit these to the Town Council to formalise. These would be circulated to the Committee for their consideration.

RESOLVED that:

This would be finalised at the next meeting.

487. **STREET NAMING**

Notification had been received from Mid Sussex District Council of the request for a name as set out in Agenda Item 9 dated Monday 16 April 2018.

The Committee agreed that Appletree Close was appropriate for this site.

The Committee discussed a suggested name relating to Kinder transport. This was an organisation involved in the transportation of young people after the Nazi regime. Kinder Way was put forward by Councillor Cherry to be added to the suggested names list.

RESOLVED that:

The street be named 'Appletree Close'. The Committee requested the apple trees remain at the site.

The name Kinder be added to the Suggested Roads Names List as discussed at the meeting and the updated list be circulated to the Committee.

488. Meeting terminated at 19.35 hours.

OBSERVATIONS

DM/18/0952

JD

VICTORIA WARD

191 - 193 London Road

(Mr D Dimelow)

Proposed change of use from A1 to A2. 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.

OBSERVATIONS: The legal situation was noted.

DM/18/1104

KB

DUNSTALL WARD

28 Sparrow Way

(Mr Phil Adams)

Adding roof dormer to rear bedroom to form shower room. 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.

OBSERVATIONS: The legal situation was noted.

DM/18/1106

KW

ST ANDREW'S WARD

23 Janes Lane

(K Willis)

Proposed front porch extension, replacement of attached garage with single storey side extension, replacement of rear conservatory with single storey rear extension, and roof extension / reconfiguration.

OBSERVATIONS: Recommend Approval

DM/18/1113

AH

ST ANDREW'S WARD

32 Larkspur Drive

(Mr and Mrs Clapham)

Single storey rear elevation and removal of existing garage and replacing with addition of new garage.

OBSERVATIONS: Recommend Approval

DM/18/1119

AT

DUNSTALL WARD

8 Starling Close

(Mr James Dickens)

Proposed Loft conversion with dormer to the rear and replace existing conservatory with single storey rear extension.

OBSERVATIONS: Recommend Approval

DM/18/1123 DL DUNSTALL WARD

28 Sparrow Way (Mr Phil Adams)

Proposed removal of existing rear conservatory and replacement with full width single storey rear extension.

OBSERVATIONS: Recommend Approval

DM/18/0740 SK LEYLANDS WARD

35 St Wilfrids Road (Mr Steven White)

Rear and side single storey extension and roof conversion.

OBSERVATIONS: Recommend Approval

DM/18/0823 WA FRANKLANDS WARD

Avondale 3 Glendale Road (Mr Richard Moses)

(1) Cypress – Fell (2) Beech – Fell (3) Bay – Reduce crown by 1.5m.

OBSERVATIONS: No Objections

DM/18/0854 SD VICTORIA WARD

Kingstone Nursing Home Kingstone House 121 London Rd (Mr Sanj Rajput)

Construction of a new part glazed conservatory with glazed roof to the rear side of the property.

OBSERVATIONS: Recommend Approval

DM/18/1169 SA LEYLANDS WARD

Land At and Adjacent To the Former Sewage Treatment Works Fairbridge Way (Mr Colin Whelan)

Application for Reserved Matters for the layout and detailed design of the inner loop road, associated landscape and foul and surface water drainage to allow for serviced residential parcels to be created. Plus discharge of Planning Conditions 6, 12, 13, 15, 16, 23, 24 and 28 in respect of outline planning approval

OBSERVATIONS: Recommend Approval

DM/18/1184

AC

VICTORIA WARD

Unit 5G Braybon Business Park Consort Way

(Mr Mark Boyce)

Retrospective variation to condition 2 of planning application 03/01960/COU, to alter the opening hours as follows – Monday-Friday 5am-10pm, Saturday 6am-8pm and Sunday 7am-6pm.

OBSERVATIONS: Recommend Approval. The retrospective nature of the application was regretted.

DM/18/1194

AW

DUNSTALL WARD

14 The Oaks

(Mrs Sharon Hunt)

Conversion of integral garage into a habitable space.

OBSERVATIONS: Recommend Approval. The loss of garage was regretted.

