

**MINUTES** of the **PLANNING COMMITTEE**  
held in the Council Chamber  
on **TUESDAY 2 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.*

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(19.00)

**427. OPEN FORUM**

There were no members of the public present.

**428. APOLOGIES FOR ABSENCE**

There were none.

**429. SUBSTITUTES**

There were none.

**430. DECLARATIONS OF INTEREST**

There were none.

**431. CHAIRMAN'S ANNOUNCEMENTS**

There were none.

**432. MINUTES**

The Minutes of the meeting of the Planning Committee held on Monday 4 December 2017, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

433. **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 4 December 2017, were considered.

434. **STREET NAMING**

Notification had been received from Mid Sussex District Council of a request for address allocation of a development of 64 dwellings on land east of Gerald Close, Burgess Hill. The development would create three new streets. The developer had proposed the following street names:

- Beacon Crescent
- Pyecombe Close
- Partridge Close

**RESOLVED** that:

the Town Council raised no objection to the suggested names by the developer and Mid Sussex District Council be advised.

435. **TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 78 APPEALS**

Notification had been received that the following fast track appeal had been lodged with the Planning Inspectorate as set out in Agenda Item 9 dated Tuesday 2 January 2018.

**DM/17/2964**

**AP/17/0065**

Appeal by: Mr Stuart Thompson

Location: **35 Longhurst**

Proposed Development: Two Storey side extension to existing dwelling

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

**RESOLVED** that:

to await a copy of the Decision Letter as this was a fast track appeal.

436. **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 **Classics in the Town** by Weald Vehicle Club on **Sunday 23 September 2018** when Church Walk (entire length) would be affected from 08.30 hours to 17.00 hours.

**RESOLVED** that:

The Town Council welcomed the application and Mid Sussex District Council be advised.

437. **TOWN AND COUNTRY PLANNING ACT 1990 - SECTION 78 APPEAL DECISIONS**

Notification had been received from the Planning Inspectorate that the Appeals in respect of the following applications has been DISMISSED and ALLOWED as set out below:

**APPEAL DISMISSED**

DM/17/1309

Appeal by: Telefonica UK Ltd

Location: Folders Lane, opposite Thornhurst, Burgess Hill, West Sussex RH15 0DT

Proposed Development: The development proposed is the installation of 1no. 15.0m Pandora streetpole with 3no. antennas, 2no. equipment cabinets and ancillary development thereto.

Appeal Ref: APP/D3830/W/17/3178802

**APPEAL ALLOWED**

DM/16/4529

Appeal by: Mr T Martin

Location: Land adj. No 8 Baron's Court, Burgess Hill, RH15 0HX

Proposed Development: The development proposed is demolition of garage and erection of 1 no. 2-bed dwelling.

Appeal Ref: APP/D3830/W/17/3177658

**RESOLVED** that:

The contents of the report be noted.

438. Meeting terminated at 19.27 hours.

## OBSERVATIONS

DM/17/4575

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.

**OBSERVATIONS: Recommend Refusal.** 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.

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

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DM/17/4687

IF

FRANKLANDS WARD

**11 Franklands Way**

(Mrs Ann Symonds)

T1 - Ash - Lowest 4 branches to be cut back to main stem.

**OBSERVATIONS: No Objections**

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DM/17/4831

AC

MEEDS WARD

**31A Junction Road**

(Mr B Miller)

First floor terrace to rear. Retrospective application for approval of terrace as constructed in 2015. This is a resubmission of DM/17/2669 following installation of sound reducing material.

**OBSERVATIONS: Recommend Refusal** with concerns about the sound proofing.

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DM/17/4856

IF

VICTORIA WARD

**38 Poveys Close**

(Mr Deans)

Oak (T1) remove two lowest secondary branches overhanging school back to growth point. Thin crown by 20%.

**OBSERVATIONS: No Objections**

DM/17/4537

AM

VICTORIA WARD

**26 Hammonds Ridge**

(Mrs Emma Henty)

Conversion of garage into playroom.

**OBSERVATIONS: Recommend Approval**

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DM/17/4756

AT

ST ANDREWS WARD

**Pollards Farm Ditchling Road Ditchling Common** (Patagonia Properties Ltd)

Application for determination as to whether prior approval is required for the change of use of an agricultural barn to a dwelling house.

**OBSERVATIONS: Recommend Approval**

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DM/17/4783

AC

LEYLANDS WARD

**VW Camper Sales Ltd Site K Marchants Way**

(Mr Steven Mooney)

Change of use from Sui Generis (vehicle prep; storage; display and sales) to Class B1 (Light Industrial).

**OBSERVATIONS: Recommend Approval**

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DM/17/4866

AH

MEEDS WARD

**32 Mill Road**

(Mr and Mrs Sims)

Proposed single storey rear extension.

**OBSERVATIONS: Recommend Approval.** This should be monitored carefully due to the ground on which the extension was being built in accordance with environmental concerns.

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DM/17/4879

AC

VICTORIA WARD

**86 Royal George Road**

(Mr and Mrs R Len)

Proposed conversion and extension of the existing dwelling to create a new two storey, three bedroom attached dwelling adjacent to existing No. 86.

**OBSERVATIONS: Recommend Refusal.** The block and location plan do not show the extended plan and does not demonstrate the proposed changes on the two properties and the potential

impact on the established public footpath. This was a crowded site and was an overdevelopment. There was an impact on available parking for the properties. There was a possible impact on the established right of way to the rear of the properties 82-86. There was an established right of way across these properties. The proposal does not demonstrate how this would be impacted.

