

MINUTES of the **PLANNING COMMITTEE**
held virtually
on **Monday 19 October 2020**

Present: Janice Henwood Chairman

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

Also Present: Peter Chapman
Robert Duggan
Anne Eves
Simon Hicks
Sylvia Neumann

* *Denotes non-attendance.*

(19.00)

223. **OPEN FORUM**

There were no members of the public present.

224. **APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Councillor Kathleen Willis and Councillor Sarah Lawrence.

225. **SUBSTITUTES**

Councillor Simon Hicks substituted for Councillor Max Nielsen.

226. **DECLARATIONS OF INTEREST**

Councillor Graham Allen advised that with regard to any comment(s) he may make on any planning application on tonight's agenda, he 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.

Councillor Andrew Barrett-Miles declared an interest in DM/20/3544 as it was his neighbour's application.

227. **CHAIRMAN'S ANNOUNCEMENTS**

At the last meeting it had been requested that the Committee discussed the Town and Country Planning Association document responding to the Planning for the Future consultation.

A question was raised on whether a further step should be taken on the Planning for the Future consultation, in addition to the response already submitted by the Town Council. There was a suggestion of the Town Council publishing a Press Release summarising the response, in order to communicate with the public locally and let them know that the Town Council were engaging with this. Councillor Robert Duggan had drafted a document and distributed this to the Councillors prior to the meeting. It was also suggested that the Town Council could contact the Town and Country Planning Association to support and endorse their response.

In response it was suggested that the Town Council could consider membership of the Town and Country Planning Association, in order to contribute to their future consultation responses. It was agreed that Steve Cridland, CEO of the Town Council, would be asked to investigate this, and that this would be an alternative to endorsing their document on the Planning for the Future consultation.

It was agreed to publish a Press Release summarising the Town Council's response to the Planning for the Future consultation, and that Town Council officers would be asked to produce this. Councillor Robert Duggan would work with the officers.

RESOLVED that:

1. Town Council officers would be asked to write a Press Release on the Town Council's response to the Planning for the Future consultation and send the draft to all Councillors.
2. Steve Cridland, CEO of the Town Council, would be asked to explore membership for the Town and Country Planning Association.

228. **MINUTES**

The Minutes of the meeting of the Planning Committee held on Monday 28 September 2020, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

229. **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 Tuesday 1 September 2020, were considered.

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

Notification had been received that the following appeal had been made to the Planning Inspectorate.

20/0423

Appeal by: B Williams

Location: Land West of 118 Junction Road, Burgess Hill, West Sussex

Proposed Development: Proposed 4 bed detached dwelling house with associated off road parking. Re-location of access to 118 Junction Road. (Revised plans received 17.03.2020. Description amended 19.03.2020).

Appeal Ref: AP/20/0046

RESOLVED that:

The Committee would await a copy of the Appeal Decision from Mid Sussex District Council.

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

Notification had been received from Eastbourne Borough Council inviting the Town Council to participate in the Lewes District Council – Land Availability Assessment (LAA) consultation, as set out in Agenda Item 9 dated 19 October 2020.

RESOLVED that:

At this stage the Committee had no comments to make.

232. Meeting terminated at 19.45 hours.

OBSERVATIONS

DM/20/3189

Location: 11 Titchfield Close Burgess Hill West Sussex RH15 0RX
Desc: T1 and T2 Oak Trees - Reduce back to previous cut points and reduce height and previously unreduced growth by up to 1m (Description amended 23.09.2020).
Applicant: Mr James Whatley
11 Titchfield Close Burgess Hill West Sussex RH15 0RX
Applicant: Mr James Whatley
Case Officer: Irene Fletcher
Ward: Burgess Hill - Franklands
App. Type: Tree Surgery

OBSERVATIONS: No objections

DM/20/3294

Location: 160 Royal George Road Burgess Hill West Sussex RH15 9SL
Desc: Proposed dropped kerb
Applicant: Mrs Janet Knottley
160 Royal George Road Burgess Hill West Sussex RH15 9SL
Applicant: Mrs Janet Knottley
Case Officer: Katherine Williams
Ward: Burgess Hill - Victoria
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/20/3348

Location: 9 Ferndale Road Burgess Hill West Sussex RH15 0HQ
Desc: Norway Spruce (T1) fell. Cyprus (T2) reduce height to 3m and trim back lower branches by 0.5m. Apple (T3) fell. Bay (T4) reduce height by ~2.5m and trim branches in line with rear path edge.
Applicant: Michael and Anne Collison
9 Ferndale Road Burgess Hill West Sussex RH15 0HQ
Applicant: Michael and Anne Collison
Case Officer: Sarah Nelson
Ward: Burgess Hill - Franklands
App. Type: Trees in a Conservation Area

OBSERVATIONS: No objections

DM/20/3461

Location: 24 Atlas Crescent Burgess Hill West Sussex RH15 0XS
Desc: Conversion of garage to office/garden room.
Agent: Mr Philip Wellstead
ThePlanningman.co.uk 1 Pine Villas Old Kiln Lane Brockham
Betchworth RH3 7LY
Applicant: Mr and Mrs Hardaway
Case Officer: Anna Tidey
Ward: Burgess Hill - St Andrew's
App. Type: Householder Application

OBSERVATIONS: The Committee regretted the loss of a garage. It would reduce car parking space on an already crowded estate.

DM/20/3465

Location: 1 Priory Road Burgess Hill West Sussex RH15 9HD
Desc: Removal of existing car port, proposed side and front single storey extension and extension of existing front driveway.
Agent: M Stuart Beckett
Beckett Architectural and Consultancy Services Ltd 53 Bramble
Gardens
Burgess Hill West Sussex RH15 8UQ
Applicant: P Brown
Case Officer: Anna Tidey
Ward: Burgess Hill - Meeds
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/20/3483

Location: 105 Manor Road Burgess Hill West Sussex RH15 0NG
Desc: Demolition of existing external brick outbuildings and erection of new single storey side/rear extension.
Agent: Mr Robert Thomas
61 Coulstock Road Burgess Hill RH15 9XZ
Applicant: Mr and Ms Byrne And Hurrell
Case Officer: Hamish Evans
Ward: Burgess Hill - St Andrew's
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/20/3491

Location: Oakmeeds Gospel Hall Station Road Burgess Hill West Sussex
Desc: T3, T4, T5 Oaks - fell to ground level.
Agent: Mr Tim Laddiman
Broad Oak Tree Consultants Ltd Laurel House Burwash Road
Broad Oak Heathfield East Sussex TN21 8SS
Applicant: Mr Simon Gould
Case Officer: Irene Fletcher
Ward: Burgess Hill - Meeds
App. Type: Tree Surgery

OBSERVATIONS: Objections - The trees should be preserved and the building should instead be underpinned. Removing the three trees could cause heave, which could lead to removal of the other trees in the future.

DM/20/3493

Location: 47 Coulstock Road Burgess Hill West Sussex RH15 9XH
Desc: Proposed summer house in the rear garden.
Applicant: Mrs Pauline Owen
47 Coulstock Road Burgess Hill West Sussex RH15 9XH
Applicant: Mrs Pauline Owen
Case Officer: Andrew Horrell
Ward: Burgess Hill - Dunstall
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

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

OBSERVATIONS: Recommend Approval

The loss of trees and undergrowth was regrettable, the Committee requested that the developer should commit to a replanting scheme.

DM/20/3472

Location: 7 Inholmes Park Road Burgess Hill West Sussex RH15 0JJ
Desc: Proposed rear upper ground floor metal balcony and spiral stair.
Agent: Mr Abe Mohsin
7 Hove Manor Parade Hove Street Hove BN3 2DF
Applicant: Mr and Mrs Lake
Case Officer: Hamish Evans
Ward: Burgess Hill - Franklands
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/20/3479

Location: 61 Coulstock Road Burgess Hill West Sussex RH15 9XZ
Desc: Oak tree - Reduce branches in garden of no. 61 Coulstock Road by 2m.
Applicant: Mr and Mrs Thomas
61 Coulstock Road Burgess Hill West Sussex RH15 9XZ
Case Officer: Irene Fletcher
Ward: Burgess Hill - Dunstall
App. Type: Tree Surgery

OBSERVATIONS: No objections

DM/20/3520

Location: Icon Live Ltd 4 York Road Burgess Hill West Sussex RH15 9TT
Desc: Proposed installation of 5 external air conditioning condensers on the existing plant gantry to the rear of the building.
Agent: Mr David Hollis
Oktra South Friary Court 13-21 High Street Guildford GU1 3DG
Applicant: Simon Vick
Case Officer: Rachel Richardson
Ward: Burgess Hill - Victoria
App. Type: Full Application

OBSERVATIONS: Recommend Approval

DM/20/3521

Location: Icon Live Ltd 4 York Road Burgess Hill West Sussex RH15 9TT
Desc: Proposed erection of 1 no. new external sign to the front of the building.
Agent: Mr David Hollis
Oktra South Friary Court 13-21 High Street Guildford GU1 3DG
Applicant: Simon Vick
Case Officer: Rachel Richardson
Ward: Burgess Hill - Victoria
App. Type: Advertisement Application

OBSERVATIONS: No Comment – the application was missing a diagram.

DM/20/3544

Location: Birchwood, Birchwood Grove Road, Burgess Hill West Sussex RH15 0DL
Desc: Poplar tree (T4) - Fell. Ash tree - fell and grind out roots.
Agent: Andrew McDonald
MAC Tree Surgery Backlands Farm London Road Hickstead West Sussex RH17 5LZ
Applicant: Mr Geoffrey Daw
Case Officer: Sarah Nelson
Ward: Burgess Hill - Franklands
App. Type: Trees in a Conservation Area

OBSERVATIONS: No objections

Councillor Andrew Barrett-Miles declared an interest in DM/20/3544 as it was his neighbour's application.

DM/20/3556

Location: 57 Leylands Road Burgess Hill West Sussex RH15 8AF
Desc: Single storey rear extension.
Agent: Mr John Sergi
Sussex Architectural Services Wickets View Cuckfield Lane Warninglid Haywards Heath RH17 5UB
Applicant: Mr and Mrs Botting
Case Officer: Katherine Williams
Ward: Burgess Hill - Leylands
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/20/3580

Location: 32 Potters Lane Burgess Hill West Sussex RH15 9JS
Desc: Proposed single storey rear extension to replace the existing conservatory. 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 Russell Wooden
Eleven Folders Close Burgess Hill RH15 0TA
Applicant: Ms Natalie Wise
Case Officer: Anna Tidey
Ward: Burgess Hill - Meeds
App. Type: Lawful Development Certificate –Proposed

OBSERVATIONS: The legal situation was noted.

DM/20/3584

Location: Fairways 81 Folders Lane Burgess Hill West Sussex RH15 0DX
Desc: Two storey side extension and loft conversion with dormers.
Agent: Mrs Jenny Minett
Belmont Designs Practice Ltd 37 Ashenground Road Haywards Heath West Sussex RH16 4PS
Applicant: Mr Ben Cobb
Case Officer: Joanne Fisher
Ward: Burgess Hill - Franklands
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/20/3529

Location: 36 Park Road Burgess Hill West Sussex RH15 8ET
Desc: Chestnut Tree at front to be crown lifted by 1-2 metres. Conifer tree at rear overall partial reduction by 1 metre.
Applicant: Mrs Norma Phelan
36 Park Road Burgess Hill West Sussex RH15 8ET
Case Officer: Sarah Nelson
Ward: Burgess Hill - Meeds
App. Type: Trees in a Conservation Area

OBSERVATIONS: No objections

DM/20/3595

Location: 6 The Jays Burgess Hill West Sussex RH15 8JZ
Desc: Proposed first floor, rear and part side, extension
Agent: Mr Neil Millbank
Architectare Ltd Homested Meadow Wellingham Lane Ringmer
Lewes BN8 5SN
Applicant: Mr And Mrs K Virgo
Case Officer: Rachel Richardson
Ward: Burgess Hill – Dunstall
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/20/3598

Location: 229 Chanctonbury Road Burgess Hill West Sussex RH15 9HG
Desc: Proposed Rear Orangery.
Agent: Mr Frank Cook
South Downs Conservatories Gemini House 136-140 Old
Shoreham Road Brighton BN3 7BD
Applicant: Mr Reed and Mrs Finney
Case Officer: Katherine Williams
Ward: Burgess Hill - Meeds
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/20/3608

Location: Land Rear Of 88 Folders Lane And Land South Of Folders Lane
Burgess Hill West Sussex RH15 0DX
Desc: Modification of planning obligation. To amend the definition of
Protected Occupier and amend the MIP Clause.
Agent: Miss Ella Jones Capsticks Solicitors 1 St Georges Road
Wimbledon London Sw19 4DR
Applicant: Raven Housing Trust
Case Officer: Caroline Grist
Ward: Burgess Hill - Franklands
App. Type: Mod. / Discharge of Planning Obligation

OBSERVATIONS: Due to scarcity of information the Committee could not give a considered response. The Committee were concerned that this may affect occupiers of social or shared ownership housing tenancy arrangements.

DM/20/3619

Location: Victoria House 66 Victoria Road Burgess Hill West Sussex RH15 9LH
Desc: Prior approval of a change of use of an office (Use Class B1a) to form 4 x 1 bedroom residential units (Use Class C3).
Agent: Mr Huw James
ECE Planning Brooklyn Chambers 11 Goring Road Worthing BN12 4AP
Applicant: Tower Pension Trustees
Case Officer: Anna Tidey
Ward: Burgess Hill - Victoria
App. Type: Prior Notification - Offices to dwelling

OBSERVATIONS: The Committee were concerned that the apartments should meet the room space standard requirements, as the measurements were not listed.

DM/20/3638

Location: 20 Park Road Burgess Hill West Sussex RH15 8ET
Desc: T1 - Lawson Cyprus - fell and grub-up roots.
Applicant: Laurence Perry
20 Park Road Burgess Hill West Sussex RH15 8ET
Case Officer: Sarah Nelson
Ward: Burgess Hill - Meeds
App. Type: Trees in a Conservation Area

OBSERVATIONS: No objections

DM/20/3687

Location: 10 Keymer Gardens Burgess Hill West Sussex RH15 0AF
Desc: Oak Tree - Crown lift by 1m
Applicant: Peter Barnes
10 Keymer Gardens Burgess Hill West Sussex RH15 0AF
Case Officer: Irene Fletcher
Ward: Burgess Hill - Franklands
App. Type: Tree Surgery

OBSERVATIONS: No objections
