

**MINUTES** of the **PLANNING COMMITTEE**  
held virtually  
on **Monday 15 March 2021**

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**Present:**

Janice Henwood (Chairman)  
Peter Chapman (Vice Chairman)

Graham Allen  
Andrew Barrett-Miles  
Matthew Cornish  
Tofojjul Hussain  
Max Nielsen

**Also Present:**

Robert Duggan  
Sylvia Neumann

\* *Denotes non-attendance.*

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(19.00)

**292. OPEN FORUM**

Four members of the public were present and addressed the Committee regarding DM/21/0555. They had submitted written statements to the Committee in advance of the meeting, attached as Appendices 1, 2, 3 and 4.

As the Committee had read the written statements, the members of the public were asked to address the Committee if they had any additional information to raise.

One of the members of the public raised the design of the proposed building, stating that it was designed to sit comfortably in the street scene between the two existing houses, and using references from other nearby houses. The roof sloped away from the boundaries, which meant that the roof line was broken up.

The Committee asked about the car parking provision, and it was responded that Highways had approved this aspect. There would be three parking spaces.

It was asked how the new design was smaller than the previous application, as it did not appear smaller from the plans provided. It was answered that the roof pitch had come down, and the width of the building had been reduced. Internally it had been reduced from four bedrooms to 3, and the garage space had been made bigger, decreasing the living space on the ground floor.

The application would be further discussed during Agenda Item 7.

**293. APOLOGIES FOR ABSENCE**

There were none.

**294. SUBSTITUTES**

There were none.

**295. DECLARATIONS OF INTEREST**

Councillor Graham Allen 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.

**296. CHAIRMAN'S ANNOUNCEMENTS**

There were none.

**297. MINUTES**

The Minutes of the meeting of the Planning Committee held on 22 February 2021, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

**298. 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 22 February 2021, were considered.

Councillor Andrew Barrett-Miles left the meeting near the end of this item.

**299. Meeting terminated at 20.00 hours.**

## OBSERVATIONS

**Parish: Burgess Hill**

**Ward: Burgess Hill - Franklands**

DM/21/0555

Location: Walstead House Birchwood Grove Road Burgess Hill West  
Sussex  
Desc: Detached dwelling with associated access and gardens.  
Agent: Mrs Julia Exley  
Elizabeth Lawrence Ltd Woodend, Water Lane Storrington RH20  
3LY  
Applicant: Mrs Julia Pyper  
Haresworth House West Chilton Road Storrington RH20 4BP  
Case Officer: Rachel Richardson  
App. Type: Full Application

### **OBSERVATIONS: Recommend Refusal**

It was overdevelopment for the size of the plot. The Committee expressed concern over the access onto Birchwood Grove Road, which was directly opposite the access for the two schools. If the application were to be approved, the Committee would wish to see root protection for the Chestnut tree, and for the building to have sufficient foundations to prevent against future damage from the tree roots. The plans were missing measurements.

**Parish: Burgess Hill**

**Ward: Burgess Hill - Dunstall**

DM/21/0424

Location: 8 Baylis Crescent Burgess Hill West Sussex RH15 8UP  
Desc: Garage conversion, replace garage doors with windows and new door to side elevation.  
Applicant: Mr Tim Bourne  
8 Baylis Crescent Burgess Hill West Sussex RH15 8UP  
Case Officer: Hamish Evans  
App. Type: Householder Application

### **OBSERVATIONS: Recommend Approval.**

The Committee regretted the loss of a garage.

**Parish: Burgess Hill**

**Ward: Burgess Hill - Meeds**

DM/21/0440

Location: Part Of Site Known As 176 London Road Burgess Hill West  
Sussex  
Desc: Change of use of the property formerly Dinnages Ford Car Sales showroom, associated offices and workshop to Veterinary Practice.  
Applicant: Sarah Solomon  
Heath Veterinary Clinic Ltd 321 Junction Road Burgess Hill RH15  
0PY  
Case Officer: Rachel Richardson  
App. Type: Full Application

### **OBSERVATIONS: Recommend Approval**

**Parish: Burgess Hill**

**Ward: Burgess Hill - Franklands**

DM/21/0454

Location: Tanglin 30 Folders Lane Burgess Hill West Sussex  
Desc: Erection of 4 bedroom dwelling and double garage to the rear of 30 Folders Lane.  
Agent: Mr Daryl Gowlett  
Clive Voller Associates 2 Woolven Close Burgess Hill West Sussex RH15 9RR  
Applicant: Mr and Mrs K Dennis  
Tanglin 30 Folders Lane Burgess Hill West Sussex RH15 0DR  
Case Officer: Joseph Swift  
App. Type: Full Application

**OBSERVATIONS: Recommend Refusal**

This was a back garden development which contravened Neighbourhood Plan policy H2. The access adjacent to the neighbouring property was unneighbourly and could cause noise issues.

**Parish: Burgess Hill**

**Ward: Burgess Hill - Victoria**

DM/21/0482

Location: Site Of 66A Victoria Road Burgess Hill West Sussex  
Desc: Changes made to proposed window. Proposed Floor and Elevation Plans relating to Planning Application DM/18/1435 (numbered 2.03 G 10.08.2018 and 2.04 E 30.07.2018) are to be replaced by new plans submitted for this application (numbered 605PL202 and 605PL120)  
Agent: Daren Drage  
Exedra Architects Rest Harrow Halliford Road Shepperton TW17 8RU  
Applicant: Mr Craig Herbert  
Armata Homes Ltd 2 Longridge View Coulsden  
Case Officer: Stuart Malcolm  
App. Type: Removal/Variation of Condition

**OBSERVATIONS: Recommend Refusal**

The application contravened Neighbourhood Plan Core Objective 1, and District Plan Policy DP26 due to the windows overlooking the neighbouring business.

**Parish: Burgess Hill**

**Ward: Burgess Hill - Meeds**

DM/21/0497

Location: 13 Firtoft Close Burgess Hill West Sussex RH15 8EE  
Desc: Ground floor pitched roof rear extension.  
Agent: Mr James Smith  
Just Plans Ltd 107 Willow Way Hurstpierpoint BN6 9TQ  
Applicant: Laura Bibby  
13 Firtoft Close Burgess Hill West Sussex RH15 8EE  
Case Officer: Caroline Grist  
App. Type: Householder Application

**OBSERVATIONS: Recommend Approval**

**Parish: Burgess Hill**

**Ward: Burgess Hill - St Andrew's**

DM/21/0505

Location: 64 Janes Lane Burgess Hill West Sussex RH15 0QR  
Desc: Retrospective planning application to remove the existing sun room and erect single storey extensions to the rear and side of the property and make alterations to the front porch enclosure  
Agent: Mr Tim Evans  
T J Evans Ltd Holly's Choice Spithurst Road Barcombe BN8 5EF  
Applicant: Mr M Carr  
64 Janes Lane Burgess Hill West Sussex RH15 0QR  
Case Officer: Hamish Evans  
App. Type: Householder Application

**OBSERVATIONS: Recommend Approval**

The Committee regretted that this was a retrospective application.

**Parish: Burgess Hill**

**Ward: Burgess Hill - Meeds**

DM/21/0534

Location: 4 Holmesdale Road Burgess Hill West Sussex RH15 9JR  
Desc: New front porch extension.  
Agent: Mr Christopher Jones  
Christopher Jones Projects Chapel Cottage 182 Leylands Road Burgess Hill West Sussex RH15 8HS  
Applicant: Mr Phil Stempt  
4 Holmesdale Road Burgess Hill West Sussex RH15 9JR  
Case Officer: Hamish Evans  
App. Type: Householder Application

**OBSERVATIONS: Recommend Approval**

**Parish: Burgess Hill**

**Ward: Burgess Hill - Franklands**

DM/21/0537

Location: 48 Pinehurst Burgess Hill West Sussex RH15 0DQ  
Desc: Ash to be repollard to level agreed previously under 12/03291/Tree in 2012. Oak tree to be reduced to height previously agreed under 12/03291/TREE in 2012.  
Applicant: Susan Greenhalgh  
48 Pinehurst Burgess Hill West Sussex RH15 0DQ  
Case Officer: Irene Fletcher  
App. Type: Tree Surgery

**OBSERVATIONS: No Objections**

**Parish: Burgess Hill**

**Ward: Burgess Hill - Victoria**

DM/20/4683

Location: 16 Victoria Way Burgess Hill West Sussex RH15 9NF  
Desc: (Amended Plans 16.02.2021) 11 new self-storage units located on the West side of the existing building.

Agent: Mr Danny Simmonds  
RPS Planning And Development 20 Farrington Street London  
EC4A 4AB  
Applicant: Delve Services Limited  
37 Duke Street London  
Case Officer: Katherine Williams  
App. Type: Full Application

**OBSERVATIONS: Recommend Approval**

**Parish: Burgess Hill**

**Ward: Burgess Hill - Franklands**

DM/21/0539

Location: Birch Manor 4 Oak Grange Burgess Hill West Sussex  
Desc: Proposed single storey side extension.  
Agent: Mr Christopher Jones  
Jones Projects Architectural Chapel Cottage 182 Leylands Road  
Burgess Hill  
RH15 8HS  
Applicant: Mr and Mrs S Cordery  
Lake Edge 4 Oak Grange Burgess Hill West Sussex RH15 0XD  
Case Officer: Jacob Lane  
App. Type: Householder Application

**OBSERVATIONS: Recommend Approval**

**Parish: Burgess Hill**

**Ward: Burgess Hill - Leylands**

DM/21/0595

Location: 14 Coopers Close Burgess Hill West Sussex RH15 8AN  
Desc: Single storey side extension, new porch, solid roof to existing  
conservatory.  
Agent: Mrs Kelly McNally  
KM Architecture 46 Valebridge Drive Valebridge Drive Burgess Hill  
West Sussex RH15 0RW  
Applicant: Natasha Penney  
14 Coopers Close Burgess Hill West Sussex RH15 8AN  
Case Officer: Katherine Williams  
App. Type: Householder Application

**OBSERVATIONS: Recommend Approval**

**Parish: Burgess Hill**

**Ward: Burgess Hill - Franklands**

DM/21/0750

Location: 8 Folders Gardens Burgess Hill West Sussex RH15 0FY  
Desc: T1 - Oak, reduce and re-shape by 2-3 meters. Crown lift to  
3.5 meters  
Agent: Mrs Madeline Taig  
Connick Tree Care New Pond Farm Depot Connick Tree C  
Woodhatch Road Reigate RH2 7QH  
Applicant: Mrs Cusack

8 Folders Gardens Burgess Hill West Sussex RH15 0FY  
Case Irene Fletcher  
Officer:  
App. Type: Tree Surgery

**OBSERVATIONS: No Objections**

**Parish: Burgess Hill**

**Ward: Burgess Hill - Leylands**

DM/21/0113

Location: 7 Petworth Drive Burgess Hill West Sussex RH15 8JT  
Desc: Demolish greenhouse and detached garage. Construction of single storey side and rear extension to form ancillary accommodation to main dwelling. (Revised description agreed 25.01.2021) (Revised plans received 04.03.2021)  
Agent: Mr Chris Upton  
Upton Designs Consultancy Ltd 8 Gladstone Road Burgess Hill RH15 0QQ  
Applicant: Mrs D Scott  
7 Petworth Drive Burgess Hill West Sussex RH15 8JT  
Case Officer: Caroline Grist  
App. Type: Householder Application

**OBSERVATIONS:**

The Committee noted concerns over the loss of garden, which contravened MSDC Design Guide Policy DG49.

