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Wednesday 26 August 2020

To: **MEMBERS OF THE PLANNING COMMITTEE**

A **MEETING** of the **PLANNING COMMITTEE** will be held virtually on **TUESDAY 1 SEPTEMBER 2020** at **19.00 hours**, when your attendance is required.

Steve Cridland  
Chief Executive Officer

Following government advice on social distancing, essential Council Meetings will be held virtually during the Covid-19 period. All papers will be published on our website as usual. Members of the public can attend the meeting by using the Zoom link that will be placed on the town council's website and social media shortly before the meeting takes place.

Filming, recording of Council meetings and use of social media:

The use of social media is permitted but members of the public are requested to switch their mobile devices to silent for the duration of the meeting.

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## A G E N D A

### 1. **OPEN FORUM**

Members of the public are invited to put questions or to draw relevant matters to the Council's attention, prior to the commencement of business. This is for a period of up to fifteen minutes and shall be limited to three minutes per person.

### 2. **APOLOGIES FOR ABSENCE**

Members of the Planning Committee – Janice Henwood (Chairman), Graham Allen, Andrew Barrett-Miles, Tofojjul Hussain, Sarah Lawrence (Vice Chairman), Max Nielsen and Kathleen Willis

3. **SUBSTITUTES**

4. **DECLARATIONS OF INTEREST**

In respect of any matter on the Agenda.

5. **CHAIRMAN'S ANNOUNCEMENTS**

6. **MINUTES**

To consider the Minutes of the meeting of the Planning Committee held on Monday 10 August 2020 (copy previously circulated).

7. **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 10 August 2020 to be considered.

**NOTE:** The Committee is reminded that when considering these applications they should bear in mind the implications of the Town Council's Environmental Charter.

8. **MSDC SITE ALLOCATIONS DPD CONSULTATION**

- 8.1 Mid Sussex District Council has published the Submission Draft Site Allocations DPD for public consultation. Comments are required by 28 September.

The District Plan sets out the housing and employment needs for the district for the period to 2031 and committed the Council to preparing a Site Allocations DPD in order to find sufficient housing and employment sites to meet the remaining need.

The Submission Draft Site Allocations DPD recommends allocation of:

- 22 housing sites
- 7 employment sites
- Science and Technology Park

It also includes 5 strategic policies required to deliver sustainable development.

The proposed sites in Burgess Hill are:

SA12 Land South of 96 Folders Lane  
SA13 Land South of Folders Lane and East of Keymer Road  
SA14 Land South of Selby Close

SA15 Land South of Southway  
SA16 St. Wilfrid's School  
SA17 Woodfield House, Isaacs Lane

8.2 The Committee previously considered the Site Allocations DPD on 18 November 2019. The consultation response can be seen in the minutes of this meeting.

**8.3 RECOMMENDATION**

The views of the Committee are sought on sites SA12, SA13 and SA15.

**9. CHANGES TO THE CURRENT PLANNING SYSTEM CONSULTATION**

9.1 The Town Council had been asked to consider the consultation document from the government on the changes to the planning system. Comments are required by 17 September. A working group meeting was held on Monday 24 August to discuss this document (notes herewith as Appendix 1) where a consultation response was proposed.

**9.2 RECOMMENDATION**

The Committee are asked to ratify this consultation response.

## SCHEDULE OF APPLICATIONS

LIST OF PLANNING APPLICATIONS REGISTERED BETWEEN 30 JULY AND 06 AUGUST FOR PUBLICATION IN THE LOCAL PRESS WEEK ENDING 14 AUGUST 2020

These applications can be viewed on the Online Planning Register, and from computers available at the Council's Planning Services Reception, Oaklands, Oaklands Road, Haywards Heath, during normal office hours. To access the Online Planning Register, please use the following link: <http://pa.midsussex.gov.uk/online-applications/> Representations in respect of the following applications must be submitted in writing by 04 September 2020

DM/20/1323

Location: 11 Kilnwood Avenue Burgess Hill West Sussex RH15 0ZD  
Desc: Convert integral garage into habitable room.  
Applicant: Ms Julia Gent  
11 Kilnwood Avenue Burgess Hill West Sussex RH15 0ZD  
Case Officer: Rachel Richardson  
Ward: Burgess Hill - St Andrew's  
App. Type: Householder Application

