

**MINUTES** of the **PLANNING COMMITTEE**  
held in the Council Chamber  
on **MONDAY 22 JANUARY 2018**

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**Present:** Steve Hansford Chairman  
Julian Thorpe Vice Chairman

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

\* *Denotes non-attendance.*

**Also Present:** Andrew Barrett-Miles  
Anne Jones MBE  
Colin Holden

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(19.00)

**439. OPEN FORUM**

There were several members of the public present to discuss Agenda Item 8.

**440. APOLOGIES FOR ABSENCE**

An apology for absence was received from Wendy Agate.

**441. SUBSTITUTES**

Andrew Barrett-Miles substituted for Wendy Agate.

**442. DECLARATIONS OF INTEREST**

Julian Thorpe declared an interest in Agenda Item 8 as he was acquainted with Dr Holwell, who sent an objection letter.

**443. CHAIRMAN'S ANNOUNCEMENTS**

There were none.

#### 444. **MINUTES**

The Minutes of the meeting of the Planning Committee held on Tuesday 2 January 2018, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

#### 446. **LEWES LOCAL PLAN**

A resident advised the Town Council of the forthcoming Lewes Plan which had an impact on Burgess Hill due to proximity to the boundary. Details of the consultation were set out in Agenda Item 8. The Chairman invited residents to take part in the discussion.

Steve Hansford thanked the residents for highlighting this issue. The proposed development would impact Burgess Hill infrastructure and create extra traffic, strain on doctors surgeries and school places. The Town Council would raise objections and comment before the consultation deadline.

A resident of Theobalds Road explained that the people living in the area had not been consulted with and requested a two week extension. There were many inaccuracies within the proposed planning application document from 2014. Theobalds Road was not a "track" as described. It was a Private Lane maintained by the residents. The road was surfaced, maintained and paid for by all its residents to the specific requirements of its private residents. It was a public bridleway. Policy BH02 specified that the road served 12 dwellings, when in fact it served 39.

A debate ensued and the following points were raised:

- Lewes District Council had clearly used old maps and it was questioned if the land owner had been made aware.
- It was a clear case of development dumping. Any further development would affect our infrastructure. This was not a sustainable development.
- The access road for the proposed BH2 was a narrow track with adjacent properties which would be affected. It was already over capacity.
- It was suggested that residents visit Lewes District Council and make a case. A two-week extension should be allowed. Anne Jones recommended that residents contacted MP Maria Caulfield to discuss the matter.
- Burgess Hill Town Council would raise the objections with Mid Sussex District Council and West Sussex County Council.

**RESOLVED** that:

the Town Council CEO Steve Cridland write a letter to Lewes District Council and respond to the consultation with reasons for objection.

Colin Holden left the meeting after this item at 19.26 hours.

446. **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 2 January 2018, were considered.

447. **STREET NAMING**

Mid Sussex District Council had advised that a developer had requested the address allocation of 51 new homes being constructed on land off Hammonds Ridge. The development would create one new street. The developer had asked for street name proposals to be put forward.

**RESOLVED** that:

The street be named "Edwin Street" after a local farmer and butcher, Mr Edwin Street who opened the Victoria Pleasure Gardens 1897 to celebrate Queen Victoria's Diamond Jubilee. The Gardens site now forms part of the Victoria Business Park. Mid Sussex District Council be advised.

448. Meeting terminated at 19:52 hours.

## OBSERVATIONS

DM/17/4806

JF

FRANKLANDS WARD

**7 Burdocks Drive**

(Mr Ben Duggan-Palmer)

First floor front extension over existing garage to provide an extended master bedroom with an en-suite. Replace the existing first floor boarding with vertical tiling to match the extension, provide a new ground floor window to the ground floor WC.

**OBSERVATIONS: Recommend Approval**

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DM/17/4830

KW

FRANKLANDS WARD

**11 Kings Ride**

(Mr Steve Morgan)

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

**OBSERVATIONS: Recommend Refusal** - this was an overdevelopment of the site. It would interfere with the street scene. This was not a good design.

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DM/17/5109

AW

FRANKLANDS WARD

**Land At Broadlands Keymer Road**

(Ms C Davis)

Reserved Matters application for the approval of appearance, scale and landscaping pursuant to outline application DM/17/0912 for the erection of one dwelling and garage.

**OBSERVATIONS: No objection despite the fact this was a back garden development that was against the Burgess Hill Neighbourhood Plan.**

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DM/17/5149

AT

ST ANDREW'S WARD

**14 Larkspur Drive**

(Mr Michael Pett)

Formation of a flat roofed dormer unit in connection with the conversion of existing roof space on the rear roof slope of existing detached two storey property. 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.**

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DM/17/5155

AH

FRANKLANDS WARD

**Clayhill Keymer Road**

(Mr Paul Page)

Proposed single storey side extension, two storey rear extension, alterations to roof and garden 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.**

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DM/17/5181

SD

FRANKLANDS WARD

**Clayhill Keymer Road**

(Mr Paul Page)

Subdivision of residential plot and erection of new dwelling.

