

**MINUTES** of the **PLANNING COMMITTEE**  
held in the Council Chamber  
on **Monday 29 July 2019**

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**Present:** Janice Henwood Chairman  
Vice Chairman

Graham Allen  
Andrew Barrett-Miles\*  
Tofojjul Hussain  
Sarah Lawrence\*  
Max Nielson  
Kathleen Willis

**Also Present:** Anne Eves  
Robert Duggan  
Sylvia Neumann

\* *Denotes non-attendance.*

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(19.00)

**30. OPEN FORUM**

There were several members of the public present.

A member of the public addressed the committee regarding application DM/19/0276 and DM/17/3973. There were many strong planning reasons for objecting to these applications and these reasons had been outlined in a letter send to the Committee from SOFLAG (South of Folders Lane Action Group). Application DM/17/3973 had remained undecided for nearly two years. The plans had not changed and so refusal should be recommended, and previous comments be reiterated.

**31. APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Andrew Barrett-Miles and Sarah Lawrence.

**32. SUBSTITUTES**

There were none.

33. **DECLARATIONS OF INTEREST**

Sylvia Neumann declared in interest in application DM/19/0276 as she had previously submitted a letter of objection.

34. **CHAIRMAN'S ANNOUNCEMENTS**

The following update was provided by Councillor Henwood:

**APPLICATION DM/19/2305 - MARLE PLACE PARK**

At the Planning Meeting on Monday 8 July the Committee agreed to recommend refusal on application 19/2305. Subsequently Councillors Eves and Hicks "called in" this application; however this had subsequently been withdrawn. On 22 July, in Marle Place, Councillors Eves, Henwood and Neumann met with Jo Reid, MSDC Landscape Officer and Glen Poole, contracted to maintain MSDC trees.

Councillors were shown the trees that were on the planning application. The 3 hornbeams had already been felled. There was a 5 day notice if health and safety are an issue. The maintenance work on the Horse Chestnut, Lime and Holm Oak was explained. After consideration it was agreed that the Yew tree did not need to be felled but judiciously pruned.

Both Jo Reid and Glen Poole were keen to look for suitable places on MSDC land to plant more trees. All Town Councillors should be invited to suggest possible locations. Not just site but the maintenance needed to be considered.

**RESOLVED** that:

The contents of the report be noted.

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

Notification had been received that the following appeal had been lodged with the Planning Inspectorate:

**DM/19/1188**

**Appeal by:** Mr And Mrs Andrew And Annette Stephenson

**Location:** Cambrian House Upper St Johns Road Burgess Hill

**Proposed Development:** Proposed three-bedroom dwelling, detached triple garage with bin store.

**Appeal Ref:** APP/D3830/W/19/3232625

**MSDC Ref:** AP/19/0052

**RESOLVED** that:

Copies of the appeal decision letter be requested.

35. **MINUTES**

The Minutes of the meeting of the Planning Committee held on Monday 8 July 2019, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

**36. 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 8 July 2019, were considered.

**37. TEMPORARY ROAD CLOSURE**

Councillors welcomed the application for the Remembrance Day Parade on Sunday 10 November and Monday 11 November 2019, as set out in Agenda Item 8 dated Monday 29 July 2019.

**RESOLVED** that:

Mid Sussex District Council be advised.

**38. LEWES AND EASTBOURNE PLANNING POLICY CONSULTATION**

Lewes District Council had prepared the 'Lewes District Local Plan Part 2' which, when adopted, would allocate specific sites for development and provide detailed development management policies. This document needed to support and help deliver the strategic objectives and spatial strategy of the Lewes District Local Plan Part 1: Joint Core Strategy, adopted in 2016. Comments were required by 19 August 2019.

**RESOLVED** that:

Councillors be invited to comment on the consultation individually using the link provided on agenda item 9 dated 29 July 2019.

**39. CONSULTATION – MSDC STATEMENT OF LICENSING POLICY 2020**

Mid Sussex District Council was consulting on a Statement of Licencing Policy for 2020. Details of the consultation were set out in agenda item 10 dated 29 July 2019. Comments were required by **1 September 2019**.

**RESOLVED** that:

The committee noted the consultation.

**40. CONSULTATION – MSDC SEX ESTABLISHMENT LICENSING POLICY 2019**

Mid Sussex District Council was consulting on their Sex Establishment Licensing Policy. Details of the consultation were set out in agenda item 11 dated 29 July 2019. Comments were required by 1 September 2019.

**RESOLVED** that:

The committee noted the consultation.

