

MINUTES of the **PLANNING COMMITTEE**
held in the Council Chamber
on **MONDAY 20 AUGUST 2018**

Present: Steve Hansford* Chairman
Julian Thorpe Vice Chairman

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

Also Present: Anne Jones MBE

* *Denotes non-attendance.*

(19.00)

533. OPEN FORUM

There were no members of the public present.

534. APOLOGIES FOR ABSENCE

Apologies for absence were received from Steve Hansford and Diane Heckels.

535. SUBSTITUTES

Anne Jones substituted for Diane Heckels.

536. DECLARATIONS OF INTEREST

There were none.

537. CHAIRMAN'S ANNOUNCEMENTS

A. TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 78 APPEALS

Notification had been received that the following appeals had been made to the Planning Inspectorate:

AP/18/0045

Appeal by: Highbeech Properties Ltd

Location: **4 Noel Rise**

Proposed Development: Development: Proposed detached bungalow on land adjacent to no.4 Noel Rise including removal of existing detached garage and widening of existing driveway.

Appeal Ref: APP/D3830/W/18/3198194

AP/18/0047

Appeal by: Mr and Mrs Brakell

Location: **15 Cissbury Road**

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

Appeal Ref: APP/D3830/W/18/3201411

RESOLVED that:

- A) Mid Sussex District Council's reasons for refusal be supported and the previous comments of the Committee be forwarded to the Planning Inspectorate; and,
- B) copies of the appeal decision letter be requested.

538. MINUTES

The Minutes of the meeting of the Planning Committee held on Monday 30 July 2018, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

539. 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 30 July 2018, were considered.

540. PROPOSED BASE STATION INSTALLATION AT KINGS WAY

Notification had been received that CTIL and Telefonica were in the process of identifying a suitable site in the Burgess Hill area for a radio base station. Galliford Try Communications Ltd was inviting consultation on the proposal before any Planning submission was made. Comments must be submitted by 28 August 2018.

RESOLVED that:

The committee had no objection to the plans, but requested that the mast be painted green so that it was sympathetic to the street scene.

541. Meeting terminated at 19.35 hours.

OBSERVATIONS

DM/18/1435

Location: Expresslube UK Ltd 66A Victoria Road Burgess Hill West Sussex RH15 9LH

Description: Demolition of existing industrial warehouse and the construction of 10no. new flats and associated parking and bin storage. (amended plans received 23rd July - details set out in agent email of same day including design changes and loss of two bedrooms)

Agent: Mr Euan Clark
Folkes Architects The Old Forge 6 Church Street Storrington West Sussex RH20 4LA

Applicant: Mr Chris Roos

Case Officer: Stuart Malcolm

Ward: Burgess Hill - Victoria

App. Type: Full Application

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

“Recommend Refusal – this was a piecemeal development. Victoria Road to the link road should be progressed. If MSDC is minded to approve the application, contractor vehicles should not park on Victoria Avenue.”

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.

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/18/2944

Location: 13 Meeds Road Burgess Hill West Sussex RH15 9EB

Description: Rear ground floor rear extension and rear first floor dormer extension and roof terrace.

Agent: Mr Peter Liddell
Peter Liddell Architect 24 Chatfield Road Cuckfield West Sussex RH17 5BB

Applicant: Mr And Mrs Hutchinson

Case Officer: Andrew Horrell

Ward: Burgess Hill - Meeds
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/18/2963

Location: 11 Chanctonbury Road Burgess Hill West Sussex RH15 9EX
Description: Proposed single storey rear extension.
Applicant: Mr James Thompson
11 Chanctonbury Road Burgess Hill West Sussex RH15 9EX
Case Officer: Joseph Swift
Ward: Burgess Hill - Meeds
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/18/2996

Location: 23 Janes Lane Burgess Hill West Sussex RH15 0QJ
Description: Proposed front porch extension, replacement of attached garage with single storey side extension, replacement of rear conservatory with single storey rear extension, and roof extension/reconfiguration.
Agent: Mr Stuart Beckett
53 Bramble Gardens Burgess Hill West Sussex RH15 8UQ
Applicant: K Willis
Case Officer: Katherine Williams
Ward: Burgess Hill - St Andrews
App. Type: Householder Application

OBSERVATIONS: Recommend Approval - the loss of the garage was regretted.

DM/18/3007

Location: Torbay Oakwood Road Burgess Hill West Sussex RH15 0HU
Description: Glass balustrade to garage roof and canopy, white render to face brickwork, glass screen to front entrance and PPC louvered privacy screen to fully glazed main bedroom window.
Agent: Mr Russell Wooden
11 Folders Close Burgess Hill West Sussex RH15 0TA
Applicant: Mr Steve Gould
Case Officer: Caroline Grist
Ward: Burgess Hill - Franklands
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/18/3014

Location: 27 Pangdene Close Burgess Hill West Sussex RH15 9US
Description: Proposed partial ground and first floor side extension with alterations to roof to create a new 2nd storey.
Agent: Mr Christopher Jones
182 Leylands Road Burgess Hill West Sussex RH15 8HS
Applicant: Mrs Maeside Salajee
Case Officer: Deborah Lynn
Ward: Burgess Hill - Victoria
App. Type: Householder Application

OBSERVATIONS: Recommend Refusal – it was overbearing and unneighbourly. It was an overdevelopment of the site. It was out of character and out of keeping with the street scene. Parking provision was inadequate. Conditions over the building side of things should be put in place.

DM/18/3062

Location: 16 Starling Close Burgess Hill West Sussex RH15 9XR
Description: T1 Oak - reduce canopy over garage and house by a maximum of 1.5 m and blend with crown. T2 Oak - reduce canopy overhanging garden by a maximum of 1.5m.
Agent: Mr Daniel Holder
Holder Tree Services Ltd Oakdene Industrial Estate Bolney Road Cowfold RH13 8AZ
Applicant: Miss Debbie Clark
Case Officer: Irene Fletcher
Ward: Burgess Hill - Dunstall
App. Type: Tree Surgery

OBSERVATIONS: No Objections

DM/18/2886

Location: 48 Valebridge Road Burgess Hill West Sussex RH15 0QY
Description: Installation of a dropped kerb to allow vehicles to cross the pavement from the road to the driveway.
Applicant: Mr David Bacon
48 Valebridge Road Burgess Hill West Sussex RH15 0QY
Case Officer: Deborah Lynn
Ward: Burgess Hill - St Andrews
App. Type: Householder Application

OBSERVATIONS: Recommend Approval – concerns were raised over potential damage to the drain in the road.

DM/18/2923

Location: 15 St Wilfrids Road Burgess Hill West Sussex RH15 8BE

Description: Hip to gable loft conversion with front and rear dormers and erection of covered porch.
Agent: Mr Alex Beattie
Lightbox Architecture Limited 121 Greenbank Avenue Saltdean BN2 8QP
Applicant: Ms Valma Lambert
Case Officer: Caroline Grist
Ward: Burgess Hill - Leylands
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/18/2954

Location: 6 Gordon Road Burgess Hill West Sussex RH15 0PX
Description: Proposed hip to gable roof addition and dormer window similar in appearance to the existing exterior of the dwellinghouse. 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: Miss Ainara Goikoetxea
Cityzen Limited Cityzen LLP Maritime House Portslade BN41 1WR
Applicant: Mr Joseph Foster
Case Officer: Deborah Lynn
Ward: Burgess Hill - St Andrews
App. Type: Lawful Development Certificate –Proposed

OBSERVATIONS: The legal situation was noted.

DM/18/3032

Location: 77 Sycamore Drive Burgess Hill West Sussex RH15 0GG
Description: Single storey extension.
Applicant: Mr Christopher Hammill
77 Sycamore Drive Burgess Hill West Sussex RH15 0GG
Case Officer: Andrew Horrell
Ward: Burgess Hill - Franklands
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/18/3041

Location: Edwards High Vacuum International Ltd Edwards Ltd Innovation Drive Burgess Hill West Sussex RH15 9TW
Description: Proposed non material amendment to application DM/17/4046, the curtain walling is to be revised to suit changes in proposed internal layout & structure. The new escape stair and alterations to the

existing spiral escape stair are to satisfy building regulation requirements.

Agent: RDJW Architects Ltd
Quoin House 9-11 East Park Crawley RH10 6N
Applicant: Mr Peter Lamb
Case Officer: Joanne Fisher
Ward: Burgess Hill - Victoria
App. Type: Non Material Amendment

OBSERVATIONS: Recommend Approval

DM/18/3053

Location: 138 Mill Road Burgess Hill West Sussex RH15 8BZ
Description: Loft extension with 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.
Agent: Mr Andrew Oughton
63 High Street Hurstpierpoint Hassocks West Sussex BN6 9RE
Applicant: Mr Francois Craig
Case Officer: Anna Tidey
Ward: Burgess Hill - Leylands
App. Type: Lawful Development Certificate –Proposed

OBSERVATIONS: The legal situation was noted.

DM/18/3131

Location: 9 Mansion Close Burgess Hill West Sussex RH15 0NT
Description: (T22) Hornbeam - Crown reduction by 2m to suitable growth points and crown thin by 20% to remove dead wood, damaged and crossing branches. Lower small 'pendulus' lateral branches in the lower crown removal to lift the canopy by 1.5m.
Applicant: Mr Kevin Sutton
9 Mansion Close Burgess Hill West Sussex RH15 0NT
Case Officer: Irene Fletcher
Ward: Burgess Hill - St Andrews
App. Type: Tree Surgery

OBSERVATIONS: No Objections

DM/17/3973

Location: Sorrento Keymer Road Burgess Hill West Sussex RH15 0AN
Description: Proposed detached 4 bedroom dwelling, to rear of existing, with associated car port and new access via Keymer Road (Amended plans received 20 November 2017 and 31 May 2018 and 7 August

2018).