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DM/20/1784

Location: 2 Keymer Gardens Burgess Hill West Sussex RH15 0AF  
Desc: Cedar Tree (T5) - Crown reduction by max 2m keeping the shape of the tree and crown lift to 3m from ground  
Applicant: Mr Stuart Turner  
2 Keymer Gardens Burgess Hill West Sussex RH15 0AF  
Case Officer: Sarah Nelson  
Ward: Burgess Hill - Franklands  
App. Type: Tree Surgery

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DM/20/2381

Location: The Weald Inn Royal George Road Burgess Hill West Sussex RH15 9SJ  
Desc: Demolition of existing public house and redevelopment of the site to provide 10 dwellings with associated access, parking, and landscaping.  
Agent: Mr Billy Clements  
Earlswood Homes The Old Mill Kings Mill Lane South Nutfield RH1 5NB

Applicant: Mr Jason Vince  
Case Officer: Joanne Fisher  
Ward: Burgess Hill - Victoria  
App. Type: Full Application

For 6 or more dwellings councillors are asked to consider Section 106 contributions:

Any Community Building and/or Community Infrastructure monies go towards 'The Beehive Centre'.

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DM/20/2607

Location: 159 Lower Church Road Burgess Hill West Sussex RH15 9AA  
Desc: New single storey flank porch and rear single storey extension.  
New sash window to side elevation and new garden gate.  
Agent: Mr Alex Beattie  
Lightbox Architecture Limited 121 Greenbank Avenue Saltdean  
BN2 8QP  
Applicant: Mr and Mrs Harwood  
Case Officer: Katherine Williams  
Ward: Burgess Hill - Meeds  
App. Type: Householder Application

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DM/20/2653

Location: 20 Rosebarn Close Burgess Hill West Sussex RH15 0HN  
Desc: Oak Tree - Reduce overall crown by 2m. Crown lift 4m over road and 3m over footpath and garden. Remove deadwood. Cut epicormic growth from ground to 3m.  
Applicant: Graham Pinner  
20 Rosebarn Close Burgess Hill West Sussex RH15 0HN  
Case Officer: Irene Fletcher  
Ward: Burgess Hill - Franklands  
App. Type: Tree Surgery

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DM/20/2658

Location: 18 Silverdale Road Burgess Hill West Sussex RH15 0EF  
Desc: Replacement of existing conservatory and adjacent single storey extension with new proposed single storey rear extension.  
Agent: Mr Stuart Beckett

Beckett Architectural And Consultancy Services Ltd 53  
Bramble Gardens Burgess Hill RH15 8UQ

Applicant: Mr and Mrs Richards  
Case Officer: Caroline Grist  
Ward: Burgess Hill - Franklands  
App. Type: Householder Application

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DM/20/2686

Location: 29 Church Close Burgess Hill West Sussex RH15 8EZ  
Desc: London Plane (T1) re-pollard.  
Agent: Mr Justin Lee  
J Lee Trees 37A Cuckfield Road Hurstpierpoint West Sussex  
BN6 9RW  
Applicant: Mrs Jackson  
Case Officer: Irene Fletcher  
Ward: Burgess Hill - Meeds  
App. Type: Tree Surgery

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DM/20/2734

Location: 18 Hazel Grove Burgess Hill West Sussex RH15 0BY  
Desc: Two storey side extension and single storey rear extension.  
Agent: Mr James Smith  
Just Plans Ltd 107 Willow Way Hurstpierpoint Hassocks West  
Sussex BN6 9TQ  
Applicant: Ms Sorcha Cotter  
Case Officer: Katherine Williams  
Ward: Burgess Hill - Franklands  
App. Type: Householder Application

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DM/20/2748

Location: 41 Kings Way Burgess Hill West Sussex RH15 0TP  
Desc: T1 Oak Tree - Reduce crown by up to 3m, remove epicormic  
growth and the two lowest branches. T2 Oak Tree - Reduce  
lowest branch next to roof back to main fork.  
Applicant: Mrs Adela Potten  
41 Kings Way Burgess Hill West Sussex RH15 0TP  
Case Officer: Irene Fletcher  
Ward: Burgess Hill - St Andrew's  
App. Type: Tree Surgery

