

MINUTES of the **PLANNING COMMITTEE**
held in the Council Chamber
on **MONDAY 10 SEPTEMBER 2018**

Present: Steve Hansford Chairman
Julian Thorpe * Vice Chairman

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

Also Present: Andrew Barrett-Miles
Pru Moore

* *Denotes non-attendance.*

(19.00)

542. **OPEN FORUM**

There were four members of the public present.

A resident addressed the Committee on application 18/3377. He questioned if the development of two properties would contribute to the aesthetic appearance and enable better views of Hammonds Place which was a Grade 2 listed property. The applicant in the past had applied for permission for a new gate in the wall alongside Hammonds Place which was to enable parking and allowed in 2014. At that time the applicant stated it was to enhance and preserve appearance of Hammonds Place. This new application would compromise this beautiful and historic building. The resident stated this application was not disclosed in 2014 despite nearby residents assuming there were future development plans the applicant said there were not. The cul de sac of Hammonds Gardens only had a small lay by for additional parking. More houses in the immediate area would make parking very difficult. He concluded by stating the plans were technically incorrect as they showed the boundaries of the site encompassing the public highway and layby at the entrance of Hammonds Gardens where it joins London Road.

A resident addressed the Committee on application 18/3377. The proposed development would destroy setting of Hammonds Place in context of looking towards the house and from the view of the existing property. The applicant acknowledged the views of Conservation Plan. This was not in

line with Neighbourhood Plan H2 policy and the applicant acknowledged this would impact residents' amenity. This should be referred to Heritage England due to age of property. There were several errors within the application and there would be a loss of parking availability. There were 3 spaces between 9 houses currently. The building should be protected from garden grabbing.

543. APOLOGIES FOR ABSENCE

Apologies for absence were received from Wendy Agate and Julian Thorpe.

544. SUBSTITUTES

Andrew Barrett-Miles substituted for Wendy Agate and Pru Moore substituted for Julian Thorpe.

545. DECLARATIONS OF INTEREST

Diane Heckles declared an interest in 18/3471 as she was personally acquainted with the applicant.

Steve Hansford declared an interest 18/2565 as had sold the property recently and in 18/3427 as he was personally acquainted with the applicant.

Chris Thomas-Atkin declared an interest in 18/3377 as he was acquainted with applicants in the road.

546. CHAIRMAN'S ANNOUNCEMENTS

There were none.

547. MINUTES

The Minutes of the meeting of the Planning Committee held on Monday 20 August 2018, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

548. 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 20 August 2018, were considered.

549. Meeting terminated at 19.34 hours.

OBSERVATIONS

DM/18/3377

Location: Hammonds Place London Road Burgess Hill West Sussex RH15 9QJ
Description: Proposed 2 no. five bedroom detached dwellings with access from Hammonds Gardens.
Agent: Mr Scott Ellisdon
Ellisdon Architectural Services 1 Crabbet Road Three Bridges
Crawley RH10 1NF
Applicant: Mr Brian Williams
Case Officer: Deborah Lynn
Ward: Burgess Hill - Victoria
App. Type: Full Application

OBSERVATIONS: RECOMMEND REFUSAL

This was detrimental to the original property. English Heritage noted this was the best property in Burgess Hill. This was against core policy 04 highlighting H1 with protection of cultural heritage and H2 for garden grabbing. This was overdevelopment of the site. The view from Hammonds Place would be the sides of the new properties. The District Council 5 year land supply was in place. There was an established rose garden and trees that would be removed for the development. The building of houses would not enhance the site at all. The development would have a detrimental effect on the residents' amenity in Hammonds Gardens and reducing available parking.

DM/18/2565

Location: Flat 2 Mill House Mill Road Burgess Hill West Sussex RH15 8SZ
Description: Loft conversion to existing 1st floor flat (amended plans received 13.08.2018 showing removal of dormer windows and inclusion of mansard style roof)
Agent: Mr Alex Beattie
Lightbox Architecture Limited 121 Greenbank Avenue Saltdean
BN2 8QP
Applicant: Miss K Woodall
Case Officer: Caroline Grist
Ward: Burgess Hill - Meeds
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/18/2969

Location: Everycare Mid Sussex 191-193 Stockwell Court London Road Burgess Hill West Sussex RH15 9RN
Description: Proposed illuminated shop front sign in white acrylic with company logo in blue/orange and sign writing on both windows consisting of orange lettering describing company services.

Applicant: Mr David Dimelow
Everycare Mid Sussex 191 - 193 London Road Burgess Hill West
Sussex RH15 9RN
Case Officer: Joseph Swift
Ward: Burgess Hill - Victoria
App. Type: Advertisement Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/18/3191

Location: 55 Western Road Burgess Hill West Sussex RH15 8QW
Description: Retrospective application for a side garage store extension and
summerhouse in rear of garden.
Agent: Mr Ben Whitby
BJW Architectural 7 Erringham Road Shoreham By Sea BN43
5NQ
Applicant: Mr Abdul Kalam
Case Officer: Hamish Evans
Ward: Burgess Hill - Victoria
App. Type: Householder Application

**OBSERVATIONS: RECOMMEND APPROVAL – the retrospective nature was
regretted.**

DM/18/3272

Location: 11 Spicers Close Burgess Hill West Sussex RH15 8DP
Description: T1 Oak - Reduce branches back from rear garden by 2-3 metres.
Agent: Mr A Scrase
Holly Tree Surgeons Ltd Black Dog Cottage East Plawhatch Lane
Sharpthorne RH19 4JG
Applicant: Miss Melissa Twinn
Case Officer: Irene Fletcher
Ward: Burgess Hill - Leylands
App. Type: Tree Surgery

OBSERVATIONS: NO OBJECTIONS.

DM/18/3273

Location: 19 Ravenswood Road Burgess Hill West Sussex RH15 0JG
Description: Removal of existing first floor dormers and hipped roof, with the
formation of new gable wall and new pitched roof dormers.
Agent: Mr Robert Thomas
RT Architectural Services 61 Coulstock Road Burgess Hill West
Sussex RH15 9XZ
Applicant: Mr and Mrs Lane

Case Officer: Anna Tidey
Ward: Burgess Hill - Franklands
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/18/3282

Location: 25 The Nursery Burgess Hill West Sussex RH15 0LF
Description: Extension of existing rear dormer to accommodate larger master bedroom and ensuite.
Agent: Mr Joe Halstead
Clarion Chartered Surveyors Ltd Block 1 6-8 Brook Way Hastings East Sussex TN23 4NN
Applicant: Mr and Mrs Colombotti
Case Officer: Anna Tidey
Ward: Burgess Hill - St Andrew's
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/18/3318

Location: 23 Sycamore Drive Burgess Hill West Sussex RH15 0GG
Description: Conversion of existing loft area to form new master bed and ensuite, to include Velux roof lights.
Agent: Mr Robert Thomas
RT Architectural Services 61 Coulstock Road Burgess Hill West Sussex RH15 9XZ
Applicant: Mr and Mrs Parker
Case Officer: Caroline Grist
Ward: Burgess Hill - Franklands
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/18/3351

Location: 12 Berry Close Burgess Hill West Sussex RH15 8SD
Description: Oak Tree (T1) - Lift canopy by up to 2 metres and trim back canopy on western side by 2 metres
Applicant: Ms A Wallace
14 Berry Close Burgess Hill West Sussex RH15 8SD
Case Officer: Irene Fletcher
Ward: Burgess Hill - Leylands
App. Type: Tree Surgery

OBSERVATIONS: NO OBJECTIONS

DM/18/2714

Location: 14 Henry Burt Way Burgess Hill West Sussex RH15 9UX
Description: Garage conversion to habitable space, replacing the garage door with a window and the back door with bi-fold doors.
Applicant: Mr David Morris
14 Henry Burt Way Burgess Hill West Sussex RH15 9UX
Case Officer: Deborah Lynn
Ward: Burgess Hill - Victoria
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL – the loss of a garage was regretted.

DM/18/3093

Location: 3 Winkhurst Way Burgess Hill West Sussex RH15 0RU
Description: (Amended description 21/08/2018) Demolition of existing conservatory at rear of property, and erection of new single storey extension to rear and front extensions, and internal alterations
Agent: Mr Robert Thomas
RT Architectural Services 61 Coulstock Road Burgess Hill West Sussex RH15 9XZ
Applicant: Mr And Mrs Smith
Case Officer: Katherine Williams
Ward: Burgess Hill - Franklands
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/18/3102

Location: 87 Junction Road Burgess Hill West Sussex RH15 0JL
Description: Demolition of existing building and erection of new building containing 6 x flats (4 x 2 bed and 2 x 1 bed units) including parking and landscaping.
Agent: Mr Paul Robinson
Orbis Town Planning Ltd Rivers Lodge West Common Harpenden AJ5 2JD
Applicant: Mr Lyn Evans
Case Officer: Joanne Fisher
Ward: Burgess Hill - Franklands
App. Type: Full Application

OBSERVATIONS: RECOMMEND APPROVAL.

