

MINUTES of the **PLANNING COMMITTEE**
held virtually
on **Monday 30 November 2020**

Present: Janice Henwood Chairman

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

Also Present:

Matthew Cornish
Anne Eves
Lee Gibbs
Sylvia Neumann

* *Denotes non-attendance.*

(19.00)

242. OPEN FORUM

There were no members of the public present.

243. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillor Andrew Barrett-Miles and Councillor Kathleen Willis.

244. SUBSTITUTES

Councillor Anne Eves substituted for Councillor Max Nielsen.

245. DECLARATIONS OF INTEREST

Councillors Graham Allen and Anne Eves 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.

Councillor Janice Henwood declared an interest in DM/20/1038 as she knew the applicant.

Councillor Matthew Cornish declared an interest in DM//20/3764 as the applicant was his neighbour.

Councillor Tofajul Hussain declared an interest in DM/20/420097 as he knew the applicant.

246. ELECTION OF VICE-CHAIRMAN OF THE PLANNING COMMITTEE

Following the resignation of Councillor Sarah Lawrence a new Vice Chairman was to be elected.

Councillor Janice Henwood proposed Councillor Peter Chapman as the Vice-Chairman, this was voted on and agreed.

RESOLVED that:

Councillor Peter Chapman was elected as the Vice-Chairman.

247. CHAIRMAN'S ANNOUNCEMENTS

There were none.

248. MINUTES

The Minutes of the meeting of the Planning Committee held on Monday 9 November 2020, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

249. 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 9 November 2020, were considered.

**250. LICENCE APPLICATION - LI/20/1242 ATC ENTERPRISES LTD
CAMPUS AND CO, 63 VICTORIA ROAD, BURGESS HILL, RH15 9LN**

Notification had been received from Mid Sussex District Council on 9 November 2020 of an application for a new premises licence.

RESOLVED that:

The Committee noted the application.

251. LICENCE APPLICATION - LI/20/1268 BETTER CATERING LTD UNIT 5 VICTORIA BUSINESS CENTRE, 43 VICTORIA ROAD, BURGESS HILL, RH15 9LR

Notification had been received from Mid Sussex District Council on 12 November 2020 of an application for a new premises licence.

RESOLVED that:

The Committee noted the application.

252. MEMBERSHIP OF THE TOWN AND COUNTRY PLANNING ASSOCIATION

At the Planning Committee Meeting on 19 October 2020 it was resolved that Steve Cridland, CEO of the Town Council, would investigate membership of the Town and Country Planning Association (TCPA) (Minute 227 refers). A report was provided outlining the objectives of the TCPA and the costs of membership as set out in Agenda Item 11 dated 30 November 2020.

RESOLVED that:

The Planning Committee supported joining the TCPA and this would be decided at the next Council Meeting on 25 January 2021.

253. Meeting terminated at 19.57 hours.

OBSERVATIONS

DM/20/3941

Location: The Cider House 4 Thornhurst Burgess Hill West Sussex RH15 0BF
Desc: Single storey rear extension.
Agent: Mr Stuart Beckett
Beckett Architectural & Consultancy Services Ltd 53 Bramble Gardens Burgess Hill West Sussex RH15 8UQ
Applicant: Mr and Mrs Bone
Case Officer: Hamish Evans
Ward: Burgess Hill - Franklands
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/20/3994

Location: Kedra Birchwood Grove Road Burgess Hill West Sussex RH15 0DN
Desc: Hawthorn, Fir and Holly tree - reduce by 1.83 to 2.44 metres. Yew-fell.
Applicant: Mr Jack Bennett
Kedra Birchwood Grove Road Burgess Hill West Sussex RH15 0DN
Case Officer: Andrew Watt
Ward: Burgess Hill - Franklands
App. Type: Trees in a Conservation Area

OBSERVATIONS: No Objections

DM/20/4034

Location: 10 Sheddingdean Close Burgess Hill West Sussex RH15 8JQ
Desc: T1 - Oak. Reduce crown by 2.5 metres on northeast aspect. Reduce crown by up to 2 metres on easterly aspect. Reduce upper crown by 4 metres on southerly aspect to balance. Thin crown by 20%. Remove dead diseased wood.
Agent: Connick Tree Care
New Pond Farm Woodhatch Road Reigate Surrey RH2 7QH
Applicant: Alex Wares
Case Officer: Sarah Nelson
Ward: Burgess Hill - Leylands
App. Type: Tree Surgery

