

MINUTES of the **PLANNING COMMITTEE**
held in the Council Chamber
on **MONDAY 26 MARCH 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)

470. OPEN FORUM

There was one member of the public present.

471. APOLOGIES FOR ABSENCE

There were none.

472. SUBSTITUTES

There were none.

473. DECLARATIONS OF INTEREST

There were none.

474. CHAIRMAN'S ANNOUNCEMENTS

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/17/3149

Appeal by: Ms Elli Fuller

Location: **4 Victoria Close**

Proposed Development: 2m high wall and 1.92m high gates to the front of property and adjacent to public footpath.
Appeal Ref: APP/D3830/D/17/3191902

RESOLVED that:

The contents of the report be noted.

475. **MINUTES**

The Minutes of the meeting of the Planning Committee held on Monday 5 March 2018, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

476. **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 5 March 2018, were considered.

477. **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.

RESOLVED that:

Richard Cherry, Chris Cherry and Steve Hansford would review the consultation documents and feedback to the Committee at the Planning meeting on 16 April 2018.

478. Meeting terminated at 19.23 hours.

OBSERVATIONS

DM/17/5234

KW

MEEDS WARD

51 Station Road

(Papa John's (GB) Ltd)

(Amended plans and opening times 27/02/2018) 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 – previous comments about parking and environmental issues were reiterated. Residents had raised concerns about odour pollution and refuse collection.

DM/18/0617

AT

LEYLANDS WARD

25 Noel Rise

(Mr Russell Biss)

Demolish existing conservatory and erect a single storey rear extension.

OBSERVATIONS: Recommend Approval

DM/18/0738

DL

ST ANDREWS WARD

8 Tinchurch Drive

(Mr L Gearing)

Second storey rear extension over garage and infill to attach garage to house.

OBSERVATIONS: Recommend Approval

DM/18/0743

AH

LEYLANDS WARD

15 Blackhouse Lane

(Mr and Mrs Harwood)

Hip to gable conversion to form an en-suite and enlarged bedroom space. 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/18/0780

KB

FRANKLANDS WARD

15 Wykeham Way

(Mr and Mrs Black)

Proposed two storey rear extension and single storey front extension.

OBSERVATIONS: Recommend Approval

DM/18/0789 IF FRANKLANDS WARD

3 Winkhurst Way (Mr Nicholas Smith)

3 x birch trees - thin by 20%.

OBSERVATIONS: No Objections

DM/18/0811 IF DUNSTALL WARD

2 Shelley Wood (Mr J Garrad)

Oak (T7) - Cut back lateral branches to boundary fence line overhanging 7 The Maltings by up to 1 - 1.5 metres.

OBSERVATIONS: No Objections

DM/18/0813 IF VICTORIA WARD

27 Orchard Road (Miss Deana Everest)

Oak (T1) remove major limb overhanging garden of no.29 back to the trunk.

OBSERVATIONS: No Objections

DM/18/0815 AH FRANKLANDS WARD

7 Saddlers Close (Mr and Mrs K Hosking)

Single storey front and rear extensions.

OBSERVATIONS: Recommend Approval

DM/18/0818 IF FRANKLANDS WARD

Larkhall 76 Folders Lane (Ms Jolita Bartasevicuite)

T1 - Oak - Crown lift 2 No. low limbs over driveway to 5.5 metre height.

OBSERVATIONS: Refer to a Tree Officer

DM/18/0638

JF

MEEDS WARD

9 Church Road

(Mr Simpson)

Demolition of outbuildings and construction of building with 3 self-contained flats and cycle parking together with secure bin store and associated landscaping.

OBSERVATIONS: Recommend Refusal – previous comments were reiterated. This was an overdevelopment of the site. There was no parking provision and this was against policy CO9 in the pre submission Neighbourhood Plan.

The height of the building was not sympathetic to the current street scene.

DM/18/0828

AT

LEYLANDS WARD

47 St John's Avenue

(Mr Martin Bateup)

Proposed single storey rear extension.

OBSERVATIONS: Recommend Approval

DM/18/0835

AT

FRANKLANDS WARD

45 Sycamore Drive

(Mr Andrew Swaisland)

Demolition of conservatory with single storey rear extension.

OBSERVATIONS: Recommend Approval

DM/18/0863

AT

FRANKLANDS WARD

33 Cold Waltham Lane

(Mr Hugh Collins)

Alterations to create a level access landing and installation of step lift.

OBSERVATIONS: Recommend Approval

DM/18/0976

IF

DUNSTALL WARD

1 Sevenfields

(Mr Walter Hamilton)

Oak Tree (T4) - Reduce crown by 1 to 2 metres. Oak Tree (T5) Reduce Crown by 2 metres.

OBSERVATIONS: No Objections

DM/17/4575 amended plan

JS

MEEDS WARD

1 Cyprus Road

(Mr and Mrs Lai)

Demolition of existing restaurant and ancillary staff accommodation. Creation of 12 new flats with a new restaurant and retail space on the ground floor. (Amended plans 21/02/2018 reducing number of bedroom at third floor flats)

OBSERVATIONS: Recommend Refusal – previous comments were reiterated as follows:

“There was no detailed layout of the kitchen facilities which is a concern. There was no Fire Risk Assessment provided and there was a deep concern that fire concerns must be checked. The Committee also expressed concern about parking provision. Residents would not want to pay short term rates in the car park therefore likely to add to the already congested roads within the town centre as they park there for free.”

The height of the building was not sympathetic to the surrounding area. It was an overdevelopment of the site. A Fire Assessment should be included as this development was above a busy restaurant.

If Mid Sussex District Council is minded to recommend approval, the Town Council’s Planning Committee’s recommendations with regard to Section 106 needs associated with this development are as follows:

St John’s Park – Local CCTV Scheme.

DM/18/0621

KB

ST ANDREWS WARD

66 Janes Lane

(Mr James Harold)

Proposed first floor rear extension, two storey side and front extension with porch and associated roof work.

OBSERVATIONS: Recommend Approval

DM/18/0844

AH

VICTORIA WARD

36 Pangdene Close

(C/O Agent Mr Peter Long)

Rear single storey extension with pitch roof.

OBSERVATIONS: Recommend Approval

DM/18/0939

DL

ST ANDREWS WARD

6 Gordon Road

(Mr Joseph Foster)

Demolition of existing rear conservatory and erection of a new one storey rear extension. Replacement of existing elevated terrace. Conversion of existing hip roof to a gable end roof and erection of new dormer to the rear. Additional two Velux rooflights to the front. Internal reconfiguration of space including new laundry room and new internal staircase to upper floor.

OBSERVATIONS: Recommend Approval

DM/18/0965

KW

DUNSTALL WARD

51 Foxglove Close

(Mr Mohammed Salajee)

Proposed single storey rear extension.

OBSERVATIONS: Recommend Approval

DM/18/0979

AH

FRANKLANDS WARD

3 Greenlands Close

(Mr and Mrs K Vangelova)

Proposed extension to existing dormer to east elevation.

OBSERVATIONS: Recommend Approval

DM/18/1001

JS

MEEDS WARD

Jenni Fleur 163-165 Lower Church Road

(Mr Gerald Harris)

Change of use from Class A1 (shop) into Class C3 (dwelling).

OBSERVATIONS: Recommend Approval

DM/18/1025

IF

DUNSTALL WARD

2 The Oaks

(Mrs Lauri Chappell)

Oak x2 - Fell

OBSERVATIONS: Objections – Refer to a Tree Officer
