

MINUTES of the **PLANNING COMMITTEE**
held in the Council Chamber
on **MONDAY 30 JULY 2018**

Present: Steve Hansford Chairman
Julian Thorpe Vice Chairman

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

Also Present: Mandy Thomas-Atkin

* *Denotes non-attendance.*

(19.00)

524. OPEN FORUM

A resident addressed the Committee regarding application DM/18/0484. The resident lived next door to the mosque and objected to the proposed extension because it was overbearing and would have a significant impact on the right to privacy and light. It would cause significant noise and light disturbance. Although the dormer windows had been removed from the plans, the proposed development would still impact on their home.

The two-storey extension would be subject to the 45 degree rule for windows in their property. A 45 degree line drawn from the rear corner of the extension would completely encompass the whole of the rear of their house. The planned new entrance would mean that the side passage way would be used, resulting in a direct view into their kitchen door and garden. The passage way would also be fitted with lights which may be used at any time during the night.

The property was not big enough to accommodate the existing worshipers, and the proposed extension would increase the site by 183% which was a huge overdevelopment. Highways had stated that a place of worship of this size should have 22 parking spaces. An increase in capacity would result in more parking problems along Lower Church Road. The application still contravened Policies DP26 and DP29 of the District Plan. The resident stated that this was having a significant impact on their family.

525. **APOLOGIES FOR ABSENCE**

An apology for absence was received from Wendy Agate.

526. **SUBSTITUTES**

Mandy Thomas-Atkin substituted for Wendy Agate.

527. **DECLARATIONS OF INTEREST**

Chris Thomas-Atkin declared an interest in application DM/18/0484 as he was acquainted with the applicant.

Steve Hansford declared an interest in application DM18/2565 as he had recently sold the property.

528. **CHAIRMAN'S ANNOUNCEMENTS**

There were none.

529. **MINUTES**

The Minutes of the meeting of the Planning Committee held on Monday 9 July 2018, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

530. **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 18 June 2018, were considered.

531. **TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 78 APPEAL**

Notification had been received that the following appeal had been lodged with the Planning Inspectorate as set out in Agenda Item 8 dated Monday 30 July 2018.

DM/17/0215

AP/18/0035

Appeal by: Messrs Paul And John Page, Mr Paul Page

Location: **Clayhill Keymer Road**

Proposed Development: Demolition of existing dwelling and outbuildings. Erection of 2no. detached dwellings (two storey and five bedroom) and garages within the same residential curtilage.

Appeal Ref: APP/D3830/W/18/3197259

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.

532. Meeting terminated at 19.39 hours.

OBSERVATIONS

DM/18/2553

Location: 30A Royal George Road Burgess Hill West Sussex RH15 9SE
Description: Proposed windows and door replacement in white upvc
Agent: Mr Daniel Foyster
Job Worth Doing Ltd 5 Twickenham Road Fifers Lane Industrial Estate Norwich NR6 6NG
Applicant: Mr And Mrs Roberts
Case Officer: Katherine Williams
Ward: Burgess Hill - Victoria
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/18/2565

Location: Flat 2 Mill House Mill Road Burgess Hill West Sussex RH15 8SZ
Description: Loft conversion to existing 1st floor flat.
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 Refusal – it was an overdevelopment of the site which would impact on the street scene. This would add a new storey to the flat.

DM/18/2580

Location: 26 Dunstall Farm Road Burgess Hill West Sussex RH15 8BJ
Description: Proposed two storey side extension, single storey rear and side extension. Remove existing conservatory.
Agent: Mr Scott Ellisdon
1 Crabbet Road Three Bridges Crawley RH10 1NF
Applicant: Mr Adam Hargrave
Case Officer: Kate Brocklebank
Ward: Burgess Hill - Dunstall
App. Type: Householder Application

OBSERVATIONS: Recommend Refusal – it was overbearing and would be an overdevelopment of the site.

DM/18/2657

Location: 40 Midfields Drive Burgess Hill West Sussex RH15 8EN
Description: Oak (T1) thin on garden side by 20%.