DM/18/1208

JF

LEYLANDS WARD

The Disabilities Trust Ernest Kleinwort Court Oakenfield

(Mr Jeff Bartle)

Proposed erection of covered walkway through internal courtyard between residential bungalows and main care facility.

OBSERVATIONS: Recommend Approval

DM/18/0306

KW

FRANKLANDS WARD

15 Hazel Grove

(Mr Ronald Paulsen)

Proposal to change the existing front flat roof to a pitched roof.

OBSERVATIONS: Recommend Approval

Julian Thorpe and Chris Thomas-Atkin declared a personal interest in 18/0306 as they were acquainted with the applicant who was a former member of the Council.

DM/18/1108 JS MEEDS WARD

115 Station Road (Mr Chris Jump)

Single storey rear extension and part conversion of garage following removal of existing rear extension.

OBSERVATIONS: Recommend Approval

DM/18/1112 SM ST ANDREW'S WARD

Maple House 35 St Andrew's Road (Mr A Hyland)

Two storey rear extension.

OBSERVATIONS: Recommend Approval

DM/18/1150 JF LEYLANDS WARD

6 Gander Close (Mr E Ferguson)

Part two storey side and rear extension. Part single storey rear extension.

OBSERVATIONS: Recommend Refusal - this was an overdevelopment of the site and was out of character with the street scene. This would block out the light of number 5. The proposed extension would cause a loss of parking and would impact the surrounding street scene.

DM/18/1215 KB MEEDS WARD

Pereiras Restaurant 1 Keymer Parade, Keymer Road (Mr James McKenzie)

Change of Use from A3 restaurant to A5 hot food takeaway.

OBSERVATIONS: Recommend Approval - However concerns were expressed on the limited parking and proximity to the roundabout due to the existing problems caused by the McDonalds takeaway and impact on the traffic.

DM/18/1225 JS MEEDS WARD

115 Chanctonbury Road (Mr John Marchant)

Change of use for the extra land purchase to garden at rear and erection of large shed.

OBSERVATIONS: Recommend Approval - the retrospective nature of the application was regretted.

DM/18/1238 AH DUNSTALL WARD

17 Baylis Crescent (Mr and Mrs Marples)

Demolition of existing conservatory and erection of single storey extension to rear and associated internal works.

OBSERVATIONS: Recommend Approval

DM/18/1252 SK ST ANDREW'S WARD

Land Rear of 64 and 66 Janes Lane (VC Property Ltd)

Variation of condition no. 8 of appeal decision APP/D3830/W/16/3144084 - To allow submission of new surface water drainage calculations which have been carried out following percolation test.

OBSERVATIONS: Recommend Approval

DM/18/1276 AT ST ANDREW'S WARD

10 Welbeck Drive (Mr S Cornford)

Proposed single storey front and side extensions and relocated garden wall.

OBSERVATIONS: Recommend Approval

DM/18/1284 KB MEEDS WARD

141A Lower Church Road (Black Horse Investments Ltd)

Change of use of ground floor from Tattoo Parlour (Class A1) to residential (Class C3). Two storey extension to the rear at ground and first floor and alterations to the front elevation to provide 3 x studios and 1 x 2 bedroom flat.

OBSERVATIONS: Recommend Refusal - This was an overdevelopment of the site. The application referred to the forthcoming District Plan – these comments were now out of date as this has been approved.

DM/18/1292

DL

FRANKLANDS WARD

2 Pinehurst

(Mr Holland)

Conversion of bungalow to a house.

OBSERVATIONS: Recommend Approval.

DM/18/1320

AH

ST ANDREW'S WARD

Kendal Cottage 2A Woodleigh Road

(Mr Mark Purser)

Hip to gable conversion and rear dormer addition to convert roof space to form bedroom and ensuite. 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.

OBSERVATIONS: The legal situation was noted.

DM/18/1347

IF

ST ANDREW'S WARD

6 Tindal Close

(Mrs Skinner)

Oak tree - Thin crown by 20% and remove epicormic growth.

OBSERVATIONS: No Objections

DM/18/1348

AM

VICTORIA WARD

1 West Street

(Mr Brian Nicoll)

Variation of condition 2 of application DM/17/2045 for drawing 921/01 Rev A to be replaced with drawing 921/01 Rev B which shows a gable end in lieu of the hip end.

OBSERVATIONS: Recommend Approval
