

MINUTES of the **PLANNING COMMITTEE**
held virtually
on **MONDAY 20 JULY 2020**

Present: Janice Henwood Chairman
Sarah Lawrence Vice Chairman

Graham Allen*
Andrew Barrett-Miles
Tofojjul Hussain
Max Nielsen
Kathleen Willis*

Also Present: Peter Chapman
Matthew Cornish
Robert Duggan
Anne Eves
Robert Eggleston
Sylvia Neumann

* *Denotes non-attendance.*

(19.00)

187. OPEN FORUM

No members of the public spoke at the Open Forum.

188. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillor Kathleen Willis and Councillor Graham Allen

189. SUBSTITUTES

Councillor Robert Eggleston substituted for Councillor Kathleen Willis.

190. DECLARATIONS OF INTEREST

Councillor Robert Eggleston advised that with regard to any comment(s) they may make on any planning application on tonight's agenda, they reserved the right to alter their views on any application and submission should it come before the Mid Sussex District Council Planning Committees, following reading the planning officer's report, considering any verbal update the planning officer

may provide and taking into account the views expressed by other members or members of the public at that meeting.

191. CHAIRMAN'S ANNOUNCEMENTS

There were none.

192. MINUTES

The Minutes of the meeting of the Planning Committee held on Monday 29 June 2020, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

193. 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 29 June 2020, were considered.

194. ST JOHN'S PARK MASTERPLAN CONSULTATION

Councillors were invited to attend a meeting on 16 July 2020 to respond to the consultation on the proposed improvements to St John's Park. The notes were circulated in advance of the meeting, and were submitted to MSDC in time for their deadline. The Committee was asked to ratify this response as the official Council response.

RECOMMENDATION

The Committee ratified the response.

195. Meeting terminated at 19.40 hours.

OBSERVATIONS

DM/19/3331

Location: The Martlets Shopping Centre Burgess Hill West Sussex RH15 9NN

Desc: Demolition of multi-storey car park, public library and offices. The conversion of existing buildings and erection of new buildings to provide, additional retail floor space (Classes A1 and A3) residential units (Class C3) with undercroft car parking, a multi-screen cinema (Class D2), bowling alley (Class D2), gymnasium (Class D2), a hotel (Class C1), the reconfiguration and expansion of existing public car park, amendments to the site access, public realm improvements including landscaping, and other associated works (revision of DM/15/3858 and DM/18/1580). (Amended plans received 19th June including one additional residential units, design amends and additional transport information)

Agent: Mr Richard Robeson
WSP Indigo Aldermay House 10-15 Queen Street London EC4N 1TX

Applicant: NewRiver Retail (GP3) Ltd

Case Officer: Stephen Ashdown

Ward: Burgess Hill - Meeds

App. Type: Full Application

OBSERVATIONS:

The Committee wished to reiterate their previous comments from when this was previously considered on 30 September 2019, below, with the addition of the following:

The Committee understood that MSDC was seeking a section 106 contribution for children's play spaces in St John's Park, this was welcomed. There was £144,000 of section 106 funding marked towards formal sport, however as section 106 funding from the Northern Arc development would be funding this, the Committee wished this funding to go towards the Beehive Community Arts Venue. There was also a contribution of £83,000 marked to towards refurbishment of the RBL building, however as Burgess Hill Town Council would be redeveloping this site by knocking down the RBL building and building the Beehive Community Arts Venue in its place, this £83,000 contribution should instead go towards the cost of the Beehive.

The Committee wished to reiterate their comment that the design would include up to date, modern, appropriate public toilets.

Previous Comments from 30 September 2019 to be reiterated:

"OBSERVATIONS: The Committee wished to raise concerns over the height of the tower block. 11 storeys was out of keeping with the character of the town and the townscape. The application contradicted District Plan Policy DP26 and DP34 as it detracted from St John's Church. The Committee would wish the height to be reduced.

The Committee expressed concerns over the amount of parking, and wished the applicant to follow the parking guidelines in the Neighbourhood Plan. It was noted that using public transport was not always viable, and that the residents of the flats would instead park in the surrounding residential roads if not enough parking was provided. The Committee were concerned that there would not be enough parking for the users and employees of the hotel and leisure facilities. They wished for the applicant to complete a Traffic Flow Assessment, and to model the car park usage and traffic flow. A member of the public noted that the cinemas in Crawley and Brighton had free parking.

The Committee trusted that concerns over potential wind disturbance had been considered.

The Committee expressed concerns over the potential insufficient daylight for the North facing flats.

The Committee wished that the design would include up to date, modern, appropriate public toilets.

The Committee hoped that the applicant would adhere to District Plan Policies DP21 and DP39. It was noted that there was a lack of encouragement for people not to travel by car – the design should be favourable to pedestrians and cyclists. Concerns were raised over the location of cycle racks. It was suggested that the designs could include charging points for electric vehicles.