Applicant: Mr And Mrs Brown
40 Midfields Drive Burgess Hill West Sussex RH15 8EN
Case Officer: Irene Fletcher
Ward: Burgess Hill - Leylands
App. Type: Tree Surgery

OBSERVATIONS: No Objections

DM/18/1854

Location: 77 Station Road Burgess Hill West Sussex RH15 9DY
Description: Part single storey and part two storey side extension and part single storey and part two storey rear extension. Amended Plans received 09.07.2018 showing revised fenestration details and provision of additional parking space.
Agent: Stirling Design And Construction Services Ltd
22A Stirling Court Road Burgess Hill West Sussex RH15 0PT
Applicant: Mrs Nataly Clifton
Case Officer: Anna Tidey
Ward: Burgess Hill - Meeds
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/18/2712

Location: Spinningdale Keymer Road Burgess Hill West Sussex RH15 0AH
Description: Single storey detached garage and associated landscaping.
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/18/2716

Location: 26 Newport Road Burgess Hill West Sussex RH15 8QG
Description: Single storey rear extension with lean too pitched roof. Remove chimney. Provide 2 roof lights in existing slope of roof to rear.
Agent: Mr Saunter
45 Rocks Park Road Uckfield TN22 2AS
Applicant: Mr And Mrs Draghia
Case Officer: Susan Dubberley
Ward: Burgess Hill - Victoria

App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/18/2722

Location: 289A London Road Burgess Hill West Sussex RH15 9QU
Description: Conversion of an existing 2 bedroom maisonette to 1no. 1 bed self contained flat and 1no 1 bed self contained studio flat with addition of roof lights to the north, roof slope and the removal of an existing chimney. New porch canopy, cycle store and roller door to proposed bin store.
Agent: Alex Beattie
Lightbox Architecture Limited 121 Greenbank Avenue Saltdean BN2 8QP
Applicant: Mr Howard Cloke
Case Officer: Joanne Fisher
Ward: Burgess Hill - Victoria
App. Type: Full Application

OBSERVATIONS: Recommend Approval

DM/18/2747

Location: Land East Of Kings Way Kings Way Burgess Hill West Sussex
Description: Reserved Matters application for 64 new residential units following 12/01532/OUT. Comprising a range of one, two and three bedroom flats and houses, including the provision of 29 affordable units to be delivered on site. The development proposals also include the provision of associated parking and landscaping. For the matters of the Appearance, Landscaping, Layout and Scale.
Applicant: Mr Nicholas Eagle
Persimmon Homes Persimmon Homes Thames Valley Knoll Road Camberley Surrey GU15 3TQ
Case Officer: Susan Dubberley
Ward: Burgess Hill - St Andrews
App. Type: Reserved Matters Application

OBSERVATIONS: Recommend Approval

DM/18/2774

Location: 39 Silverdale Road Burgess Hill West Sussex RH15 0ED
Description: Proposed garage conversion, two storey and single storey front extension with a single storey rear and side extension, together with a raised main roof ridge.
Agent: Mr Richard Ewen
Richard Ewen Architects The Moat House 38A Beacon Road Ditchling BN6 8UZ

Applicant: Mr And Mrs Chadburn
Case Officer: Joseph Swift
Ward: Burgess Hill - Franklands
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/18/2781

Location: Playground Recreation Ground Janes Lane Burgess Hill West Sussex
Description: Erection of a changing places toilet facility.
Applicant: Mr Paul Williams
Mid Sussex District Council Oaklands Oaklands Road Haywards Heath West Sussex RH16 1SS
Case Officer: Andrew Horrell
Ward: Burgess Hill - St Andrews
App. Type: Full Application

OBSERVATIONS: Recommend Approval

DM/18/0352

Location: Burgess Appliances 13 Beaconsfield Close Burgess Hill West Sussex RH15 9AT
Description: Demolition of existing warehouse for the creation of 2 No. three bedroom dwellings with associated parking and landscaping.
Agent: Mr Andrew MacSwayed
Eurohaus Germany 196 High Road Wood Green London N22 8HH
Applicant: Mr A Sideek
Case Officer: Joanne Fisher
Ward: Burgess Hill - Victoria
App. Type: Full Application

OBSERVATIONS: Recommend Approval

DM/18/0484

Location: 130 Lower Church Road Burgess Hill West Sussex RH15 9AB
Description: Proposed two storey extension to the rear of existing mosque and installation of mezzanine floor at first floor level. Proposed alterations to the front elevation for disabled access to include a ramp. Planning Statement and amended plans received 17.07.2018 showing proposed dormers windows removed from roof.
Agent: Mr Nigel Dewdney
Nigel Dewdney Associates 12 Semley Road Hassocks West Sussex BN6 8PE
Applicant: Mr Mustak Miah

Case Officer: Deborah Lynn
Ward: Burgess Hill - Meeds
App. Type: Full Application

OBSERVATIONS: Recommend Refusal – previous comments were reiterated:

“It was an over-development of the site. It was unneighbourly and overbearing. The opening hours were anti-social. Concerns were raised over lack of parking and access via the shared walkway.” It would cause loss of light to the neighbouring property.

