

MINUTES of the **PLANNING COMMITTEE**
held in the Council Chamber
on **MONDAY 1 OCTOBER 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)

550. OPEN FORUM

There were no members of the public present.

551. APOLOGIES FOR ABSENCE

Apologies for absence were received from Chris Thomas-Atkin and Richard Cherry.

552. SUBSTITUTES

Steve Hansford substituted for Chris Thomas-Atkin and Anne Jones substituted for Richard Cherry.

553. DECLARATIONS OF INTEREST

There were none.

554. CHAIRMAN'S ANNOUNCEMENTS

CONSULTATION – LEWES DISTRICT LOCAL PLAN: PART 2

Lewes District Council invited representation on the pre-submission version of the Lewes District Local Plan Part 2. Comments were required by 5 November 2018. This would be discussed at the next Planning Meeting on Monday 22 October.

555. **MINUTES**

The Minutes of the meeting of the Planning Committee held on Monday 10 September 2018, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

556. **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 10 September 2018, were considered.

557. **TOWN & COUNTRY PLANNING ACT 1990 – SECTION 78 APPEAL**

AP/18/0058 / DM/17/3191

Appeal by: Mr Dyson

Location: **Land Off Greenlands Drive (Land Parcel At 531529 117903)**

Proposed Development: Outline application for three dwellings with detached garages. Matters reserved except from Access and Layout.

Appeal Ref: APP/D3830/W/18/3200344

RESOLVED that:

A copy of the appeal decision letter be requested.

558. **DM/18/0509 – LAND TO THE WEST OF FREEKS LANE**

An application for a residential development comprising up to 460 dwellings, public open space, recreation areas, play areas, associated infrastructure including roads, surface water attenuation and associated demolition (outline application with all matters reserved except for principal means of access from Maple Drive) was considered by this Council in March 2018 when the following comments were made:

“Recommend Refusal – There would be excessive traffic through one access point. This contravened the Strategic Plan. Access must come from Isaacs Lane.”

The Committee was requested to reconsider this application in light of Homes England taking over and providing a holistic approach.

RESOLVED that:

A legal agreement had been secured to ensure that only 130 homes would be built until the second access point via Isaacs Lane had been opened. All subsequent development would go through Isaacs Lane. In light of this change, the Committee approved of the application.

559. Meeting terminated at 19.38 hours.

OBSERVATIONS

DM/18/1349

Location: Oaklodge Nursing Home 2 Silverdale Road Burgess Hill West Sussex RH15 0EF
Description: Demolition of existing shed and proposed extension of the existing 21 bed care home creating an additional 9 bedrooms of which 7 are en-suite (amended plans received 20 August 2018)
Agent: Mr David Callin Cowan Architects Ltd 9-10 Old Stone Link Ship Street East Grinstead West Sussex RH19 4EF
Applicant: Dr Dalmond
Case Officer: Andrew Morrison
Ward: Burgess Hill - Franklands
App. Type: Full Application

OBSERVATIONS: RECOMMEND REFUSAL – it was an overdevelopment of the site. It would result in loss of light to the doctors surgery next door. It was development of a conservation area. There were concerns over drainage and flooding of the doctors surgery car park.

DM/18/3537

Location: 6 Gander Close Burgess Hill West Sussex RH15 8SE
Description: Part two storey side and rear extension.
Agent: Mr Chris Upton Upton Design Consultancy Ltd 8 Gladstone Road Burgess Hill RH15 0QQ
Applicant: Mr E Ferguson
Case Officer: Joanne Fisher
Ward: Burgess Hill - Leylands
App. Type: Householder Application

OBSERVATIONS: RECOMMEND REFUSAL – it was an overdevelopment of the site. It would result in a loss of light to the neighbouring property.

DM/18/3602

Location: 8 Blackstone Way Burgess Hill West Sussex RH15 8SF
Description: Remove existing garage and erect a new 1 bed dwelling adjoining number 8 Blackstone Way.
Agent: Mr Daryl Gowlett Clive Voller Associates 2 Woolven Close Burgess Hill West Sussex RH15 9RR
Applicant: Mr Gordon Andrews
Case Officer: Stuart Malcolm
Ward: Burgess Hill - Leylands
App. Type: Full Application

OBSERVATIONS: RECOMMEND REFUSAL – it would be garden grabbing which is against the Town Plan. It would create parking issues.

