

**MINUTES** of the **PLANNING COMMITTEE**  
held in the Council Chamber  
on **TUESDAY 8 MAY 2018**

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**Present:** Steve Hansford Chairman  
Julian Thorpe Vice Chairman

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

\* *Denotes non-attendance.*

**Also Present:** Anne Jones MBE

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(19.00)

**489. OPEN FORUM**

A resident of Lower Church Road addressed the Committee regarding application DM/18/0484. The resident objected to the proposed plans because it was an overdevelopment of the site and it was overbearing. It would impact on privacy and light for the adjacent property.

The proposed side dormer windows would look directly into the garden, over the glass roof of the conservatory and into the bathroom and bedroom of 132 Lower Church Road. Any new windows in the roof slope dormer must be opaque, non-opening or at least 1.7m above floor level. The extension would be a significant structure that would reduce light. Policy DP26 of the District Plan stated that 'development would not cause significant harm to the amenities of nearby residents including taking into account of the impact on privacy, outlook, daylight, sunlight and noise, air and light pollution.'

Footfall on the shared passage way would increase with the addition of a new entrance/exit on the extension, which would impact again on privacy for the adjacent property. The increased noise, lights in the passage and proposed unsocial hours would be incompatible with Policy DP29. The resident also expressed concerns over the lack of parking. The resident was told that the Iman would be living in the building once complete, but this would constitute a change of use from a meeting place to residential.

490. **APOLOGIES FOR ABSENCE**

An apology for absence was received from Richard Cherry.

491. **SUBSTITUTES**

Chris Cherry substituted for Richard Cherry.

492. **DECLARATIONS OF INTEREST**

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

493. **CHAIRMAN'S ANNOUNCEMENTS**

A. **SATURDAY PLANNING SURGERY ROTA**

Nominations were sought for the Saturday Planning Surgeries. The surgery would now take place between 10am and 11am at Burgess Hill Library.

**RESOLVED** that:

The Committee agreed dates to attend the Saturday Surgery in May, June and July. Other dates would be agreed at the next meeting.

Saturday 26 May – Steve Hansford  
Saturday 16 June – Julian Thorpe  
Saturday 7 July – Chris Thomas-Atkin

B. **LICENSE APPLICATION – RAILWAY TAVERN, STATION ROAD**

Notification had been received from Mid Sussex District Council of a Minor Variation of a Premises Licence application at Railway Tavern, Station Road. Comments were required by **10 May 2018**.

The application included proposals for the following:

- Fixed seating changes
- External paved area to be extended within the current garden area (not licensed).

**RESOLVED** that:

The Committee approved the application.

494. **MINUTES**

The Minutes of the meeting of the Planning Committee held on Monday 16 April 2018, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

495. **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 16 April 2018, were considered.

496. **CONSULTATION – REVISED NATIONAL PLANNING POLICY FRAMEWORK**

Notification had been received from Ministry of Housing, Communities & Local Government inviting consultation on the draft revised National Planning Policy Framework. Details of the consultation were set out in Agenda Item 8, dated Tuesday 8 May 2018.

Councillor Hansford and Councillor Cherry had met to discuss the response and this was circulated to the Committee for consideration.

**RESOLVED** that:

The Town Council to respond to the consultation with the comments below:

“We welcome any efforts to ‘fixing our broken housing market’ and the general principle of the ‘right homes in the right places’, and also the building of homes faster to help permissions become homes as fast as possible.

Our main concern with the new proposals will be the weakening of the recently approved District Plan in Mid Sussex and the undermining of our hard fought Neighbourhood Plan. Achieving sustainable business development in Chapter 2 should not undermine existing approved plans. They have already taken into consideration the objectively assessed needs and the unmet need of our neighbours. The review of District Plans every 5 years should suffice.

The question of ‘additional certainty for neighbourhood plans in some circumstance’ should be modified to state to ‘additional certainty in all circumstances.’

On the subject of delivering a wide choice of high quality homes in Chapter 5. The availability of suitable sites should be exactly that. The size of sites should be considered on the merits of what is being proposed.

In Chapter 14 we agree with anything that protects the environment and reduces the impact of climate change. Why not then go further and insist that all new builds use grey water and solar energy technology?

The whole consultation document seems to avoid the subject of land banking by developers and there go slow tactics and

'moving the goal posts' after planning permission has been granted. Also, the objective of creating more entry level homes is at odds with developers who generally prefer to build and sell larger executive properties for higher profits."

497. Meeting terminated at 19.55 hours.

## OBSERVATIONS

DM/17/4575 amended plan JS MEEDS WARD

**1 Cyprus Road** (Mr And Mrs Lai)

Demolition of existing restaurant and ancillary staff accommodation. Creation of 10 new flats with a new restaurant and retail space on the ground floor. (Amended plans 05/04/2018 reducing number of units at third floor)

**OBSERVATIONS: Recommend Refusal** – previous comments reiterated. One fire exit was not acceptable. A Fire Assessment should be included as this development was above a restaurant. Concerns about access and parking.

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DM/18/1304 IF FRANKLANDS WARD

**2 Avonhurst** (Mr James Mackie)

T1 (beech) - reduce all limbs by 2 meters and crown thin by 25%

**OBSERVATIONS: Refer to a tree officer**

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DM/18/1382 AC DUNSTALL WARD

**25 Woodpecker Crescent** (Ms Kryzsia Terlecki)

Garage conversion incorporating store at front and piano room to rear.

**OBSERVATIONS: Recommend Approval** – the loss of a garage was regretted.

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DM/18/1412 JS VICTORIA WARD

**59 Western Road** (Mrs S Yabsley-Gavin)

Two storey hipped roof extension to front west elevation with adjustments to garage and internal ground and first floor spatial reconfiguration.

**OBSERVATIONS: Recommend Refusal** – this was an overdevelopment of the site and concerns were raised over the scale. The loss of garage was regretted.

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DM/18/1451 WA FRANKLANDS WARD

**Burgess Hill School For Girls, Keymer Road** (Mr Richard Moses)

4 x Sycamore Trees - fell

**OBSERVATIONS: No Objections**

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DM/18/1455

KW

FRANKLANDS WARD

**Burgess Hill School For Girls, Keymer Road**

(Mr Richard Moses)

Proposed 2 x school entrance metal box signs on square posts to match senior school entrance.

**OBSERVATIONS: No Objections**

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DM/18/0484

DL

MEEDS WARD

**130 Lower Church Road**

(Mr Mustak Miah)

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.

**OBSERVATIONS: Recommend Refusal** – it was an overdevelopment 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.

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DM/18/0600

AT

VICTORIA WARD

**32 Poveys Close**

(Mr and Mrs Baulu)

Proposed two storey rear and side extension, with new roof windows and dormer to front elevation, amended plans received 16.04.2018 showing revised extension design at rear and new frontage parking space.

**OBSERVATIONS: Recommend Approval**

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DM/18/1411

KW

FRANKLANDS WARD

**67 Marlborough Drive**

(Mr Roy Shade)

Formation of a flat roofed dormer extension to existing rear roof dormer in connection with conversion of roof space for habitable use to semi-detached chalet bungalow. 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.

**OBSERVATIONS: The legal situation was noted.**

DM/18/1435

SM

VICTORIA WARD

**Expresslube UK Ltd 66A Victoria Road**

(Mr Chris Roos)

Demolition of existing industrial warehouse and the construction of 10no. new flats and associated parking and bin storage.

**OBSERVATIONS: 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.

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DM/18/1459

AT

LEYLANDS WARD

**16 Bramber Way**

(Mr and Mrs I Carter)

Single storey front extension and garage conversion to form a larger lounge.

**OBSERVATIONS: Recommend Refusal** – it was not sympathetic to the street scene. There was an existing extension; this was an overdevelopment of the site. Concerns were raised over on-road parking.

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DM/18/1484

JF

ST ANDREWS WARD

**Land At Grid Reference 532883 119232 Cants Lane** (Sunley Crayfern LLP)

Variation to condition 8 relating to planning application DM/15/4379 to alter build of plots 46 and 52 using timber frame and lightweight construction to upper floors. Substitution of plans P100e with P100g (site layout) and P105A with P105B (street scene).

**OBSERVATIONS: Recommend Approval**

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DM/18/1508

SM

MEEDS WARD

**JD Wetherspoon Plc Six Gold Martlets 49 - 51 Church Walk** (Emma Falton)

Variation of Condition no.6 of planning application 12/03770/COU to allow for later trading hours. Hours of use Monday to Thursday: 0730 - 2330hrs, Friday and Saturday: 0730 - 0100hrs, Sunday and Bank Holidays: 0800 - 2330hrs.

**OBSERVATIONS: Recommend Refusal** – it would increase public nuisance in the surrounding area. Similar establishments did not open later than 12pm and so a precedent should not be set.

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DM/18/1524

DL

VICTORIA WARD

**9 West Street**

(Mr Peter Martin)

Proposed single storey rear extension.

**OBSERVATIONS: Recommend Approval**

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DM/18/1526

DL

FRANKLANDS WARD

**Land Off Greenlands Drive (Land Parcel At 531529 117903)**

(Mr Dyson)

Outline application for three dwellings with garages. All matters reserved except for access and layout.

**OBSERVATIONS: Recommend Refusal** – It was not set aside for development in the District Plan. It was against Policy G1 of local plan and G2 of the Neighbourhood plan.

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DM/18/1589

IF

FRANKLANDS WARD

**63 Oak Hall Park**

(Miss Samantha Johnson)

T1 (Hornbeam) - Crown raise by up to 5 metres. Reduce two secondary stems over neighbouring garden by up to 3 metres and thin crown by up to 20%. Hornbeam (T2) Crown lift by up to 5 metres and crown thin by 20% - remove lowest stem over garden to trunk . Ash - remove major leaning trunk to base. Crown thin remainder by up to 20%. Reduce lowest branch over neighbouring garden back to trunk.

**OBSERVATIONS: No Objections**

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DM/17/4641

AT

FRANKLANDS WARD

**106 Marlborough Drive**

(Mr Bob Deveson)

Proposed dwelling with parking to replace existing double garage and hardstanding.

**OBSERVATIONS: Recommend Refusal** – this was a back garden development which was against District Plan and Neighbourhood Plan. The access was narrow.

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DM/18/1353

DL

MEEDS WARD

**19 Station Road**

(Mr Shamsul Alam)

Proposed change of use from (A1 Use) vacant retail unit to (A5 Use) fast food takeaway, and Conversion of the first floor of the property into a one bedroom



self-contained flat. (C3)

**OBSERVATIONS: Recommend Approval** – concerns were expressed about the issues raised by resident next door. There was no valid planning reason for refusal.

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DM/18/1487

IF

ST ANDREWS WARD

**2 and 4 Swann Close**

(Mr Michael Gadd)

T1 Ash - Located in 4 Swann Close - Reduce branch overhanging 16 The Vineries back to fence line (3m remaining from trunk). T2 Oak - Located in 2 Swann Close - Reduce 2x branches facing and overhanging 14 and 16 The Vineries - Reduce 1st branch which overhangs 14 The Vineries with 9m remaining from trunk. Reduce the 2nd and smaller of the two branches which overhangs 16 The Vineries by up to 8m (back to fence line).

**OBSERVATIONS: No Objections**

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DM/18/1580

SA

MEEDS WARD

**The Martlets**

(New River Retail)

Application to vary Condition 33 of planning ref: DM/15/3858 as amended by application ref: DM/16/3314 to allow amendments to the approved plans.

**OBSERVATIONS: The application was noted.** Request planning officer to look at it.

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DM/18/1603

JS

VICTORIA WARD

**20 Cromwell Road**

(Mr Mark Burnham)

Demolition of existing rear two storey section of property and replacement part two storey and part single storey rear extension. Relocation of existing garage to rear of property.

**OBSERVATIONS: Recommend Approval**

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DM/18/1607

JS

MEEDS WARD

**17 Grove Road**

(Mr Mohammed Sharjali)

Proposed rear single storey extension.

**OBSERVATIONS: Recommend Approval**

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