DM/18/1241

Location: Flat 7 Parkside London Road Burgess Hill West Sussex RH15 8LP
Description: Changing windows from original single glazed wooden frames to modern double glazing.
Applicant: Mr Iain Murray
Flat 7 Parkside London Road Burgess Hill West Sussex RH15 8LP
Case Officer: Deborah Lynn
Ward: Burgess Hill - Meeds
App. Type: Householder Application

OBSERVATIONS: Recommend Approval – providing that the colour of the proposed window frames remains in keeping with the existing windows of the building.

DM/18/2617

Location: Land Adjoining 6 Johnson Drive Burgess Hill West Sussex RH15 0TT
Description: New dwelling on land adjoining 6 Johnson Drive
Agent: Mr Russell Wooden
Eleven Folders Close Burgess Hill RH15 0TA
Applicant: Mr Jeremy Sussex
Case Officer: Joseph Swift
Ward: Burgess Hill - St Andrews
App. Type: Full Application

OBSERVATIONS: Recommend Refusal – it was a back garden development which contravenes the Burgess Hill Neighbourhood Plan. Concerns were raised over parking and access.

DM/18/2823

Location: 1 Silverdale Road Burgess Hill West Sussex RH15 0ED
Description: Proposed detached double garage to the front.
Agent: Mr Adrian Walsh
A D Walsh Developments Alescroft Lewes Road Scaynes Hill
RH16 7PG

Applicant: Mr And Mrs Whitbourn
Case Officer: Deborah Lynn
Ward: Burgess Hill - Franklands
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/18/2848

Location: 1 Shelley Wood Burgess Hill West Sussex RH15 9XL
Description: Oak (T1) - Reduce crown by 3m, cut back to previous growth points and thin by 20%. Reduce height by 2m. Hornbeam (T2) - Reduce height by 2m and thin by 20%.
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/18/2853

Location: 4 Woodleigh Road Burgess Hill West Sussex RH15 0PB
Description: Construct second floor dormer window to create a third bedroom and shower room to existing roof space. 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.
Applicant: Mr Alasdair Davidson
Orchard House Hollingbury Court Cuckfield Lane Warninglid West Sussex RH17 5SP
Case Officer: Hamish Evans
Ward: Burgess Hill - St Andrews
App. Type: Lawful Development Certificate –Proposed

OBSERVATIONS: The legal situation was noted.

DM/18/2866

Location: Mellow Cottage Keymer Road Burgess Hill West Sussex RH15 0AH
Description: Demolition of existing garage and erection of a two storey side extension to include garage on the ground floor.
Agent: Carl Moore
Atterbury Moore Associates Unit 1 Gosling Croft Business Park Long Furlong Clapham Worthing BN1 33UT
Applicant: Mrs Karen Short
Case Officer: Andrew Morrison

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

OBSERVATIONS: Recommend Approval

DM/18/2869

Location: 15 Pinehurst Burgess Hill West Sussex RH15 0DG
Description: Mature Oak (G1) in rear of garden - Reduce crown by 3-4 metres and thin canopy by 20%.
Agent: Sussex Tree Surgeons
Sussex Tree Surgeons The Complete Garden Service Erringham Farm Mill Hill Shoreham West Sussex BN43 5FA
Applicant: Mrs Heath
Case Officer: Irene Fletcher
Ward: Burgess Hill - Franklands
App. Type: Tree Surgery

OBSERVATIONS: No Objections

DM/18/2896

Location: 16 Mansion Close Burgess Hill West Sussex RH15 0NT
Description: Proposed two storey side extension.
Agent: Mrs Amanda Champness-Kent
Spitfire Architecture The Studio 28 Gorringe Valley Road Eastbourne BN20 9SS
Applicant: Mr And Mrs Brown
Case Officer: Andrew Morrison
Ward: Burgess Hill - St Andrews
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/18/2934

Location: 17 Burners Close Burgess Hill West Sussex RH15 0QA
Description: G1 Oak (T3) - Group of 4 Hornbeam, remove epicormic growth at rear of property.
Agent: Mrs Julia Blackburn
KPS Contractors Ltd KPS House Ham Lane Scaynes Hill RH17 7PR
Applicant: Blackburn
Case Officer: Irene Fletcher
Ward: Burgess Hill - Franklands
App. Type: Tree Surgery

OBSERVATIONS: No Objections

DM/18/2935

Location: 25 Oak Hall Park Burgess Hill West Sussex RH15 0DH
Description: Hornbeam (T1) - Reduce canopy by 4.5m on the north side and 2m on the south side.
Agent: Mr Mark Haddock
Organic Matters Ltd Woodside Town Littleworth Road Cooksbridge
BN8 4TD
Applicant: Mr Mark Haddock
Case Officer: Irene Fletcher
Ward: Burgess Hill - Franklands
App. Type: Tree Surgery

OBSERVATIONS: No Objections