The Committee wished to reiterate their previous statement: 'Burgess Hill Town Council will encourage Mid Sussex District Council to ensure that applicants comply with Policy DP39 of the District Plan and that this is reinforced in any subsequent supplementary design and access statement documents on sustainable development.'

The Committee expressed concerns over the lack of Section 106 contributions. There should be an agreement and a contribution towards the Beehive."

DM/19/5217

Location: 88 Folders Lane Burgess Hill West Sussex RH15 0DX
Desc: Variation of Condition No: 2 of Planning Permission AP/16/0040 (DM/14/04492/FUL) to substitute revised drawings in respect of remaining Plots 28-46, 51-53, and plots 60-71 to allow for addition of rear garden rooms.
Applicant: Jones Homes (Southern) Ltd
Jones Homes (Southern) Ltd. Ground Floor Unit 3 White Oak Square Swanley BR8 7AG
Case Officer: Caroline Grist
Ward: Burgess Hill - Franklands
App. Type: Removal/Variation of Condition

OBSERVATIONS: Recommend Approval

DM/20/1539

Location: 5 Swallow Rest Burgess Hill West Sussex RH15 9XS
Desc: Garage conversion and extension to the front to provide a bedroom and bathroom facility.
Agent: Mark Mason
Amber Living Unit 3, Tungsten Building George Street Portslade BN41 1RA
Applicant: Mr and Mrs Carlton
Case Officer: Joanne Fisher
Ward: Burgess Hill - Dunstall
App. Type: Householder Application

OBSERVATIONS: Recommend Refusal.

This application was detrimental to the residential amenities of the neighbour. The application caused the loss of a parking space.

DM/20/2027

Location: 28 Noel Green Burgess Hill West Sussex RH15 8BS
Desc: Proposed front elevation dormer window
Agent: Mr Chris Upton
Upton Design Consultancy Ltd 8 Gladstone Road Burgess Hill RH15 0QQ
Applicant: Mr M Udin
Case Officer: Andrew Horrell
Ward: Burgess Hill - Leylands
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/20/2044

Location: 23 Foxglove Close Burgess Hill West Sussex RH15 8UY
Desc: T1 Oak - Reduce crown by up to 3m back to previous cut points.
Applicant: Arek Martirosian
46 Bramble Gardens Burgess Hill West Sussex RH15 8UQ
Case Officer: Sarah Nelson
Ward: Burgess Hill - Dunstall
App. Type: Tree Surgery

OBSERVATIONS: No Objections

DM/20/2045

Location: 41 Sycamore Drive Burgess Hill West Sussex RH15 0GG
Desc: (T1) Oak - Crown lift to 3m and reduce canopy on NW side by 2m
Agent: Justin Lee
J Lee Trees 37A Cuckfield Road Hurstpierpoint BN6 9RW
Applicant: Caroline Watts
Case Officer: Sarah Nelson
Ward: Burgess Hill - Franklands
App. Type: Tree Surgery

OBSERVATIONS: No Objections

DM/20/2050

Location: Land At 177 Junction Road Burgess Hill West Sussex RH15 0JW
Desc: Remove existing garage block to the rear of 177 Junction Road and erection of a 3 bedroom dormer bungalow (one and a half storey) dwelling including integral garage, on-site parking and associated garden landscaping.
Agent: Mr Nigel Marcoolyn
Cowan Architects Ltd. 9-10 Old Stone Link Ship Street East Grinstead RH19 4EF
Applicant: Mrs S O Tang
Case Officer: Joanne Fisher
Ward: Burgess Hill - Franklands
App. Type: Full Application

OBSERVATIONS: Recommend Refusal

This was a back-garden development. Back-garden developments were not welcome, as they contradicted the Neighbourhood Plan.

DM/20/2057

Location: 77 Station Road Burgess Hill West Sussex RH15 9DY
Desc: Part single storey and part two storey side (West) and part single storey and part two storey rear (South) extensions with off road parking arrangements. Variations to approved scheme under DM/18/1854.
Agent: Stirling Design And Construction Services Ltd
22A Stirling Court Road Burgess Hill West Sussex RH15 0PT
Applicant: Mr David Mumford
Case Officer: Anna Tidey
Ward: Burgess Hill - Meeds
App. Type: Householder Application

OBSERVATIONS: The application was invalid.

DM/20/2113

Location: Oaklodge Nursing Home 2 Silverdale Road Burgess Hill West Sussex RH15 0EF
Desc: Remove 18 metres of shrubs plus a Holly and a Sycamore that is leaning into the car park of the school.
Agent: Mr Robert Young
23 Drummond Road Goring By Sea Worthing West Sussex BN12 4DX
Applicant: Mr Dalmond
Case Officer: Steven King
Ward: Burgess Hill - Franklands
App. Type: Trees in a Conservation Area

OBSERVATIONS: No Objections

DM/20/1836

Location: The Woolpack Public House Howard Avenue Burgess Hill West Sussex RH15 8TS
Desc: Replace 9 windows and 3 doors.
Applicant: Mrs Dee Allen
The Woolpack Public House Howard Avenue Burgess Hill West Sussex RH15 8TS
Case Officer: Emily Wade
Ward: Burgess Hill - Dunstall
App. Type: Listed Building Consent

OBSERVATIONS: Recommend Approval

DM/20/1851

Location: 8 Greenlands Drive Burgess Hill West Sussex RH15 0AZ
Desc: Single storey front extension with pitched roof. First floor side extension with pitched roof. First floor rear extension with pitched roof. Single storey rear extension with flat roof and tiled first floor walls.
Applicant: Mr Gareth Jenkins
8 Greenlands Drive Burgess Hill West Sussex RH15 0AZ
Case Officer: Katherine Williams
Ward: Burgess Hill - Franklands

App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/20/2039

Location: 23 Chanctonbury Road Burgess Hill West Sussex RH15 9EX
Desc: Conversion of existing roof space to form new bedroom, construction of dormers front and rear, replacing existing hipped roof with new gable.
Applicant: Mr Joshua Baxter
23 Chanctonbury Road Burgess Hill West Sussex RH15 9EX
Case Officer: Katherine Williams
Ward: Burgess Hill - Meeds
App. Type: Householder Application

OBSERVATIONS: Recommend Refusal

The Committee did not support dormers in the front of the property.

DM/20/2062

Location: 16 Fry Crescent Burgess Hill West Sussex RH15 8TP
Desc: Change of use of public footpath grass border to domestic garden by extending the current northern boundary by 2m and erecting a 2.4m high wooden fence and brick wall.
Applicant: Mr Keith Kelly
KAJ Packaging 16 Fry Crescent Burgess Hill West Sussex RH15 8TP
Case Officer: Anna Tidey
Ward: Burgess Hill - Dunstall
App. Type: Full Application

OBSERVATIONS: The application was invalid.

DM/20/2126

Location: Sorrento Keymer Road Burgess Hill West Sussex RH15 0AN
Desc: Variation of Condition 2 of planning permission DM/19/3969/Ful to enable the substitution of new plans showing new rooflights and a change of materials.
Agent: Mr Martin Gill

Lce Architects 164-165 Western Road Brighton East Sussex BN1
2BB

Case Officer: Andrew Watt
Ward: Burgess Hill - Franklands
App. Type: Removal/Variation of Condition

OBSERVATIONS: Recommend Approval

DM/20/2178

Location: Trendlewood Ditchling Road Ditchling Common Ditchling Burgess Hill East Sussex RH15 0SE
Desc: Lawful Development Certificate for the stationing of a mobile home within residential garden to provide ancillary 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: Mrs Lydia Dunne
Clive Miller Planning Ltd Sanderley Studio Kennel Lane Langport TA10 9SB
Applicant: Mr and Mrs Ehlers
Case Officer: Katherine Williams
Ward: Burgess Hill - St Andrews
App. Type: Lawful Development Certificate -Proposed

OBSERVATIONS: The legal situation was noted.

DM/20/2109

Location: 1 The Vineries Burgess Hill West Sussex RH15 0ND
Desc: Single storey side and rear extension. (Amended Plans 02.07.2020)
Agent: Mr Daryl Gowlett
Clive Voller Associates 2 Woolven Close Burgess Hill RH15 0JE
Applicant: Mr Jo Burtenshaw
Case Officer: Katherine Williams
Ward: Burgess Hill - St Andrew's
App. Type: Householder Application

OBSERVATIONS: Recommend Refusal

The application was not in keeping with the street scene, and was an overdevelopment for the site and for the street.

DM/20/2228

Location: 65 Hammonds Ridge Burgess Hill West Sussex RH15 9QW
Desc: Proposed single storey rear extension.
Agent: Mr Stuart Beckett
Beckett Architectural And Consultancy Services Ltd 53 Bramble
Gardens Burgess Hill West Sussex RH15 8UQ
Applicant: Mr And Mrs Harris
Case Officer: Caroline Grist
Ward: Burgess Hill - Victoria
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/20/2350

Location: 7 Mansion Close Burgess Hill West Sussex RH15 0NT
Desc: (T134) Oak - Reduce height by 5m, thin by 20-25% and remove
epicormic growth
Applicant: Mr Richard Snelgrove
7 Mansion Close Burgess Hill West Sussex RH15 0NT
Applicant: Mr Richard Snelgrove
Case Officer: Irene Fletcher
Ward: Burgess Hill - St Andrew's
App. Type: Tree Surgery

OBSERVATIONS: No Objections