**41. Meeting terminated at 20.00 hours.**

## OBSERVATIONS

DM/17/3973

Location: Sorrento Keymer Road Burgess Hill West Sussex RH15 0AN  
Desc: Proposed detached 4 bedroom dwelling, to rear of existing, with associated car port and new access via Keymer Road (Amended plans received 20 November 2017, 31 May 2018 and 7 August 2018 and amended highways plans received 17 August 2018) (Amended certificate of ownership received 4 September 2018) (Confirmation received from the applicants that they wish to enter into a section 106 legal agreement to secure the required visibility splays for the proposed Development) (Amended plan received on 27 June 2019 showing revised southern visibility splay)  
Agent: Mr Christopher Pickering  
Fluid Architecture Ltd Orlingbury House Lewes Road Forest Row England RH18 5AA  
Applicant: Ms Catherine Crisp  
Case Officer: Andrew Watt  
Ward: Burgess Hill - Franklands  
App. Type: Full Application

**OBSERVATIONS: RECOMMEND REFUSAL** – it was un-neighbourly and access to the site would be dangerous. Concerns were raised regarding the narrow access road. Concerns were raised regarding the surface water run-off proposal. This would be contrary to District Plan Policy DP26 and the Burgess Hill Neighbourhood Plan Policy H3. It was a back garden development which was contrary to Neighbourhood Plan Policy H2. Any visibility spray - as required by WSCC highways - would necessitate encroachment on the adjoining neighbour's hedge.

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DM/19/2398

Location: 5 Charlwood Road Burgess Hill West Sussex RH15 0RJ  
Desc: Single storey side and rear extensions with a new porch. 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 Christopher Jones  
Christopher Jones Projects Chapel Cottage 182 Leylands Road Burgess Hill West Sussex RH15 8HS  
Applicant: Mr Christopher Jones  
Case Officer: Hamish Evans  
Ward: Burgess Hill - St Andrew's  
App. Type: Lawful Development Certificate –Proposed

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

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DM/19/2602

Location: 58 Petworth Drive Burgess Hill West Sussex RH15 8JY  
Desc: Side extension and porch. 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 Christopher Jones  
Chapel Cottage 182 Leylands Road Burgess Hill West Sussex RH15 8HS  
Applicant: Mr Jobin Abraham  
Case Officer: Andrew Horrell  
Ward: Burgess Hill - Leylands  
App. Type: Lawful Development Certificate –Proposed

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

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DM/19/2638

Location: 6 - 10 Junction Road Burgess Hill West Sussex RH15 0JD  
Desc: Retrospective application to site 2 temporary shipping containers in the yard for 24 months.  
Applicant: Mr Pete Andrews  
10 Junction Road Burgess Hill West Sussex RH15 0JD  
Case Officer: Andrew Clarke  
Ward: Burgess Hill - Franklands  
App. Type: Full Application

**OBSERVATIONS: RECOMMEND APPROVAL** - the applicant should take measures to better disguise the containers in order to reduce the visual impact for the neighbouring properties on the eastern side.

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DM/19/0360

Location: Birchwood Birchwood Grove Road Burgess Hill West Sussex RH15 0DL  
Desc: Proposed demolition of garage structure for the construction of a single storey rear extension with internal alterations, removal of trees on north boundary to facilitate extension and new detached garage near entrance. Amended plans received showing reduction in height of wall serving patio area.  
Agent: Mr Michael Pirrie  
Yelo Architects Ltd Yelo Architects, First Floor Olivier House, 18 Marine Parade Brighton BN2 1TL  
Applicant: Mr And Mrs Daw

Case Officer: Deborah Lynn  
Ward: Burgess Hill - Franklands  
App. Type: Householder Application

**OBSERVATIONS: RECOMMEND APPROVAL**

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DM/19/2611

Location: 57 Longhurst Burgess Hill West Sussex RH15 0TG  
Desc: Proposed single storey front extension.  
Agent: Mr Graham Hartley  
12 Petlands Road Haywards Heath West Sussex RH16 4HH  
Applicant: Mrs Beverly Monks  
Case Officer: Hamish Evans  
Ward: Burgess Hill - St Andrew's  
App. Type: Householder Application

**OBSERVATIONS: RECOMMEND APPROVAL**

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DM/19/2653

Location: 3 Siskin Close Burgess Hill West Sussex RH15 9DH  
Desc: Single storey side extension  
Agent: Mr Chris Upton  
Upton Design Consultancy Ltd 8 Gladstone Road Burgess Hill  
West Sussex RH15 0QQ  
Applicant: Mr R Hemmings  
Case Officer: Hamish Evans  
Ward: Burgess Hill - Victoria  
App. Type: Householder Application

**OBSERVATIONS: RECOMMEND APPROVAL**

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DM/19/2689

Location: 4 Pendean Burgess Hill West Sussex RH15 0DW  
Desc: Single storey rear extension, front porch and new first floor window  
to front elevation.  
Agent: Mr Andrew Swaisland  
45 Sycamore Drive Burgess Hill West Sussex RH15 0GG  
Applicant: Mr and Mrs Wing  
Case Officer: Deborah Lynn

