

MINUTES of the **PLANNING COMMITTEE**
held virtually
on **Tuesday 1 September 2020**

Present: Janice Henwood Chairman
Sarah Lawrence* Vice Chairman

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

Also Present:

Peter Chapman
Robert Duggan
Robert Eggleston
Anne Eves
Lee Gibbs
Sylvia Neumann

* *Denotes non-attendance.*

(19.00)

204. OPEN FORUM

There were no members of the public present.

205. APOLOGIES FOR ABSENCE

An apology for absence had been received from Councillor Sarah Lawrence.

Councillor Graham Allen was acting Vice Chair for this meeting.

206. SUBSTITUTES

Councillor Robert Eggleston substituted for Councillor Sarah Lawrence.

207. **DECLARATIONS OF INTEREST**

Graham Allen, Robert Eggleston 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.

208. **CHAIRMAN'S ANNOUNCEMENTS**

TEMPORARY ROAD CLOSURE

Notification had been received from Mid Sussex District Council that an application for a Draft Closure Order had been made. The order was for Church Walk, Burgess Hill (Pedestrianised only) between the hours of 07:30 hrs and 16.00hrs on:

Saturday 12th September 2020
Saturday 10th October 2020
Saturday 14th November 2020
Saturday 12th December 2020
Saturday 9th January 2021
Saturday 13th February 2021
Saturday 13th March 2021
Saturday 10th April 2021

RESOLVED that:

The Committee noted the application.

There would be a Working Group Meeting to discuss the consultation document 'Planning for the Future' on 14 September at 6.30pm via Zoom. All Councillors were welcome to participate.

At the District Planning Committee meeting on Thursday 3 September at 2pm, the application DM/19/3331, for the Martlets Shopping Centre, would be considered.

209. **MINUTES**

The Minutes of the meeting of the Planning Committee held on Monday 10 August 2020, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

210. **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, were considered.

211. MSDC SITE ALLOCATIONS DPD CONSULTATION

Mid Sussex District Council had published the Submission Draft Site Allocations DPD for public consultation, as set out in agenda item 8 dated 1 September 2020.

There was a discussion in which the following points were raised:

- The fields in sites SA12 and SA13 were the remaining green spaces on the edge of Burgess Hill, development would mean this area would be completely built up.
- SA12 and SA13 were not open to walkers and there were no footpaths through them. There were footpaths through SA15.
- SA15 was part of the 'Green Lung' on the West Side of the town and should not be developed.
- The criteria for the selection of the sites was flawed, which called into question the selection of these sites. There were only 2 criteria for site selection – that a site was within 150m of a settlement hierarchy, and that the size of development was proportionate to that settlement hierarchy. This ran the risk of falling foul of other aspects of the District Plan.
- The criteria for the selection of the sites did not say that a site would not be selected if it put the strategic gap in danger.
- The method of site selection did not comply with a number of District Plan Policies.
- The District Council should be asked to take a step back and look at the site selection again.
- There was an overall issue with the criteria for site selection which should be questioned.
- There were specific District Plan policies that the sites were contrary to, these should be emphasised.
- Councillor Robert Eggleston had circulated a paper on sites SA12 and SA13, which included information about transport and highways relating to District Plan policy DP21, this should be included in the response.
- The sites contravened District Plan policies DP12, DP13, DP18, DP21, DP26, DP37 and DP38.

There were specific points to be made on the separate site allocations:

SA12 - This contravened Neighbourhood Plan Core Objective 5 and Policy H3.

SA13 - This site housed a historic field system and its development would have a negative impact on biodiversity which contravened District Plan Policy DP37. The Sussex Biodiversity Record Centre had stated that this site contained important species of flora and fauna which were internationally protected. The site would cause coalescence with the villages south of Burgess Hill, Keymer and Hassocks, which contravened District Plan Policy DP 13.

SA15 - There was an ancient woodland as part of this site, and its development would contravene District Plan Policy DP37. The application contravened Neighbourhood Plan Core Objective 5, and

policies G1 and G3.

RESOLVED that:

Councillor Robert Eggleston would prepare a summary of the critique of the methodology for site selection, which would be circulated and agreed by members. This would be submitted as an overall response to the Site Allocations DPD, followed by separate comments on SA12, 13 and 15.

The final response to the consultation was to be agreed by email.

212. CHANGES TO THE CURRENT PLANNING SYSTEM CONSULTATION

The Town Council had been asked to consider the consultation document from the government on the changes to the planning system. Comments were required by 17 September. A working group meeting was held on Monday 24 August to discuss this document (notes attached to the Agenda dated 1 September 2020 as Appendix 1) where a consultation response was proposed.

RESOLVED that:

The Committee ratified the consultation response.

213. Meeting terminated at 19.43 hours.

OBSERVATIONS

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

OBSERVATIONS: Recommend Approval

The Committee regretted the loss of a garage.

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

OBSERVATIONS: No objections

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
Earlwood Homes The Old Mill Kings Mill Lane South Nutfield RH15 5NB
Applicant: Mr Jason Vince
Case Officer: Joanne Fisher
Ward: Burgess Hill - Victoria
App. Type: Full Application

OBSERVATIONS: Recommend Approval

The Committee noted concerns over the access.

The Committee support the possibility of solar photovoltaics and solar thermal energy being used.

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:

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

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

OBSERVATIONS: Recommend Approval

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

OBSERVATIONS: No objections

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

OBSERVATIONS: Recommend Approval

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

OBSERVATIONS: No objections

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

OBSERVATIONS: Recommend Refusal

The loss of a garage, and of a parking space on the drive would led to insufficient car parking for a large property.

The application was out of keeping with the Hazel Grove street scene and the surrounding properties.

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

OBSERVATIONS: No objections

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

OBSERVATIONS: No objections

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

OBSERVATIONS: Recommend Approval

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

OBSERVATIONS: The legal situation was noted.

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

OBSERVATIONS: Recommend Approval

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

OBSERVATIONS: No objections

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

OBSERVATIONS: No objections

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

OBSERVATIONS: Recommend Approval

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

OBSERVATIONS: Recommend Approval

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

OBSERVATIONS: Recommend Refusal

It was unclear how the application had changed from when it was previously refused by the Committee.

The Committee reiterated their previous grounds for refusal. It was not in keeping with the street scene and was an overdevelopment of the site.

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

OBSERVATIONS: No objections

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

OBSERVATIONS: The legal situation was noted.

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

OBSERVATIONS: The legal situation was noted.

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

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

OBSERVATIONS: Recommend Approval

The Committee regretted the loss of a parking space.

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

OBSERVATIONS: No objections

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

OBSERVATIONS: No objections

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

OBSERVATIONS: No objections