Agent: Mr Christopher Pickering
Fluid Architecture Ltd Orlingbury House Lewes Road Forest Row
England RH18 5AA

Applicant: Ms Catherine Crisp

Case Officer: Andrew Watt

Ward: Burgess Hill - Franklands

App. Type: Full Application

OBSERVATIONS: Recommend Refusal – the access road onto Keymer Road was narrow, dangerous and unneighbourly. This was a back garden development which contravened Policy H2 of the Neighbourhood Plan. Flooding problems would worsen and storm water would be discharged into the mains sewer. The boundary hedge between Midway and Sorrento would be at risk of damage. The proposed slate roof and blacked timber weather boarding was out of character and not in keeping with the street scene.

Previous comments were reiterated as follows:

“It could worsen flooding problems with neighbouring properties. The driveway and entrance was very narrow, it would not accommodate an emergency vehicle. This was a back garden development which was unneighbourly. It was out of character as there was a bungalow in front of it which affected the street scene. MSDC now had its 5 year housing supply.”

DM/18/3050

Location: 23 Oak Hall Park Burgess Hill West Sussex RH15 0DH

Description: Replace existing single storey attached garage with single storey side extension.

Agent: Mr John Sergi
Sussex Architectural Services Wicket View Cuckfield Lane
Warninglid West Sussex RH17 5UB

Applicant: Mr And Mrs Brown

Case Officer: Caroline Grist

Ward: Burgess Hill - Franklands

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: Demolition of existing conservatory at rear of property, and erection of new single storey extension to rear 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 - the loss of a garage was regretted.

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

INFRASTRUCTURE REQUIREMENTS: - *Mid Sussex District Council welcome specific recommendations with regard to Section 106 needs associated with this development. The recommendations of the Planning Committee are as follows:*

Bus shelter on Junction Road near junction with Ravenswood Road (Infrastructure Delivery Plan ref. no. BH/22).

DM/18/3151

Location: Development Site Adjacent 203 Junction Road Burgess Hill West Sussex
Description: Proposed erection of two new detached and two new semi-detached family dwellings with associated access road and landscaping.
Agent: Miss Laura Pomfret
ABIR Architects Ltd Unit 1, Beta House St Johns Road Hove East Sussex BN3 2FX
Applicant: Ms K Safronova
Case Officer: Andrew Watt
Ward: Burgess Hill - St Andrews
App. Type: Full Application

OBSERVATIONS: Recommend Refusal – it was an overdevelopment of the site. Parking provision was inadequate and concerns were raised over access for emergency and refuse vehicles. Highways should carry out a site visit.

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.
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 Andrews
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/18/3182

Location: 64 Royal George Road Burgess Hill West Sussex RH15 9SF
Description: Proposed single storey and two storey extension to west elevation.
Agent: Stirling Design And Construction Services Ltd
22A Stirling Court Road Burgess Hill West Sussex RH15 0PT
Applicant: Mr Luke Lording
Case Officer: Susan Dubberley
Ward: Burgess Hill - Victoria
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/18/3202

Location: 23 Crescent Road Burgess Hill West Sussex RH15 8EH
Description: x1 Norway Maple - Fell.
Applicant: Mr Keith Stevenson
23 Crescent Road Burgess Hill West Sussex RH15 8EH
Case Officer: William Argent
Ward: Burgess Hill – Meeds
App. Type: Trees in a Conservation Area

OBSERVATIONS: Objections – the application was incomplete.

DM/18/3217

Location: Flat 7 Tower House Silverdale Road Burgess Hill West Sussex RH15 0EQ
Description: 2x Lime and 4x Horse Chestnut - Remove epicormic growth, lift crown and re-shape. See schedule for details.
Agent: Mr Richard Jackson
Richard Jackson Arboricultural Services 15 Cornford Close
Burgess Hill West Sussex RH15 8TJ

Applicant: Mr Christopher Smith
Case Officer: Irene Fletcher
Ward: Burgess Hill - Meeds
App. Type: Tree Surgery

OBSERVATIONS: Refer to a Tree Officer

DM/18/3255

Location: 1 Glendale Road Burgess Hill West Sussex RH15 0EJ
Description: Thuja(T1) - Crown lift to maximum 5m. Lime(T2) - Crown lift to maximum 8m.
Agent: Ben McWalter
The Oaks Henfield Road Albourne Hassocks West Sussex BN6 9DE
Applicant: Mrs T Whelan
Case Officer: William Argent
Ward: Burgess Hill - Franklands
App. Type: Trees in a Conservation Area

OBSERVATIONS: No Objections

DM/18/3268

Location: 4 Sevenfields Burgess Hill West Sussex RH15 9XE
Description: 2x English Oak trees in rear garden and 1x English Oak tree overhanging from Council Land. Crown lift to 3 metres from ground level.
Agent: Mr Tim Rowell
County Tree Surgeons Ltd Turners Hill Road Crawley Down RH10 4HQ
Applicant: Mrs Boras
Case Officer: Irene Fletcher
Ward: Burgess Hill - Dunstall
App. Type: Tree Surgery

OBSERVATIONS: No Objections