DM/18/3147

Location: 85 Valebridge Road Burgess Hill West Sussex RH15 0RR
Description: To add a flat roof dormer and extend the existing roof to the gable end which amends the layout of a loft conversion previously approved under DM/17/2789. This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the existing use cannot be taken into account.
Agent: Miss Victoria Lewis
Green Plat Building Design Services Green Plat Spatham Lane
Ditchling BN6 8XH
Applicant: Ms Joyce Galvao
Case Officer: Caroline Grist
Ward: Burgess Hill - St Andrew's
App. Type: Lawful Development Certificate –Existing

OBSERVATIONS: The legal situation was noted.

DM/18/3315

Location: 3 Noel Rise Burgess Hill West Sussex RH15 8BW
Description: Timber framed shed.
Applicant: Mr Stephen West
3 Noel Rise Burgess Hill West Sussex RH15 8BW
Case Officer: Andrew Horrell
Ward: Burgess Hill - Leylands
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/18/3317

Location: St John's Court St Johns Road Burgess Hill West Sussex RH15 8HA
Description: Replacement windows and doors, to be replaced with identical units that have the same method of opening. 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.
Agent: Mr Michael Cornwell
C/O First Port Surveying Services First Port Marlborough House
Wigmore Place Luton LU2 9EX
Applicant: Mr Paul Donaldson
Case Officer: Deborah Lynn
Ward: Burgess Hill - Meeds
App. Type: Lawful Development Certificate –Proposed

OBSERVATIONS: The legal situation was noted.

DM/18/3320

Location: 55 Foxglove Close Burgess Hill West Sussex RH15 8UY
Description: T1 Oak - to reduce back branches overhanging property (55 Foxglove Close) by 3 metres to previous pruning growth points.
Agent: Mr Simon Young
3 Rosedale Parklands Maresfield East Sussex TN22 2HR
Applicant: C/O Agent
Case Officer: Irene Fletcher
Ward: Burgess Hill - Dunstall
App. Type: Tree Surgery

OBSERVATIONS: NO OBJECTIONS.

DM/18/3325

Location: 52 Nightingale Lane Burgess Hill West Sussex RH15 9JJ
Description: (T1) Oak - reduce overall crown by 2 metres.
Applicant: Mrs Tuppin
52 Nightingale Lane Burgess Hill West Sussex RH15 9JJ
Case Officer: Irene Fletcher
Ward: Burgess Hill - Meeds
App. Type: Tree Surgery

OBSERVATIONS: NO OBJECTIONS.

DM/18/3328

Location: Resintek Ltd Unit 1 Sheddingdean Business Centre Marchants Way Burgess Hill West Sussex RH15 8QY
Description: Proposed change of use from B1/B8 (Light industrial/Storage) to Sui Generis for a dog hydrotherapy and grooming centre.
Applicant: Miss Sue Howell
West Sussex Hydrotherapy Ltd Mullions 12A Hazel Close Southwater RH13 9GN
Case Officer: Joanne Fisher
Ward: Burgess Hill – Leylands
App. Type: Change of Use Application

OBSERVATIONS: RECOMMEND APPROVAL.

DM/18/3356

Location: 48 Valebridge Road Burgess Hill West Sussex RH15 0QY
Description: Conversion of existing single storey dwelling into a two storey house. Part single storey side and front extensions.
Agent: Mr Chris Upton
Upton Design Consultancy Ltd 8 Gladstone Road Burgess Hill West Sussex RH15 0QQ Applicant: Mr Dave Bacon

Case Officer: Kate Brocklebank
Ward: Burgess Hill - St Andrew's
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/18/3371

Location: 31 The Wickets Burgess Hill West Sussex RH15 8TG
Description: Proposed single storey rear extension and conversion of existing garage to habitable accommodation. 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.
Agent: Mr Colin Jerrey
Arc Designs 1 Fieldway Ditchling Hassocks BN6 8UA
Applicant: Mr And Mrs Faulker
Case Officer: Andrew Horrell
Ward: Burgess Hill - Dunstall
App. Type: Lawful Development Certificate –Proposed

OBSERVATIONS: The legal situation was noted.

DM/18/3378

Location: Londis 95 London Road Burgess Hill West Sussex RH15 8NE
Description: Determination as to whether prior approval is required for the conversion of the existing ground floor store (Class A1) into 1no. 1 bed apartment and 1no 2 bed apartment (Class C3).
Agent: Mrs Isobel Beattie
Graham Whitehouse Practice Fairfield House 49 Fairfield Road Burgess Hill West Sussex RH15 8QB
Applicant: C/O GWP Architects
Case Officer: Katherine Williams
Ward: Burgess Hill - Dunstall
App. Type: Prior Not. - Shop to Bank/Dwelling

OBSERVATIONS: THIS WAS NOT A STRAIGHT FORWARD APPLICATION but if the property was to be converted to dwellings it would not meet the minimum parking requirements in the Neighbourhood Plan.

DM/18/3426

Location: 2 The Saffrons Burgess Hill West Sussex RH15 8TB
Description: T1 Cherry Blossom - Reduce crown by 2m.
Applicant: Deborah Robotham
2 The Saffrons Burgess Hill West Sussex RH15 8TB
Case Officer: Irene Fletcher

Ward: Burgess Hill - Dunstall
App. Type: Tree Surgery

OBSERVATIONS: NO OBJECTIONS.

DM/18/3446

Location: 43 Coulstock Road Burgess Hill West Sussex RH15 9XH
Description: T1 Oak - Reduce by 6 metres and thin by 20%. T2 Oak - Reduce by 4 metres and thin by 20%.
Applicant: Mrs Kate Reeves-Perrin
43 Coulstock Road Burgess Hill West Sussex RH15 9XH
Case Officer: Irene Fletcher
Ward: Burgess Hill - Dunstall
App. Type: Tree Surgery

OBSERVATIONS: NO OBJECTIONS.

DM/18/3467

Location: 4 Folders Close Burgess Hill West Sussex RH15 0TA
Description: Oak Tree - Crown Lift lower growth only by up 2 metres, involves secondary growth from 5x major scaffold limbs.
Applicant: Samantha Ferguson
4 Folders Close Burgess Hill West Sussex RH15 0TA
Case Officer: Irene Fletcher
Ward: Burgess Hill – Franklands
App. Type: Tree Surgery

OBSERVATIONS: NO OBJECTIONS

DM/18/3470

Location: 23 Crescent Road Burgess Hill West Sussex RH15 8EH
Description: Maple tree - fell to ground level
Agent: Julia Blackburn
KPS Contractors Ltd KPS House Ham Lane Scaynes Hill
Haywards Heath West Sussex RH17 7PR
Applicant: Julia Blackburn
Case Officer: William Argent
Ward: Burgess Hill - Meeds
App. Type: Trees in a Conservation Area

OBSERVATIONS: OBJECTIONS. This was a felling of a tree within a conservation area and there was no reason for its removal.

DM/18/3471

Location: Wintons Fishery Folders Lane Burgess Hill West Sussex RH15 0DR
Description: Ash Tree x1- Fell. Hornbeams x10 Crown Lift up to 3 metres.
Applicant: Mr Stuart Nesbitt
Wintons Fishery Folders Lane Burgess Hill West Sussex RH15 0DR
Case Officer: Irene Fletcher
Ward: Burgess Hill - Franklands
App. Type: Tree Surgery

OBSERVATIONS: NO OBJECTIONS.

DM/18/3427

Location: 5 Quarry Close Burgess Hill West Sussex RH15 0TJ
Description: Proposed rear single storey extension and replacement of an existing door on the east elevation ground floor, with a upvc double glazed window.
Applicant: Mr Gary Bibby
5 Quarry Close Burgess Hill West Sussex RH15 0TJ
Case Officer: Hamish Evans
Ward: Burgess Hill - St Andrew's
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/18/3436

Location: 30 And 32 Petworth Drive Burgess Hill West Sussex RH15 8JY
Description: Single storey front extension to numbers 30 and 32 Petworth Drive
Agent: Mr Chris Upton
Upton Design Consultant Ltd 8 Gladstone Road Burgess Hill RH15 0QQ
Applicant: Mr Kevin Mason
Case Officer: Joseph Swift
Ward: Burgess Hill - Leylands
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/18/3476

Location: 26 Culpepper Burgess Hill West Sussex RH15 8UB
Description: Removal of existing close boarded fence over garden wall. Raising of brickwork wall.
Agent: Mr Daryl Gowlett
Clive Voller Associates 2 Woolven Close Burgess Hill West Sussex RH15
Applicant: Mr And Mrs J Wickens
Case Officer: Andrew Clarke
Ward: Burgess Hill - Dunstall
App. Type: Householder Application

OBSERVATIONS: If it is within 1.8 metres the application was RECOMMENDED FOR APPROVAL.

DM/18/3495

Location: 40 Brookway Burgess Hill West Sussex RH15 0LN
Description: New porch to front elevation. Rear extension to existing garage with new pitched roof.
Agent: Mr Daryl Gowlett
Clive Voller Associates 2 Woolven Close Burgess Hill West Sussex RH15 9RR
Applicant: Mr C Stenning
Case Officer: Andrew Horrell
Ward: Burgess Hill - St Andrews
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL