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DM/20/2771

Location: 7 Thornhurst Burgess Hill West Sussex RH15 0BF  
Desc: Oak Tree - reduce back to previous cut points (approx 2m at longest points).  
Applicant: Mr and Mrs Andrew's  
7 Thornhurst Burgess Hill West Sussex RH15 0BF  
Case Officer: Irene Fletcher  
Ward: Burgess Hill - Franklands  
App. Type: Tree Surgery

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DM/20/2777

Location: 2 Lillywhite Close Burgess Hill West Sussex RH15 8TF  
Desc: Proposed single storey side extension.  
Agent: Mr Scott Ellisdon  
Ellisdon Architectural Associates 1 Crabbet Road Crawley  
RH10 1NF  
Applicant: Mr and Mrs Alan and Sharon  
Case Officer: Hamish Evans  
Ward: Burgess Hill - Dunstall  
App. Type: Householder Application

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DM/20/2779

Location: 8 Larkspur Drive Burgess Hill West Sussex RH15 0UL  
Desc: Single storey rear extension with a maximum projection not to exceed 3 metres to create an enlarged kitchen/breakfast 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.  
Agent: Mr Graham Whitehouse  
GWP Architects Fairfield House Fairfield Road Burgess Hill  
RH15 0AZ  
Applicant: Mr and Mrs B Whitehouse  
Case Officer: Andrew Horrell  
Ward: Burgess Hill - St Andrew's  
App. Type: Lawful Development Certificate -Proposed

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DM/20/2782

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

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DM/20/2797

Location: 4 Sevenfields Burgess Hill West Sussex RH15 9XE  
Desc: 3 x Oaks in rear garden and 1 x Oak overhanging from adjoining play area - Thin crowns by 20% of the privately owned trees. Laterally reduce all trees over garden side (E aspect) by 1m only at previous pruning points  
Agent: Mr Tim Rowell  
County Tree Surgeons Ltd Turners Hill Road Crawley Down RH10 4HQ  
Applicant: Klein  
Case Officer: Irene Fletcher  
Ward: Burgess Hill - Dunstall  
App. Type: Tree Surgery

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LIST OF PLANNING APPLICATIONS REGISTERED BETWEEN 06 AUGUST AND 12 AUGUST FOR PUBLICATION IN THE LOCAL PRESS WEEK ENDING 21 AUGUST 2020

These applications can be viewed on the Online Planning Register, and from computers available at the Council's Planning Services Reception, Oaklands, Oaklands Road, Haywards Heath, during normal office hours. To access the Online Planning Register, please use the following link: <http://pa.midsussex.gov.uk/online-applications/> Representations in respect of the following applications must be submitted in writing by 11 September 2020

DM/20/2692

Location: Land To The Rear Of 11 Franklands Way Burgess Hill West Sussex  
Desc: Maple Tree - Remove 3 small branches from a larger branch left (as viewed from the house) of the tree (or second branch up) Hawthorne - Fell Hawthorne (Large) - Reduce height by



2m. Reduce side facing back fence by 0.5m  
Applicant: Mrs Ann Symonds  
11 Franklands Way Burgess Hill West Sussex RH15 0AX  
Case Officer: Irene Fletcher  
Ward: Burgess Hill - Franklands  
App. Type: Tree Surgery

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DM/20/2820

Location: 16 - 16A Cyprus Road Burgess Hill West Sussex RH15 8DX  
Desc: Change of use of building from shop (Class A1) to 3 residential units (Class C3)  
Agent: Miss Laura O'Brien  
Future Planning And Development 2 Wardrobe Place London EC4V 5AH  
Applicant: Black Horse Developments  
Case Officer: Caroline Grist  
Ward: Burgess Hill - Meeds  
App. Type: Prior Not. - Retail/Takeaway to Dwelling

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DM/20/2827

Location: 17 Lillywhite Close Burgess Hill West Sussex RH15 8TF  
Desc: Proposed single storey front extension and two storey side extension.  
Agent: Mr Robert Thomas  
RT Architectural Services 61 Coulstock Road Burgess Hill RH15 9XZ  
Applicant: Mr and Mrs Mayes  
Case Officer: Hamish Evans  
Ward: Burgess Hill - Dunstall  
App. Type: Householder Application

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LIST OF PLANNING APPLICATIONS REGISTERED BETWEEN 13 AUG 2020 AND 19 AUG 2020 FOR PUBLICATION IN THE LOCAL PRESS WEEK ENDING 28 AUG 2020

