

MINUTES of the **PLANNING COMMITTEE**
held in the Council Chamber
on **MONDAY 22 OCTOBER 2018**

Present: Steve Hansford Chairman
Julian Thorpe Vice Chairman

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

* *Denotes non-attendance.*

(19.00)

560. OPEN FORUM

There were no members of the public present.

561. APOLOGIES FOR ABSENCE

Apologies for absence were received from Diane Heckels.

562. SUBSTITUTES

Cherry Catharine substituted for Diane Heckels.

563. DECLARATIONS OF INTEREST

Julian Thorpe declared an interest in planning application DM/18/3924 as he was acquainted with the objectors.

564. CHAIRMAN'S ANNOUNCEMENTS

Mid Sussex District Council had received an application for a Temporary Road Closure for a French Market on **Saturday 1 December 2018** from 07.00 hours to 19.00 hours when Church Walk would be affected.

Steve Hansford would be unable to attend the Planning Surgery at the Library on Saturday 10 November so a substitute would be requested.

RESOLVED that:

- A) the application for a Temporary Road Closure on Saturday 1 December be approved;
- B) a substitute be requested to attend the Planning Surgery at the Library on Saturday 10 November

565. MINUTES

The Minutes of the meeting of the Planning Committee held on Monday 1 October 2018, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

566. 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 1 October 2018, were considered.

567. 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. The Pre-Submission Lewes District Local Plan Part 2 identified and allocated sites to meet development growth identified in Local Plan Part 1 and sets out detailed (non-strategic) development management policies to guide development and change.

The Consultation documents could be viewed online at www.planningpolicyconsult.lewes-eastbourne.gov.uk and comments were required by **5 November 2018**.

RESOLVED that:

Concerns were raised over Policy BH01 – Land at the Nuggets, Valebridge Road and the Residual Housing Growth to be identified in LPP2.

Burgess Hill was already targeted to have an additional 3500 houses as part of the Mid Sussex District Plan. This was being done with inclusion of infrastructure that the town desperately needed. The Committee object to Policy BH01 or any future considerations for future growth on the eastern border of Burgess Hill, especially when the plan only includes for 35 units in Wivelsfield Green.

The proposal would only add to the overburden of our town and should be regarded as ‘dumping’ rather than planned development.

568. CONSULTATION – PLANNING POLICY UPDATE

9.1 Mid Sussex District Council was consulting on two draft Planning Policy documents:

- The Statement of Community Involvement, a ‘code of practice’ setting out how local communities will be engaged in planning processes; and
- Advice on the use of Planning Performance Agreements in the District.

The draft documents were considered by the Scrutiny Committee for Communities, Housing and Planning on the 25 September 2018. The Cabinet Member for Housing and Planning has since approved the documents for consultation.

The consultation documents were available to view online at www.midsussex.gov.uk/planning-building/consultation-monitoring/. The Consultation closes at 5pm on **22 November 2018**.

RESOLVED that:

The Committee welcome the notification to include the District Plan and changes to the National Planning Policy Framework.

569. TOWN & COUNTRY PLANNING ACT 1990 – SECTION 78 APPEAL

AP/18/0062 / DM/17/4830

Appeal by: Mr Steve Morgan

Location: **11 Kings Ride**

Proposed Development: Conversion of existing integral garage into habitable room, new single storey side garage extension and new porch.

Appeal Ref: APP/D3830/D/18/3209945

RESOLVED that:

A copy of the appeal decision letter be requested.

570. Meeting terminated at 19.35 hours.

OBSERVATIONS

DM/18/3811

Location: 50 Payton Drive Burgess Hill West Sussex RH15 9UU
Description: Retrospective application for the conversion of garage into part of kitchen and part storage space.
Applicant: Mr Ben Charlesworth
50 Payton Drive Burgess Hill West Sussex RH15 9UU
Case Officer: Anna Tidey
Ward: Burgess Hill - Victoria
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/18/3826

Location: 16 Slimbridge Road Burgess Hill West Sussex RH15 8QE
Description: Single storey rear extension.
Agent: Alex Page
ACPlans 23 Sullington Way Shoreham By Sea BN43 6 PJ
Applicant: Mr Matt Leburn
Case Officer: Andrew Horrell
Ward: Burgess Hill - Victoria
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/18/3830

Location: 16 Slimbridge Road Burgess Hill West Sussex RH15 8QE
Description: Two storey side extension. Single storey rear extension to the rear of the two storey side extension.
Agent: Alex Page
AC Plans 23 Sullington Way Shoreham By Sea BN43 6PJ
Applicant: Mr Matt Leburn
Case Officer: Andrew Morrison
Ward: Burgess Hill - Victoria
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL – Subject to extension being internally linked to the existing building

DM/18/3832

Location: 67 Marlborough Drive Burgess Hill West Sussex RH15 0ET
Description: Proposed first floor rear extension with vertical tile cladding and the modification of the existing rear dormer unit with new window opening.
Agent: Stirling Design & Construction Services Ltd
22A Stirling Court Road Burgess Hill West Sussex RH15 0PT
Applicant: Mr Roy Shade
Case Officer: Katherine Williams

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

OBSERVATIONS: RECOMMEND APPROVAL

DM/18/3855

Location: 29 Park Road Burgess Hill West Sussex RH15 8EU
Description: Single storey rear extension and changing garage door to sash window.
Agent: Mrs Claire Haigh
Claire Haigh Associates Ltd 9 Kenton Road Hove Bn3 4PG
Applicant: Mrs Pauline Donaldson
Case Officer: Joseph Swift
Ward: Burgess Hill - Meeds
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/18/3869

Location: 6 Bramble Gardens Burgess Hill West Sussex RH15 8UQ
Description: Retrospective application for garage conversion to a room.
Applicant: Mr Christopher Pellett
6 Bramble Gardens Burgess Hill West Sussex RH15 8UQ
Case Officer: Andrew Horrell
Ward: Burgess Hill - Dunstall
App. Type: Householder Application

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

DM/18/3922

Location: 68 Kings Way Burgess Hill West Sussex RH15 0TP
Description: T1 - Oak - Reduce back the upper area of the crown overhanging the rear garden by 2-3 metres. Remove all the epicormic growth up to crown break.
Agent: Mr O'Flanagan
Connick Tree Care New Pond Farm Woodhatch Road Reigate RH2 7QH
Applicant: Mr Fussey
Case Officer: Irene Fletcher
Ward: Burgess Hill - St Andrews
App. Type: Tree Surgery

OBSERVATIONS: NO OBJECTIONS

DM/18/3924

Location: Adopted Highway Pavement At Bridge Approach, Kings Way Burgess Hill West Sussex
Description: Telecommunications base station, consisting of a 15m high streetpole, supporting 3 No integral antennas, and associated ground-based

equipment cabinets.
Agent: Mr Tony Singleton
Galliford Try Communications Innovation House Kelburn Court
Warrington WA3 6UT
Applicant: Telefonica UK Limited
Case Officer: Andrew Horrell
Ward: Burgess Hill - Franklands
App. Type: Telecommunication Det. 56 days

OBSERVATIONS: RECOMMEND REFUSAL – it was unclear where it would be sited. It should be sited further down the road where it would not affect anyone. Moving up the road would take the proposed mast away from houses which seemed to be the main objection.

DM/18/3925

Location: 16 And 18 Silverdale Road Burgess Hill West Sussex RH15 0EF
Description: 2 x Horse Chestnut Trees at number 18. The tree in corner of garden - fell. The tree beside entrance - re-pollard to previous cut points. 1 x Horse Chestnut at number 16. Reduce lateral branches hanging over boundary by 2.4m.
Applicant: Mr Michael Richards
18 Silverdale Road Burgess Hill West Sussex RH15 0EF
Case Officer: William Argent
Ward: Burgess Hill - Franklands
App. Type: Trees in a Conservation Area