**OBSERVATIONS: Recommend Refusal** – this was an overdevelopment of the site. It was a back garden development. There was insufficient room for drainage.

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DM/17/5185

AC

ST ANDREW'S WARD

**19 Valebridge Road**

(Mr and Mrs P Miles)

Single storey wrap-around side and front extension to replace existing Porch and Utility Room.

**OBSERVATIONS: Recommend Approval**

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DM/17/5188

AT

VICTORIA WARD

**Dillions Portland Road**

(Mr And Mrs Andrew)

Removal of existing pitched roof and formation of new raised pitched roof and dormers to front. Single storey ground floor extension to front with 'catslide' roof over. Removal of existing metal shed, and erection of new single storey ground floor extension to kitchen and workshop including new flat roof. Infilling walls of existing single storey car port.

**OBSERVATIONS: Recommend Refusal** - it was overbearing and unneighbourly. It was a conservation area. It was not in keeping with the street scene.

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DM/17/5192

AM

FRANKLANDS WARD

**Mellow Cottage Keymer Road**

(Mrs Karen Short)

Proposed loft conversion to existing dwelling to include a small hip to gable roof extension and rear dormer. 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.**

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DM/17/5207

SK

FRANKLANDS WARD

**Land at 57 Marlborough Drive**

(Mr Robert Fielden)

Proposed variation of condition no. 2 of application DM/17/0702 to revise drawing 1613. PL06 to show corrected boundary location.

**OBSERVATIONS: No Objection**

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DM/17/5210

SM

FRANKLANDS WARD

**Land rear of 125 Junction Road**

(Mr Ian Herron)

Change of use from recording studio to detached dwelling.

**OBSERVATIONS: Recommend Approval**

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DM/17/5211

SK

VICTORIA WARD

**67 Victoria Road**

(Mr Martin Watts)

Proposed variation of condition no. 6 of application DM/15/0235 to amend the access road/parking areas from block paving to Tarmacadam.

**OBSERVATIONS: Recommend Refusal** – concerns were raised about the design. It would be better with block paving. Tarmac was not aesthetically pleasing.

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DM/17/5215

SK

VICTORIA WARD

**Development Site at Former Site Of 69 Victoria Road**

(Mr P L Wellings)

Variation of Condition 5 of Planning Permission DM/14/3097/FUL to allow amendment to the access road/ parking area from Block Paving to Tarmacadam.

**OBSERVATIONS: Recommend Refusal** – concerns were raised about the design. It would be better with block paving. Tarmac was not aesthetically pleasing.

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DM/17/5226

JS

MEEDS WARD

**Carters Domestic Appliances 79 - 81 Church Walk**

(Mrs Ashleigh Hamilton-Gillings, Carters Domestic Appliances)

Proposed variation of condition no. 2 of application DM/17/4574 to include trading hours on a Sunday 9:00am to 17:00pm.

**OBSERVATIONS: Recommend Approval**

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DM/17/4869

KW

LEYLANDS WARD

**VW Campersales Ltd Unit G Marchants Way**

(Mr R Williams)

Change of use of light industrial warehouse (B1/B8) to vehicle preparation, storage, display and sales (sui generis) together with new roller shutter door and glazed entrance.

**OBSERVATIONS: Recommend Approval**

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DM/17/5152

KW

VICTORIA WARD

**14 Beale Street**

(Mr Argles)

Proposed loft conversion, with dormer to the rear and 3 roof lights to the front elevation. 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.**

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DM/17/5227

DL

DUNSTALL WARD

**15 Cissbury Road**

(Mr and Mrs Brakell)

Proposed two bedroom dwelling on land with curtilage of No. 15 Cissbury Road.

**OBSERVATIONS: Recommend Refusal** – it was an overdevelopment of the site. It was a back garden development.

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**51 Station Road**

(Papa John’s GB Ltd)

Change of Use from Use Class A2 (Financial and Professional Service) to Use Class A5 (Hot Food Takeaway) with internal and external alterations.

**OBSERVATIONS: Recommend Refusal** – potential traffic problems it would be a prime site for pavement parking. Agree with the environmental reasons raised by the MSDC planning officer.

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**8 South Drive**

(Mr and Mrs White)

Single storey extension to front of property to give create porch and WC.

**OBSERVATIONS: Recommend Approval**

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**111 Fairfield Road**

(Mr Dan Wilson)

Two storey side and single storey rear extensions. Revised application to previous approval DM/17/3216.

**OBSERVATIONS: Recommend Approval**

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**67 Meadow Lane**

(Mrs Louse Maskell)

Replace existing porch with a new porch and shower room.

**OBSERVATIONS: Recommend Approval**

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