**Parish: Burgess Hill**

**Ward: Burgess Hill - Victoria**

DM/21/0669

Location: Hammonds Lea London Road Burgess Hill West Sussex  
Desc: Erection of orangery to rear elevation of existing detached dwelling.  
Applicant: Mr Nick Newman  
Hammonds Lea London Road Burgess Hill West Sussex RH15 9QJ  
Case Officer: Andrew Horrell  
App. Type: Householder Application

**OBSERVATIONS: Recommend Approval**

**Parish: Burgess Hill**

**Ward: Burgess Hill - Meeds**

DM/21/0670

Location: The RHU Hairdressing 115 Lower Church Road Burgess Hill West Sussex  
Desc: External alterations including: blocking up of 2 windows to the east elevation. Installation of rooflights to existing flat roof. Provision of PV panels to the existing flat roof. Provision of refuse and recycling bins within timber enclosures. Resurfacing of the existing parking area. Extension between the rear roof dormers and replacement cladding to the dormers. Removal of existing air conditioning units and provision of new air conditioning condensing units behind fencing. New shop front and landscaping to provide wheelchair access.

Agent: Mr Giles Ings  
ABIR Architects Ltd 1 Beta House St Johns Road Hove East  
Sussex BN3 2FX  
Applicant: Mr Peter Godden  
P And S Property Ltd 29 Bramble Gardens Burgess Hill West  
Sussex RH15 8UQ  
Case Officer: Joanne Fisher  
App. Type: Full Application

**OBSERVATIONS: Recommend Approval**

The Committee complimented the use of PV panels.

**Parish: Burgess Hill**

**Ward: Burgess Hill - Victoria**

DM/21/0688

Location: Forman Recruitment Ltd Americas House 273 London Road  
Burgess Hill  
Desc: Prior approval of a change of use of an office (old Use Class B1a,  
now Use Class E) to form 6no studio flats. (Use Class C3).  
Agent: Clive Hawkins  
Clive Hawkins Architects Ltd 114 Mackie Avenue Brighton BN1  
8RD  
Applicant: Aysha Bhimji  
FCHI C/O PO Box 3061 North Road Brighton BN1 6SE  
Case Officer: Deborah Lynn  
App. Type: Prior Notification - Offices to dwelling

**OBSERVATIONS: Noted**

**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 follows:*

Contribution towards a Traffic Regulation Order banning lorries from Victoria Avenue

**Parish: Burgess Hill**

**Ward: Burgess Hill - Victoria**

DM/21/0705

Location: 3 Royal George Road Burgess Hill West Sussex RH15 9SB  
Desc: T1 - White Mulberry remove, T2 - Fruit Tree remove, T3 - Butterfly  
Bush remove, T4 - Elder remove, T5 - Serviceberry remove, T6 Old  
Mans Beard remove, T7 - Poplar remove, T8 - Aspen remove, T9  
and T10 Ash - remove, T12 Butterfly Bush remove, T13 - Hazel  
tree remove  
Applicant: Miss Amy Cowdry-Byrne  
3 Royal George Road Burgess Hill West Sussex RH15 9SB  
Case Officer: Sarah Nelson  
App. Type: Trees in a Conservation Area

**OBSERVATIONS: No Objections**



**Parish: Burgess Hill**

**Ward: Burgess Hill - Victoria**

DM/21/0739

Location: 13A Beaconsfield Close Burgess Hill West Sussex RH15 9AT  
Desc: Demolition of existing warehouse and creation of two new 3 bed detached chalet style houses with relayed external landscape, bins and cycle stores.  
Agent: Mr Andrew Macswayed  
Eurohaus Germany Ltd 196 High Road Wood Green London N22 8HH  
Applicant: Mr A Sideek  
PICS Investments 24 The Close Mitcham Surrey CR4 1LS  
Case Officer: Joanne Fisher  
App. Type: Full Application

**OBSERVATIONS: Recommend Refusal**

The application had insufficient car parking, and did not meet the car parking standards of WSCC or the Neighbourhood Plan. The Committee had additional concerns over the access.

**Parish: Burgess Hill**

**Ward: Burgess Hill - Victoria**

DM/21/0763

Location: 10 Edwin Street Burgess Hill West Sussex RH15 9HU  
Desc: T2 Oak of MWA Arboricultural Report - Remove  
Agent: Vicki Harrison  
MWA Arboriculture Ltd Bloxham Mill Business Centre Barford Road Bloxham Banbury OX15 4FF  
Applicant: Mrs Field  
Crawford And Company Cartwright House Nottingham  
Case Officer: Irene Fletcher  
App. Type: Tree Surgery

**OBSERVATIONS: Objections**

The Committee would wish the applicant to save the tree, and instead of felling recommended a root barrier treatment to protect the conservatory. The tree provided a screen to the neighbouring industrial estate, and was an amenity.

**Parish: Burgess Hill**

**Ward: Burgess Hill - Dunstall**

DM/21/0767

Location: 2 The Saffrons Burgess Hill West Sussex RH15 8TB  
Desc: Cherry Blossom, reduce crown by 3 meters. Remove 1 x damaged branch  
Applicant: Mrs Deborah Robotham  
2 The Saffrons Burgess Hill West Sussex RH15 8TB  
Case Officer: Irene Fletcher  
App. Type: Tree Surgery

**OBSERVATIONS: No Objections**

**Parish: Burgess Hill**

**Ward: Burgess Hill - Franklands**

DM/21/0776

Location: The Bluebells Birchwood Grove Road Burgess Hill West Sussex

Desc: Fir Trees x2 - reduce, taking 1-1.5 metres off the crown and approximately 1 metre off the circumference.  
Applicant: Mr Paul Kempson  
The Bluebells Birchwood Grove Road Burgess Hill West Sussex  
RH15 0DN  
Case Officer: Sarah Nelson  
App. Type: Trees in a Conservation Area

**OBSERVATIONS: No Objections**

**Parish: Burgess Hill**

**Ward: Burgess Hill - Dunstall**

DM/21/0816

Location: 23 Foxglove Close Burgess Hill West Sussex RH15 8UY  
Desc: T1 - Oak, thin crown by 15%, reduce height and spread by 1-2 meters  
Agent: Claire Kettle  
Bartlett Tree Experts Writtle Park Farm Writtle Park Drive Highwood  
Chelmsford CM1 3QF  
Applicant: CLARK  
23 Foxglove Close Burgess Hill West Sussex RH15 8UY  
Case Officer: Irene Fletcher  
App. Type: Tree Surgery

**OBSERVATIONS: No Objections**

**Parish: Burgess Hill**

**Ward: Burgess Hill - Victoria**

DM/21/0827

Location: 7 Hammonds Gardens Burgess Hill West Sussex RH15 9QN  
Desc: Oak(T3) - Remove fallen tree  
Agent: Mr Simon Greener  
Environmental Services Unit 4 Linnet Court Hawfinch Drive  
Cawledge Business Park Alnwick NE66 2GD  
Applicant: Mr Graham Tavener  
7 Hammonds Gardens Burgess Hill West Sussex RH15 9QN  
Case Officer: Irene Fletcher  
App. Type: Tree Surgery

**OBSERVATIONS: No Objections**

**Parish: Burgess Hill**

**Ward: Burgess Hill - Victoria**

DM/21/0831

Location: Site Of Former KDG Victoria Road Burgess Hill West Sussex  
Desc: Variation of conditions 1,11,21,23 and 24 relating to reference  
DM/19/0188.  
Agent: Mr Rob Huntley  
RHPC 2 Fielding Gardens Crowthorne Berks RG45 7QW  
Applicant: Mr James Belbin  
Hargreaves Developments Ltd Rustington House Worthing Road  
Rustington West Sussex BN16 3PS  
Case Officer: Steven King

App. Type: Removal/Variation of Condition

**OBSERVATIONS: Recommend Approval**