DM/18/3619

Location: 14 Burdocks Drive Burgess Hill West Sussex RH15 0HH
Description: 3 x Oak - remove all epicormic growth to gutter height and reduce back to previous growth cut points.
Applicant: Lucy Rippingale
14 Burdocks Drive Burgess Hill West Sussex RH15 0HH
Case Officer: Irene Fletcher
Ward: Burgess Hill - Franklands
App. Type: Tree Surgery

OBSERVATIONS: NO OBJECTIONS

DM/18/3653

Location: 7 Upper St Johns Road Burgess Hill West Sussex RH15 8HB
Description: T1 Gleditsia - reduce crown by 1m.
Agent: Mr Justin Lee
J Lee Trees 37A Cuckfield Road Hurstpierpoint West Sussex BN6 9RW
Applicant: Mr Derek Jones
Case Officer: Will Argent
Ward: Burgess Hill - Leylands
App. Type: Trees in a Conservation Area

OBSERVATIONS: NO OBJECTIONS

DM/18/2942

Location: Orchard House 50A Park Road Burgess Hill West Sussex RH15 8ET
Description: Proposed rear extension and relocation of front door with new porch over. Description amended 11.09.2018 to include proposed cedar cladding to first floor front elevation and render finish to facing brickwork.
Agent: Mr Daryl Gowlett
Clive Voller Associates 2 Woolven Close Burgess Hill Rh15 9rr
Applicant: Mr and Mrs Farrall
Case Officer: Deborah Lynn
Ward: Burgess Hill - Meeds
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/18/3542

Location: The Watermill 1 Leylands Road Burgess Hill West Sussex RH15 0QF
Description: Resurface the area at the front of the building and form two parking bays, one for disabled and one for staff parking, with planters to the boundary of the new surface. Proposal to remove set of double doors to the side of the building and replace with a window whilst infilling the opening below the cill.
Agent: Mr Chester Field
Design I.D. 13 Jubilee Way Eurolink Business Centre Faversham ME13 8GD

Applicant: Mr Crane
Case Officer: Katherine Williams
Ward: Burgess Hill - St Andrew's
App. Type: Full Application

OBSERVATIONS: RECOMMEND APPROVAL – the Committee were disappointed that Highways were not concerned with the reduction in parking spaces.

DM/18/3616

Location: 32 The Kiln Burgess Hill West Sussex RH15 0LU
Description: The proposed conversion of the existing pitched roof garage, with addition of a second storey, to create a single bed room living accommodation ancillary to the main house.
Agent: Mr Robert Lindfield
Unit 10 Sheddingdean Business Centre Marchants Way Burgess Hill West Sussex RH15 8QY
Applicant: Mr G Havenga
Case Officer: Andrew Horrell
Ward: Burgess Hill - St Andrew's
App. Type: Householder Application

OBSERVATIONS: RECOMMEND REFUSAL – it was a back garden development. It was an overdevelopment of the site.

DM/18/3621

Location: 12 Park Close Burgess Hill West Sussex RH15 8HL
Description: Proposed single storey rear extension. Reduction and conversion of existing garage.
Agent: Mr Daryl Gowlett
Clive Voller Associates 2 Woolven Close Burgess Hill RH15 9RR
Applicant: Mr and Mrs McSorley
Case Officer: Caroline Grist
Ward: Burgess Hill - Leylands
App. Type: Householder Application

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

DM/18/3623

Location: 151 Lower Church Road Burgess Hill West Sussex RH15 9AA
Description: Conversion of existing building to form 1x1bed flat, 1x2bed flat and 2x2bed maisonettes. To include a single storey extension to the rear and add hip to gable conversion, plus two dormers to the front elevation.
Agent: Mr Alex Beattie
Lightbox Architecture Ltd 121 Greenbank Avenue Saltdean BN2 8QP
Applicant: C/O Agent
Case Officer: Kate Brocklebank
Ward: Burgess Hill - Meeds

App. Type: Full Application

OBSERVATIONS: RECOMMEND REFUSAL – despite WSCC Highways not objecting, the Committee felt a more holistic approach should be applied to this part of town, rather than the ad-hoc developments that collectively increase parking pressures in this area. This application was therefore an overdevelopment and would offer no solutions to the lack of parking.

DM/18/3652

Location: 27 Stirling Court Road Burgess Hill West Sussex RH15 0PS
Description: Proposed single storey rear extension
Applicant: L Doolan
27 Stirling Court Road Burgess Hill West Sussex RH15 0PS
Case Officer: Caroline Grist
Ward: Burgess Hill - St Andrew's
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/18/3658

Location: 34 The Ridings Burgess Hill West Sussex RH15 0PL
Description: Single storey rear extension to rear of existing garage.
Agent: Mr John Sergi
Sussex Architectural Services Wicket View Cuckfield Lane Warninglid
RH17 5UB
Applicant: Mrs D Stewart
Case Officer: Anna Tidey
Ward: Burgess Hill - Franklands
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/18/3660

Location: Community Area Shelley Wood Adjacent To 1 Shelley Wood Burgess Hill West Sussex RH15 9XL
Description: Oak- Max 2.5 metre reduction on house and drive side of house .
Applicant: Mr Paul Wetherfield
1 Shelley Wood Burgess Hill West Sussex RH15 9XL
Case Officer: Irene Fletcher
Ward: Burgess Hill - Dunstall
App. Type: Tree Surgery

OBSERVATIONS: NO OBJECTIONS

DM/18/3679

Location: 27 Coopers Close Burgess Hill West Sussex RH15 8AN
Description: Oak Tree - Reduce back to previous cut points (approx. 1.5 metres)

Applicant: Mr Dobby
27 Coopers Close Burgess Hill West Sussex RH15 8AN
Case Officer: Irene Fletcher
Ward: Burgess Hill - Leylands
App. Type: Tree Surgery

OBSERVATIONS: NO OBJECTIONS

DM/18/3685

Location: 6 Nightingale Lane Burgess Hill West Sussex RH15 9JJ
Description: Oak Tree - Reduce in height by up to 2m
Applicant: Mr Jones
6 Nightingale Lane Burgess Hill West Sussex RH15 9JJ
Case Officer: Irene Fletcher
Ward: Burgess Hill - Meeds
App. Type: Tree Surgery

OBSERVATIONS: NO OBJECTIONS

DM/18/3708

Location: Land To The Rear Of Bridge House 62 St Wilfrids Road Burgess Hill
RH15 8BQ
Description: Proposed erection of a detached three bedroom house.
Agent: Mr Michael Dade
Speer Dade Planning Consultants Meru Cottage Gatehouse Lane
Framfield Uckfield
TN22 5RS
Applicant: Mr and Mrs Andrews
Case Officer: Kate Brocklebank
Ward: Burgess Hill - Leylands
App. Type: Full Application

OBSERVATIONS: RECOMMEND REFUSAL – it was an overdevelopment of the site. It was a back garden development. There were concerns over access for large or emergency vehicles.

DM/18/2712

Location: Spinningdale Keymer Road Burgess Hill West Sussex RH15 0AH
Description: Single storey detached garage and associated landscaping. (New plans received 13.09.2018).
Agent: Mr Graham Whitehouse
Graham Whitehouse Practice Fairfield House 49 Fairfield Road
Burgess Hill West Sussex RH15 8QB
Applicant: Ms Catherine Forbes
Case Officer: Andrew Horrell
Ward: Burgess Hill - Franklands
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/18/3161

Location: 6 Gordon Road Burgess Hill West Sussex RH15 0PX
Description: Demolition of existing rear conservatory and erection of a new one storey rear extension. Replacement of existing elevated terrace. Internal reconfiguration of space including new laundry room. Amended plans received 13.09.2018 confirming proposed layout of extension.
Agent: Miss Ainara Goikoetxea
Cityzen Limited Cityzen LLp Maritime House Portslade BN41 1WR
Applicant: Mr Joseph Foster
Case Officer: Deborah Lynn
Ward: Burgess Hill - St Andrew's
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/18/3627

Location: Land North Of Maple Drive Burgess Hill West Sussex
Description: The erection of a new Church and Community Facility including all associated external works forming car, motor cycle and cycle parking and associated hard and soft landscaping.
Agent: RDJW Architects
RDJW Architects Limited Quoin House 9-11 East Park Crawley
RH10 6AN
Applicant: Mr Mike Southcombe
Case Officer: Joseph Swift
Ward: Burgess Hill - Leylands
App. Type: Full Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/18/3675

Location: 9 Coulstock Road Burgess Hill West Sussex RH15 9XH
Description: First floor extension over garage to form new bedroom and ensuite along with loft conversion above proposed first floor extension to form new ensuite in existing loft conversion.
Agent: Mr Robert Thomas
RT Architectural Services 61 Coulstock Road Burgess Hill West
Sussex RH15 9XZ
Applicant: Mr And Mrs Keene
Case Officer: Deborah Lynn
Ward: Burgess Hill - Dunstall

App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/18/3712

Location: Birchwood Lodge 14 Ferndale Road Burgess Hill West Sussex RH15 0HG
Description: Demolition of existing conservatory with proposed 2 storey rear extension.
Agent: Mr Ben Whitby
BJW Architectural 7 Erringham Road Shoreham By Sea BN43 5NQ
Applicant: Mr Tony Lavelle
Case Officer: Anna Tidey
Ward: Burgess Hill - Franklands
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/18/3722

Location: 21 Wingle Tye Road Burgess Hill West Sussex RH15 9HR
Description: Create an additional parking space and rendering of brick work to white.
Agent: Mr Christopher Jones
Christopher Jones Projects Chapel Cottage 182 Leylands Road Burgess Hill West Sussex RH15 8HS
Applicant: Mr Ben Butler
Case Officer: Andrew Horrell
Ward: Burgess Hill - Meeds
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/18/3736

Location: 238 Chanctonbury Road Burgess Hill West Sussex RH15 9HL
Description: Rear and side single storey extension and loft conversion. Hip end roof to gable end construction.
Applicant: Mr Paul Lea
238 Chanctonbury Road Burgess Hill West Sussex RH15 9HL
Case Officer: Caroline Grist
Ward: Burgess Hill - Meeds
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/18/3757

Location: Burgess Hill Angling Centre Ltd 143 Lower Church Road Burgess Hill West Sussex RH15 9AA

Description: Change of use of ground-floor from Angling Shop (Class A1) to residential (Class C3); extension to the rear at ground and first-floor and alterations to the front elevation to provide 1 x studio, 1 x 1 bedroom flat and 1 x 2 bedroom flat.

Agent: Mr Alex Yearsley
Future Planning And Development Ltd 2 Wardrobe Place London EC4V 5AH

Applicant: Blackhorse Investments Ltd

Case Officer: Kate Brocklebank

Ward: Burgess Hill - Meeds

App. Type: Full Application

OBSERVATIONS: RECOMMEND REFUSAL – despite WSCC Highways not objecting, the Committee felt a more holistic approach should be applied to this part of town, rather than the ad-hoc developments that collectively increase parking pressures in this area. This application was therefore an overdevelopment and would offer no solutions to the lack of parking.

DM/18/3795

Location: 6 Wintons Close Burgess Hill West Sussex RH15 0FX

Description: Proposed conversion of existing single garage to form extended kitchen and dining area, including new bi-fold doors to rear and window to front. 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 Robert Thomas
RT Architectural Services 61 Coulstock Road Burgess Hill West Sussex RH15 9XZ

Applicant: Mr And Mrs Phillips

Case Officer: Andrew Horrell

Ward: Burgess Hill - Franklands

App. Type: Lawful Development Certificate –Proposed

OBSERVATIONS: The legal situation was noted.

DM/18/3800

Location: 64 Janes Lane Burgess Hill West Sussex RH15 0QR

Description: Proposed erection of a single detached garage, entrance gates and alterations to existing crossover. (Previous application DM/17/0657).

Agent: Mr Tim Evans
T J Evans Ltd Holly's Choice Spithurst Road Barcombe BN8 5EF

Applicant: Mr And Mrs M Carr

Case Officer: Andrew Horrell

Ward: Burgess Hill - St Andrew's
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL
