

MINUTES of the **PLANNING COMMITTEE**
held virtually
on **MONDAY 27 APRIL 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 Eggleston
Anne Eves
Lee Gibbs

* *Denotes non-attendance.*

(19.00)

151. OPEN FORUM

There were no members of the public present.

152. APOLOGIES FOR ABSENCE

There were none.

153. SUBSTITUTES

There were none.

154. DECLARATIONS OF INTEREST

Councillor Andrew Barrett-Miles declared an interest in DM/20/121, as he had made this application. He would mute the meeting and not take part in the discussion for this application.

Councillors Graham Allen and Peter Chapman 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.

155. **CHAIRMAN'S ANNOUNCEMENTS**

There were none.

156. **MINUTES**

The Minutes of the meeting of the Planning Committee held on Monday 6 April 2020, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

157. **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 6 April 2020, were considered.

158. **TOWN AND COUNTRY PLANNING ACT 1990 - SECTION 78 APPEAL DECISION**

Notification has been received from the Planning Inspectorate that the Appeal in respect of the following application had been **DISMISSED** as set out in Agenda Item 8 dated 27 April 2020.

DM/19/1365

Appeal by: Mr Bob Deveson

Location: 106 Marlborough Drive, Burgess Hill, West Sussex, RH15 0EU

Proposed Development: The development proposed is a dwelling with parking, to replace existing double garage and hardstanding.

Appeal Ref: APP/D3830/W/19/3239677

RESOLVED that:

The contents of the report were noted.

159. **REVIEW OF MID SUSSEX DISTRICT COUNCIL'S LOCAL VALIDATION LIST FOR VALIDATION OF PLANNING APPLICATIONS (APRIL 2020)**

Notification had been received from Mid Sussex District Council for comments on their Local Validation List, as set out in Agenda Item 9 dated 27 April 2020.

RESOLVED that:

The Planning Committee made the following comments:

An Energy and Sustainability Assessment is currently required for applications, with 3 exceptions, one of which being a change of use application. The Planning Committee questioned why this was an exception? The Committee wished this exception to be removed for a change of use application from or to residential.

160. Meeting terminated at 19.30 hours.

OBSERVATIONS

DM/20/1151

Location: 34 Dunstall Avenue Burgess Hill West Sussex RH15 8PH
Desc: Part two storey, part single storey rear extension.
Agent: Mr Reakes
27 Fairlawn Crescent East Grinstead West Sussex RH19 1NX
Applicant: Mrs J De Boisierre
Case Officer: Deborah Lynn
Ward: Burgess Hill - Dunstall
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/20/1158

Location: 28 Hammonds Ridge Burgess Hill West Sussex RH15 9QQ
Desc: Proposed garage conversion
Agent: Mr Mel Humphrey
39 Northease Drive Hove East Sussex BN3 8PQ
Applicant: Sanderson
Case Officer: Caroline Grist
Ward: Burgess Hill - Victoria
App. Type: Householder Application

OBSERVATIONS: This application was invalid.

DM/20/1179

Location: 10 Dyall Close Burgess Hill West Sussex RH15 8UD
Desc: Single storey rear extension.
Agent: Mr Paul Gosling
78 Potters Lane Burgess Hill West Sussex RH15 9JS
Applicant: Mr O Smith
Case Officer: Katherine Williams
Ward: Burgess Hill - Dunstall
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/20/1224

Location: Land Adjacent To 14 Franklands Way Burgess Hill West Sussex
RH15 0AX
Desc: T3 Oak and T4 Ash - Remove.
Agent: Vicki Harrison

MWA Arboriculture Ltd Bloxham Mill Business Centre Barford
Road Bloxham Banbury OX15 4FF

Applicant: Mr Crawford
Case Officer: Irene Fletcher
Ward: Burgess Hill - Franklands
App. Type: Tree Surgery

OBSERVATIONS: No objections

DM/20/1211

Location: Little Birchwood Birchwood Grove Road Burgess Hill West Sussex
RH15 0DL
Desc: Re-instatement of bay window to front elevation.
Agent: Mr Alex Beattie
Lightbox Architecture Limited 121 Greenbank Avenue Saltdean
BN2 8QP
Applicant: Mr Andrew Barrett-Miles
Case Officer: Deborah Lynn
Ward: Burgess Hill - Franklands
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Councillor Andrew Barrett-Miles declared an interest in this application as it was his own application, muted the meeting and did not participate in the discussion for this item.

DM/20/1225

Location: Bridge House 62 St Wilfrids Road Burgess Hill West Sussex RH15
8BQ
Desc: Removal of existing single storey garage. Proposed conversion
and two storey side extension to detached house to form a pair of
semi-detached houses.
Agent: Mr Michael Dade
Speer Dade Planning Consultants Meru Cottage Gatehouse Lane
Framfield TN22 5RS
Applicant: Mr D Andrews
Case Officer: Katherine Williams
Ward: Burgess Hill - Leylands
App. Type: Full Application

OBSERVATIONS:

The Committee expressed concern over the loss of a garage and the position of the bike shed. They were concerned over the loss of trees on the South Boundary of this site, as part of the application DM/18/3708.

DM/20/1235

Location: 16 Queens Crescent Burgess Hill West Sussex RH15 9EU
Desc: Part first floor extension over existing ground floor extension to side. Removal of existing second floor dormer and erection of new enlarged dormer.
Agent: Mr Robert Thomas
RT Architectural Services 61 Coulstock Road Burgess Hill West Sussex RH15 9XZ
Applicant: Mr and Mrs Nunns
Case Officer: Anna Tidey
Ward: Burgess Hill - Meeds
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/20/1240

Location: 27 Dunstall Farm Road Burgess Hill West Sussex RH15 8AX
Desc: 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: Mr Darryl Shear
Shear Architectural Design Ltd 2 Saffron Close Shoreham By Sea BN43 6JF
Applicant: Mrs Jasmine Bryant
Case Officer: Andrew Horrell
Ward: Burgess Hill - Dunstall
App. Type: Lawful Development Certificate -Proposed

OBSERVATIONS: The legal situation was noted.

DM/20/1262

Location: 62 Crescent Road Burgess Hill West Sussex RH15 8EG
Desc: Hornbeam x 3(G1) & Maple x 1 - Fell as close to ground level as possible.
Agent: Rosie Sired
Connick Tree Care New Pond Farm Woodhatch Road Reigate RH2 7QH
Applicant: Mr D'Allenger-Bradshaw
Case Officer: Sarah Nelson
Ward: Burgess Hill - Meeds
App. Type: Trees in a Conservation Area

OBSERVATIONS: No objections

Location: Persimmon Homes Phase 4 Land East Of Kings Way Burgess Hill
West Sussex

Desc: Full planning application for 240 dwellings (30% affordable) with
associated informal open space. SUDS attenuation features and a
Locally Equipped Area of Play.

Applicant: Mr Charles Church
Persimmon House Knoll Road Camberley GU15 3TQ

Case Officer: Susan Dubberley

Ward: Burgess Hill - St Andrew's

App. Type: Full Application

OBSERVATIONS: The Committee raised concerns around the volume of traffic impacting the wider road structure of Burgess Hill – specifically leading to the mainline train stations. With further site development lined up for south of Folders Lane and a shift in modal transport unlikely to take hold during this time of development, priority should be given to dedicated cycle lanes for phase 4 (not shared with traffic) and more prominent signage for encouraging cycling and walking – with mileage indicators and pedestrian/cycling route maps as part of the street furniture.

Furthermore they proposed that street signage towards the two train stations be more heavily weighted towards Burgess Hill than Wivelsfield, given the burden already placed on Wivelsfield station traffic levels, nearby Manor Field school and the influx of new commuters from the Rocky Lane development already preferring to be dropped off at Wivelsfield rather than Haywards Heath.

Looking at the transport statement from Milestone, the Committee felt this was not clear enough and was in conflict with greater levels of traffic still to come from proposed surrounding developments at that side of Burgess Hill.

The Committee also raised concerns over the existing cycleway that had been put in place along Kingsway. These could be addressed to improve cycle safety. The concerns were as follows:

- 1) The two-way route on one side of the road forced cyclists to give way when crossing what would be soon a busy side-road entrance into the development (Unicorn Way). It would be safer to remain on the road;
- 2) Shared cycle-pedestrian crossing near junction of The Holt took the 2-way cycle route onto a narrow pavement. Again it would be safe to negotiate the junction into The Holt from the vehicle refuge.
- 3) Very limited safety signage currently throughout.

There were no renewable energy schemes in this application, which contravened District Plan Policy DP39.

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 follow:*

Section 106 requests under Community Building and/or Community Infrastructure monies to go towards The Beehive Centre

DM/20/1231

Location: 1 The Hornbeams Burgess Hill West Sussex RH15 8XA
Desc: Rear single storey extension, new porch and single storey front extension with internal modifications.
Agent: Mr Robert Morfield
Morfield Everest Merrybrook Studio Broxmead Lane Bolney RH17 5RG
Applicant: Mr and Mrs Bushell
Case Officer: Hamish Evans
Ward: Burgess Hill - Dunstall
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/20/1242

Location: 7 Cyprus Road Burgess Hill West Sussex RH15 8DX
Desc: Change of use from a 6 person HMO (Class C4) to a 7 Person HMO (Sui Generis).
Agent: Danielle St Pierre
Hybrid Planning & Development The Old Vyner Street Gallery 23 Vyner Street London E2 9DG
Applicant: Exclusive Rooms Lettings Ltd
Case Officer: Andrew Watt
Ward: Burgess Hill - Meeds
App. Type: Change of Use Application

HMO – House In Multiple Occupation.

OBSERVATIONS: Recommend Approval

DM/20/1257

Location: 87 Junction Road Burgess Hill West Sussex
Desc: Revised application for the proposed change of use, extension and conversion of Denmark House from offices to form 6 flats (3 x 1 bedroom and 3 x 2 bedroom), with associated off-street parking, cycling, bin and recycling storage (following withdrawal of DM/19/4599).
Agent: Mr Peter Young
Dowsett Mayhew Planning Partnership 63A Ship Street Brighton BN1 1AE
Applicant: Mr Alan Bull And Adam Baker
Case Officer: Joanne Fisher
Ward: Burgess Hill - Franklands

App. Type: Full Application

OBSERVATIONS: Recommend Approval

DM/20/1280

Location: 24 The Brooks Burgess Hill West Sussex RH15 8TR
Desc: Proposed single storey side and rear extension.
Agent: Mr Stuart Beckett
Beckett Architectural and Consultancy Services Ltd 53 Brambe
Gardens Burgess Hill West Sussex RH15 8UQ
Applicant: Mr Wilson
Case Officer: Joseph Swift
Ward: Burgess Hill - Dunstall
App. Type: Householder Application

OBSERVATIONS: Recommend Approval