OBSERVATIONS: NO OBJECTIONS

DM/18/3738

Location: 295A Junction Road Burgess Hill West Sussex RH15 0PY
Description: Proposed demolition of existing storeroom extensions, removal of existing industrial fridge, repair and alterations to existing main building structure, and extension to existing main building structure to form a new two bedroom, two person dwelling.
Agent: Mr Daryl Gowlett
2 Woolven Close Burgess Hill West Sussex RH15 9RR
Applicant: Mr Berkant Akturk
Case Officer: Andrew Watt
Ward: Burgess Hill - St Andrews
App. Type: Full Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/18/3935

Location: 57A Marlborough Drive Burgess Hill West Sussex RH15 0ET
Description: Replacement Detached Garage.
Agent: Mr Graham Middle
LM Associates First Floor Unit 6 Clock Tower House Lindfield Enterprise Park Lewes Road Lindfield Haywards Heath West Sussex RH16 2LH

Applicant: Mr R Fielden
Case Officer: Andrew Clarke
Ward: Burgess Hill - Franklands
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/18/3960

Location: Spinningdale Keymer Road Burgess Hill West Sussex RH15 0AH
Description: Proposed front porch.
Agent: GWP Architects Ltd
Fairfield House 49 Fairfield Road Burgess Hill West Sussex RH15 8QB
Applicant: Catherine Forbes
Case Officer: Hamish Evans
Ward: Burgess Hill - Franklands
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/18/3962

Location: 42 Bramble Gardens Burgess Hill West Sussex RH15 8UQ
Description: Proposed single storey rear extension
Agent: Mr S Beckett
53 Bramble Gardens Burgess Hill West Sussex RH15 8UQ
Applicant: Mr C Vandersluis
Case Officer: Hamish Evans
Ward: Burgess Hill - Dunstall
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/18/3985

Location: Land Rear Of Spinningdale Keymer Road Burgess Hill West Sussex
RH15 0AH
Description: T1 Beech - Fell.
Applicant: Mr E Harradine
Spinningdale Ltd 7C Shawland Court Newchapel Road Lingfield RH7
6BL
Case Officer: Irene Fletcher
Ward: Burgess Hill - Franklands
App. Type: Tree Surgery

OBSERVATIONS: OBJECTIONS – The tree was healthy. Refer to a tree officer.

DM/18/3998

Location: 16 Woolven Close Burgess Hill West Sussex RH15 9RR

Description: Retrospective application for a garage conversion. 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.

Applicant: Mrs Lisa Daventry
16 Woolven Close Burgess Hill West Sussex RH15 9RR

Case Officer: Andrew Morrison

Ward: Burgess Hill - Victoria

App. Type: Lawful Development Certificate –Existing

OBSERVATIONS: THE LEGAL SITUATION WAS NOTED.

DM/18/4014

Location: 171 London Road Burgess Hill West Sussex RH15 8LH

Description: Change of use of first floor from residential (C3) to restaurant (A3) with associated elevational alterations and internal revisions. Single storey extension to rear of restaurant and external escape stair to rear.

Agent: Mrs Isobel Beattie
GWP Architects Fairfield House 49 Fairfield Road Burgess Hill RH15 8QB

Applicant: Mr E Saulle

Case Officer: Kate Brocklebank

Ward: Burgess Hill - Victoria

App. Type: Full Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/18/3446

Location: 43 Coulstock Road Burgess Hill West Sussex RH15 9XH

Description: T1 Oak - (adjacent to footway) reduce crown by up to 2 metres. T2 Oak - Fell. (Description amended 08/10/2018).

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: OBJECTIONS – Refer T2 to the Tree Officer. No objections to T1.

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 erection of a 2.5m high metal side gate, removal of two chimney stacks, alterations to the fenestration and removal of the shopfront, a single storey extension to the rear with shared terrace area and 1.5m privacy screen over; hip to gable roof extension and full width rear dormer, plus two dormers to the front elevation (amended description 3.10.2018 and certificate B 8.10.2018).