These applications can be viewed on the Online Planning Register. To access the Online Planning Register, please use the following link: <http://pa.midsussex.gov.uk/online-applications/>. Representations in respect of the following applications must be submitted in writing by 18 SEP 2020

Parish: Burgess Hill

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

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DM/20/2728

Location: 18 Pinehurst Burgess Hill West Sussex RH15 0DQ  
Desc: 3 x Pinus sylvestris, Scots Pines - Crown lift by 5m and remove deadwood  
Agent: Mr Dan Holder  
Holder Tree Services Oakendene Industrial Estate, Compou Bolney Road Cowfold RH13 8AZ  
Applicant: Mr Dan Holder  
Case Officer: Irene Fletcher  
Ward: Burgess Hill - Franklands  
App. Type: Tree Surgery

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DM/20/2839

Location: 43 Foxglove Close Burgess Hill West Sussex RH15 8UY  
Desc: Proposed loft conversion with full-width rear dormer. 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 James Smith  
Just Plans Ltd 107 Willow Way Hurstpierpoint Hassocks BN6 9TQ  
Applicant: Mr Stuart Cadman  
Case Officer: Katherine Williams  
Ward: Burgess Hill - Dunstall  
App. Type: Lawful Development Certificate -Proposed

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DM/20/2878

Location: 6 Oak Hall Park Burgess Hill West Sussex RH15 0BX  
Desc: Demolish existing conservatory and construct a single storey rear extension across the full width of the house. 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 Daryl Gowlett  
Clive Voller Associates 2 Woolven Close Burgess Hill RH15 9RR  
Applicant: Mr R Marsh  
Case Officer: Andrew Horrell  
Ward: Burgess Hill - Franklands  
App. Type: Lawful Development Certificate -Proposed

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DM/20/2899

Location: Land To The West Of Freeks Lane Freeks Lane Burgess Hill West Sussex  
Desc: Installation of a surface water drainage pipe to support SUDS, features approved under application DM/19/3845  
Applicant: Countryside Properties  
Suffolk House 154 High Street Sevenoaks TN13 1XE  
Case Officer: Stuart Malcolm  
Ward: Burgess Hill - Leylands  
App. Type: Full Application

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DM/20/2957

Location: 5 Bretton Burgess Hill West Sussex RH15 8TQ  
Desc: Single storey rear extension and garage conversion.  
Agent: Mr Stuart Beckett  
Beckett Architectural & Consultancy Services Ltd 53 Bramble Gardens Burgess Hill RH15 8UQ  
Applicant: Mr and Mrs Strutton  
Case Officer: Hamish Evans  
Ward: Burgess Hill - Dunstall  
App. Type: Householder Application

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DM/20/2977

Location: 32 Clifton Road Burgess Hill West Sussex RH15 8US  
Desc: BH/DM/20/297707KD English Oak - Reduce crown height and lateral spreads by 2m.

Agent: Glen Poole  
County Tree Surgeons Ltd Turners Hill Road Crawley Down  
Crawley RH10 4HQ  
Applicant: Miss Jo Reid  
Case Officer: Irene Fletcher  
Ward: Burgess Hill - Dunstall  
App. Type: Tree Surgery

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DM/20/3005

Location: Land Between 12 The Blackthorns And The Railway Tracks  
Leylands Road Burgess Hill West Sussex  
Desc: 03HF English Oak Tree - reduce to approximately 11 metres in  
height, with the North side reduced to 5 metres, East side 3  
metres, South side 5 metres, and West side 6 metres.  
Agent: Glen Poole  
County Tree Surgeons Ltd Turners Hill Road Crawley Down  
RH10 4HQ  
Applicant: Miss Jo Reid  
Case Officer: Irene Fletcher  
Ward: Burgess Hill - Leylands  
App. Type: Tree Surgery

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DM/20/3017

Location: 6 Hammonds Gardens Burgess Hill West Sussex RH15 9QN  
Desc: (T1) Oak - reduce back from neighbours house by 2-3m. (T2)  
Ash - crown thin by 25%  
Agent: Mr A Scrase  
Holly Tree Surgeons Ltd Black Dog Cottage East Plawhatch  
Lane Sharpthorne RH19 4JG  
Applicant: Mr Mike Shipp  
Case Officer: Irene Fletcher  
Ward: Burgess Hill – Victoria  
App. Type: Tree Surgery

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