OBSERVATIONS: No Objections

DM/20/4037

Location: 1 Downs Road Burgess Hill West Sussex RH15 8PA
Desc: Front porch extension.
Agent: Martin Landivar
Landivar Architects Limited The Workshop, Unit 3, 29-42 Windsor Street Brighton BN1 1RJ
Applicant: Liam Copsey
Case Officer: Deborah Lynn
Ward: Burgess Hill - Victoria
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/20/0886

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 (amended plans received, changes to layout, elevations and reduction in numbers to 238 houses).
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 wish the developer to adhere to District Plan Policy DP7, particularly incorporating onsite community energy systems and road accessibility.

Due to recent flooding issues, the Town Council would appreciate officers looking closely at the drainage proposals.

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/20/1544

Location: 2 Newport Road Burgess Hill West Sussex RH15 8QG
Desc: Change of use from A1(Shop) to C3(1 Bedroom flat). Change to front exterior of property with replacement of side garage doors with double gates, and changes to brick render and fascia. New boundary wall replacing existing timber fencing. New uPVC windows to the first and ground floor, with the existing shop window

replaced to provide ventilation and fire escape (Amended plan received on 17 September 2020 and updated marketing letter received on 28 October 2020)

Agent: Stickland
Stickland Wright Ltd. 4 Gloucester Passage Brighton BN1 4AS
Applicant: Fly High Investments Ltd.
Case Officer: Andrew Watt
Ward: Burgess Hill - Victoria
App. Type: Change of Use Application

OBSERVATIONS: No comment

DM/20/3675

Location: The Annexe 31 Park Road Burgess Hill West Sussex RH15 8EU
Desc: Demolition of existing Annex and construction of a two storey, three bedroom residential dwelling with a new access to the main house
Agent: Mr Richard Goman
Scandia-Hus Limited Unit 12 Oakleigh House Scandia-Hus Business Park
Felcourt Road East Grinstead RH19 2LP
Applicant: Mr and Mrs Setters
Case Officer: Joanne Fisher
Ward: Burgess Hill - Meeds
App. Type: Full Application

OBSERVATIONS: Recommend Approval

The Committee support the use of alternative energy sources.

DM/20/4038

Location: The Lees Keymer Road Burgess Hill West Sussex RH15 0BA
Desc: Erection of detached double garage.
Applicant: Mike Davey
The Lees Keymer Road Burgess Hill West Sussex RH15 0BA
Case Officer: Rachel Richardson
Ward: Burgess Hill - Franklands
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/20/4118

Location: 2 Amaryllis Road Burgess Hill West Sussex RH15 0UQ
Desc: Removal of existing trussed roof over garage and replacing with new increasing the ridge height to form office.
Agent: Daryl Gowlett
Clive Voller Associates 2 Woolven Close Burgess Hill West Sussex RH15 9RR
Applicant: Mr D Coote
Case Officer: Katherine Williams
Ward: Burgess Hill - St Andrew's
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/20/4150

Location: 2 Farnlea Burgess Hill West Sussex RH15 0BD
Desc: Proposed single storey side extension and pitched roof over existing 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 PA Gosling
78 Potters Lane Burgess Hill RH15 9JS
Applicant: Mr S Allen
Case Officer: Anna Tidey
Ward: Burgess Hill - St Andrew's
App. Type: Lawful Development Certificate –Proposed

OBSERVATIONS: The legal situation was noted.

DM/20/3621

Location: 96 Folders Lane Burgess Hill West Sussex RH15 0DX
Desc: Detached double garage to front, garage conversion, replace doors for windows, a front porch extension and bi-fold doors to the side elevation.
Agent: Christopher Jones Projects
182 Leylands Road Burgess Hill West Sussex RH15 8HS
Applicant: Nick and Juliet Johnson
Case Officer: Andrew Watt
Ward: Burgess Hill - Franklands
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/20/3764

Location: 9 Leylands Road Burgess Hill West Sussex RH15 0QF
Desc: Part retrospective application for double side and double rear extensions, and part conversion, to create 3 additional flats
Agent: Kevin Ram
London Consultants Ltd 65 Crownhill Road Woodford IG8 8JF
Applicant: LSG Capital Projects Limited
Case Officer: Katherine Williams
Ward: Burgess Hill - St Andrews
App. Type: Full Application

OBSERVATIONS: Recommend Refusal

The Committee regretted that this was a retrospective Planning Application. It was an overdevelopment of the site, had inadequate accessibility from a narrow residential road, and insufficient car parking. The application would lead to a loss of amenities for the local residents as there was a loss of an on-road car parking space, and this was already a crowded road with traffic and on-road parking.

DM/20/4054

Location: 73 Oak Hall Park Burgess Hill West Sussex RH15 0DA
Desc: Demolish garage and erect a two storey side extension and single storey rear extension.
Agent: Mr Tony Rogers
Tony Rogers Building Consultants 40 Dawn Crescent Upper Beeding BN44 3WH
Applicant: Mr P Taylor
Case Officer: Andrew Watt
Ward: Burgess Hill - Franklands
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

The Committee regretted the loss of a double garage.

DM/20/4096

Location: Fairfield Recreation Ground Fairfield Road Burgess Hill West Sussex
Desc: Construction of petanque rink and two benches.
Applicant: Mr Steven Cridland
Burgess Hill Town Council 96 Church Walk Burgess Hill West Sussex RH15 9AS
Case Officer: Joanne Fisher
Ward: Burgess Hill - Victoria
App. Type: Full Application

OBSERVATIONS: Recommend Approval

DM/20/4151

Location: 10 The Gattons Burgess Hill West Sussex RH15 9SW
Desc: Proposed loft conversion including new 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 Robert Thomas
RT Architectural Services 61 Coulstock Road Burgess Hill
Applicant: Mr And Mrs Knowles
Case Officer: Andrew Horrell
Ward: Burgess Hill - Victoria
App. Type: Lawful Development Certificate –Proposed

OBSERVATIONS: The legal situation was noted.

DM/20/4160

Location: 25 Church Road Burgess Hill West Sussex RH15 9AP
Desc: Prior approval for the construction of 1 additional storey to create 4 new dwelling units (2 x 1 bedroom flats and 2 x Studio flats)
Agent: Clive Hawkins
Clive Hawkins Architects 114 Mackie Avenue Brighton BN1 8RD
Applicant: FCHI
Case Officer: Joseph Swift
Ward: Burgess Hill - Meeds
App. Type: Prior. Not. dwelling on terrace Class AB

OBSERVATIONS: Recommend Refusal

The application contravened District Plan Policy DP26, specifically the point ‘protects values townscapes...is of high-quality design’. It contravened the Supplementary Planning Document Mid Sussex Design Guide policies DG11 – ‘reflects the scale of adjacent areas ... to deliver a coherent and consistent urban fabric’, DG 32 ‘any development that promotes a scale, height and massing that is greater than the existing context must demonstrate that it does not adversely impact on views of the wider townscape’ and DG39 Deliver Appropriately Scaled Buildings - ... ‘should relate to their context’.

It was not compatible with the street scene and would dwarf the surrounding buildings.

DM/20/4200

Location: Zaitoon Food Ltd 97 Church Walk Burgess Hill West Sussex RH15 9BQ
Desc: Consent to illuminate current fascia signage

Applicant: Mr Abdul Mustakim
Zaitoon Food Ltd 97 Church Walk Burgess Hill West Sussex RH15
9BQ
Case Officer: Andrew Horrell
Ward: Burgess Hill - Meeds
App. Type: Advertisement Application

OBSERVATIONS: Recommend Approval

DM/20/4254

Location: Woodlands Adj To Maltings Park Development Burgess Hill West
Sussex RH15 9DW
Desc: T219, T216, G221, T223-T226, T229 Ash - Fell to ground due to
Ash die back. T230 Oak - Fell to ground level - due to decay at
base.
Agent: Jeremy Pittman
Top Notch Tree Care Ltd 142 Brighton Road Purley CR8 4HA
Applicant: Bethel
Case Officer: Sarah Nelson
Ward: Burgess Hill - Victoria
App. Type: Tree Surgery

OBSERVATIONS:

The Committee regretted the loss of so many trees.