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DM/17/4892 DL ST ANDREWS WARD  
**32 Valebridge Road** (Mr Matt Gorringe)

Proposed first floor extension.

**OBSERVATIONS: Recommend Approval**

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DM/17/4959 AT VICTORIA WARD  
**Fernbank Gloucester Road** (Mr J Tinsdall)

Part single part two storey side/rear extension.

**OBSERVATIONS: Recommend Approval**

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DM/17/4977 IF DUNSTALL WARD  
**23 Foxglove Close** (Mr Arek Martirosian)

T1 Oak - trim back canopy to previous cut points, thin crown by up to 20%, remove diseased, dead and broken branches.

**OBSERVATIONS: No Objections**

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DM/17/4908 SA MEEDS WARD  
**15 - 17 And 19 The Martlets** (NewRiver REIT)

Temporary change of use from A1 Retail to D1 for the provision of a library.

**OBSERVATIONS: Recommend Approval.** It was requested that provision for disabled access was in place.

DM/17/4976

AH

VICTORIA WARD

**17 Beale Street**

(Mr and Mrs Lewis)

Proposed single storey rear extension. 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/17/5004

DL

ST ANDREW'S WARD

**7 Longhurst**

(Mr Baker)

Single storey side extension.

**OBSERVATIONS: Recommend Approval**

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DM/17/5036

AT

FRANKLANDS WARD

**42 Junction Road**

(Mr Malins)

Proposed loft conversion including the construction of dormer windows to flank elevations, insertion of new windows to front, flank and rear. 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/17/5055

IF

FRANKLANDS WARD

**Foldersfield 10 Folders Lane**

(Mr Hogan)

Oak (T11) reduce height and spread by 3m. Shape and balance remaining crown.

**OBSERVATIONS: The Town Council deferred to the Tree Officer on this application.**

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DM/17/3934

AT

FRANKLANDS WARD

**Oak Lodge 4 Glendale Road**

(Ms Sarah Banham)

Demolish existing four bedroom dwelling and replace with a four bedroom dwelling and a three bedroom dwelling. Amended plans received 06.12.2017 and 07.12.2017 showing amendments to the materials and fenestration on the east (front) elevation, additional frontage landscaping, relocated ground floor toilet to Unit 1 and a revised location/block plan.

**OBSERVATIONS: Recommend Refusal.** Back Garden developments were not welcome particularly in light of the fact the District Council has its five year housing supply. The previous comments were reiterated as follows:

“Recommend Refusal - It would have detrimental impact to the neighbourhood. It was out of character and not in keeping with the street scene. This was an overdevelopment of the site and was a back garden development. Concerns were expressed about road safety and parking.”

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DM/17/5065 AC ST ANDREW’S WARD

**98 Junction Road** (Mr P Couch)

Part single storey part two storey extension.

**OBSERVATIONS: Recommend Approval**

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DM/17/5087 JS MEEDS WARD

**34 Meadow Lane** (Mrs Joyce Colwell)

Proposed wooden outbuilding to rear. Ancillary to existing dwelling.

**OBSERVATIONS: Recommend Approval**

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DM/17/5099 JF DUNSTALL WARD

**3 Sparrow Way** (Mr and Mrs Richardson)

Two storey side extension and single storey front extension to existing dwelling.

**OBSERVATIONS: Recommend Refusal.** This was an overbearing, unneighbourly development of the site. This was out of character with the street scene. There would be loss of privacy to neighbouring properties.

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DM/17/5100 AH VICTORIA WARD

**Arun Cottage, Commercial Road** (Mr Thomas)

Single storey rear conservatory.

**OBSERVATIONS: Recommend Approval**

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DM/17/5105 IF FRANKLANDS WARD

**1 Avonhurst** (Mrs Parr)

2 X Thuja - reduce height by 1.5 metres reduce on house side by 1 metre and pavement side by 2 metre.

**OBSERVATIONS: No Objections**

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DM/17/5114 AC VICTORIA WARD

**Flowserve 3 Victoria Way** (Mr William Middleton)

Proposed re-cladding and re-roofing of the existing 1970's industrial unit to modernise and upgrade the facades and the surrounding hard landscaping. Also a proposed new main entrance on the corner of the north elevation.

**OBSERVATIONS: Recommend Approval**

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DM/17/5127 IF FRANKLANDS WARD

**4 Folders Close** (Mr David Heeney)

Oak - (T1) reduce and reshape crown by 2m, raise crown to approx 4m.

**OBSERVATIONS: The Town Council deferred to the Tree Officer on this application.**

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DM/17/5130 SA FRANKLANDS WARD

**60 Ferndale Road** (Mr Richard Mortimore)

Silver birch (T1) 2m reduction in height and reshape – Bay (T2) 0.5m reduction, reshape and removal of weaker limb – Blackthorn (T3) 1m reduction, reshape and removal of weaker limb – Apple (T4) 1-2m reduction and reshape.

**OBSERVATIONS: No Objections**

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DM/17/5134 AM MEEDS WARD

**McDonalds Drive Thru And Restaurant, Civic Way**  
(McDonald's Restaurants Ltd)

Proposed installation of signs to accommodate the new drive thru layout. Suite to comprise of 6 no. freestanding totem signs.

**OBSERVATIONS: Recommend Approval**

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