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 – the committee agreed with the comments made by the Conservation Officer regarding the impact of aspects of this proposal on the setting of the St John’s Conservation Area, as well as the proposed design alterations to the rear of the building.

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 an overdevelopment and would offer no solutions to the lack of parking.

DM/18/3918

Location: Persimmon Homes Phase 2 Kings Way Burgess Hill West Sussex
Description: Retrospective application for the change of plot 86 from a wheel chair unit to an oversized 3 bed 5 person unit pertaining to planning application DM/16/2204.
Applicant: Mr Neal MacGregor
Persimmon Homes Thames Valley Persimmon House Knoll Road
Camberley GU15 3TQ
Case Officer: Susan Dubberley
Ward: Burgess Hill - St Andrews
App. Type: Full Application

OBSERVATIONS: RECOMMEND APPROVAL

DM/18/4009

Location: Tower House Silverdale Road Burgess Hill West Sussex RH15 0EQ
Description: Proposed wheelchair access ramp and erection of a bin store enclosure.
Agent: Mr Alex Beattie
Lightbox Architecture Limited 121 Greenbank Avenue Saltdean BN2 8QP
Applicant: Mr Salvage
Case Officer: Katherine Williams
Ward: Burgess Hill - Meeds
App. Type: Full Application

OBSERVATIONS: RECOMMEND REFUSAL – The Committee agreed with the concerns raised by the Planning Officer regarding the bin store.

DM/18/4018

Location: Pollards Farm Ditchling Road Ditchling Common Ditchling Burgess Hill East Sussex RH15 0SE
Description: Proposed conversion of agricultural barn to a 4-bedroom house (C3).
Agent: Mr Paul Burgess MRTPI
2 Port Hall Road Brighton East Sussex BN1 5PD

Applicant: Patagonia Properties
Case Officer: Joseph Swift
Ward: Burgess Hill - St Andrews
App. Type: Prior Not. - Agricultural to Dwelling

OBSERVATIONS: RECOMMEND APPROVAL

DM/18/4068

Location: 3 Hammonds Gardens Burgess Hill West Sussex RH15 9QN
Description: T1 - Oak - Reduce whole crown by 2m T2 - Oak - Reduce whole crown by 2m
Agent: Mr Aarron Lancley
Horsham Tree Services 12 Church Close Lower Beeding Horsham West Sussex RH13 6NS
Applicant: Mr Noelle Jones
Case Officer: Irene Fletcher
Ward: Burgess Hill - Victoria
App. Type: Tree Surgery

OBSERVATIONS: NO OBJECTIONS

DM/18/4073

Location: 25 Crescent Road Burgess Hill West Sussex RH15 8EH
Description: Ash (T1) - Fell to ground level.
Applicant: Julia Blackburn
KPS Contractors Ltd KPS House Ham Lane Scaynes Hill West Sussex RH17 7PR
Case Officer: William Argent
Ward: Burgess Hill - Meeds
App. Type: Trees in a Conservation Area

OBSERVATIONS: OBJECTIONS – the tree was healthy and did not affect any buildings.

DM/18/4077

Location: 65 The Warren Burgess Hill West Sussex RH15 0EA
Description: 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.
Agent: Mrs Isobel Beattie
GWP Architects Fairfield House 49 Fairfield Road Burgess Hill West Sussex RH15 8QB
Applicant: Mr And Mrs Gallacher
Case Officer: Hamish Evans
Ward: Burgess Hill - Franklands
App. Type: Lawful Development Certificate – Proposed

OBSERVATIONS: THE LEGAL SITUATION WAS NOTED.

DM/18/4094

Location: 39 Perryfields Burgess Hill West Sussex RH15 8TU
Description: Proposed single storey front kitchen/study/porch extension and proposed garage conversion to playroom/snug.
Agent: Mr Stuart Beckett
Beckett Architectural And Consultancy Services Ltd 53 Bramble Gardens
Burgess Hill West Sussex RH15 8UQ
Applicant: Mr And Mrs Bingham
Case Officer: Anna Tidey
Ward: Burgess Hill - Dunstall
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL