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

**OBSERVATIONS: RECOMMEND APPROVAL**

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DM/19/0276

Location: Land Rear of 96 Folders Lane Burgess Hill West Sussex  
Desc: Proposed erection of 43 dwellings and associated works. Amended plans and Transport Statement received 12th and 15th July 2019.  
Applicant: Jones Homes (Southern) Ltd  
Ground Floor Unit 3 White Oak Square Swanley BR8 7AG  
Case Officer: Susan Dubberley  
Ward: Burgess Hill - Franklands  
App. Type: Full Application

**OBSERVATIONS: RECOMMEND REFUSAL** – the District Council now had its five year plan. It was contrary to District Plan Policies DP6, DP12, DP13, DP18, DP26, DP31 and DP41. The development that contributed to the setting of the South Downs National Park. Affordable housing should be mixed with marketed housing. The District Plan did not support building outside of the built up area boundary.

It was contrary to the Burgess Hill Neighbourhood Plan Policy H3 and the Burgess Hill Townwide Strategy. It would be called-in by a District Councillor.

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DM/19/1710

Location: 37 St John's Avenue Burgess Hill West Sussex RH15 8HJ  
Desc: Two storey side extension incorporating conversion of existing garage at ground floor level. Single storey front extension to form new entrance porch. Amended plans received 15.07.2019 showing extended first floor, altered internal first floor layout, and amended window layout.  
Agent: Mr Robert Thomas  
RT Architectural Services 61 Coulstock Road Burgess Hill West Sussex RH15 9XZ Applicant: Mr And Mrs Silver  
Case Officer: Anna Tidey  
Ward: Burgess Hill - Leylands  
App. Type: Householder Application

**OBSERVATIONS: RECOMMEND REFUSAL** – previous comments were reiterated as follows:

“it would impact the residential amenity. It was not in keeping with the street scene. It would result in loss of light and privacy to the neighbouring properties.”

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It was overbearing and un-neighbourly. It would result in a loss of light to a habitable room for neighbouring properties.

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DM/19/2012

Location: 199 Leylands Road Burgess Hill West Sussex RH15 8HR  
Desc: T1 and T2 Holm Oaks - Reduce branches overhanging pavement by up to 2m (amended description 15.07.2019).  
Applicant: Mr Leonard Kempson  
199 Leylands Road Burgess Hill West Sussex RH15 8HR  
Case Officer: Irene Fletcher  
Ward: Burgess Hill - Leylands  
App. Type: Tree Surgery

**OBSERVATIONS: NO OBJECTIONS**

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DM/19/2716

Location: 19 Crescent Road Burgess Hill West Sussex RH15 8EH  
Desc: New pitched roof, with raised eaves and ridge level, 2 front dormers (with Juliette balconies) and 1 rear dormer to create a second floor. Single storey rear extension. Replacement of front porch and first floor balcony with extension. Removal of covered walkway and a section of the garage building. Alterations to garage and internal alterations to property. Replacement of first floor cladding. (Amended description 15/07/19).  
Agent: Mr Courtney Darby  
Darby Architectural Ltd 5 Derek Road Lancing BN15 0NU  
Applicant: Mr Dawson  
Case Officer: Anna Tidey  
Ward: Burgess Hill - Meeds  
App. Type: Householder Application

**OBSERVATIONS: The application was not validated.**

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DM/19/2747

Location: 17 Holmesdale Road Burgess Hill West Sussex RH15 9JP  
Desc: Single storey rear extension.  
Applicant: Mrs Lauren Molloy  
17 Holmesdale Road Burgess Hill West Sussex RH15 9JP  
Case Officer: Hamish Evans  
Ward: Burgess Hill - Meeds



App. Type: Householder Application

**OBSERVATIONS: RECOMMEND APPROVAL**

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DM/19/2771

Location: 46 The Ridings Burgess Hill West Sussex RH15 0PL  
Desc: Conversion and extension of existing garage to form new kitchen / dining / entrance area. First floor front extension to form enlarged bedroom.  
Agent: RT Architectural Services Robert Thomas  
61 Coulstock Road Burgess Hill West Sussex RH15 9XZ  
Applicant: Mr And Mrs Rose  
Case Officer: Andrew Horrell  
Ward: Burgess Hill - Franklands  
App. Type: Householder Application

**OBSERVATIONS: RECOMMEND APPROVAL**

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DM/19/2804

Location: 4 Langridge Way Burgess Hill West Sussex RH15 8TN  
Desc: Conversion of existing garage to form new study. Proposed double garage to frontage. Demolition of existing conservatory and erection of new single storey rear extension.  
Agent: Mr Robert Thomas  
RT Architectural Services 61 Coulstock Road Burgess Hill West Sussex RH15 9XZ  
Applicant: Mr and Mrs Peszynski  
Case Officer: Hamish Evans  
Ward: Burgess Hill - Dunstall  
App. Type: Householder Application

**OBSERVATIONS: RECOMMEND APPROVAL**

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