

**MINUTES** of the **PLANNING COMMITTEE**  
held virtually  
on **Monday 11 January 2021**

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**Present:** Janice Henwood Chairman  
Peter Chapman Vice Chairman

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

**Also Present:** Robert Duggan  
Robert Eggleston  
Sylvia Neumann

\* *Denotes non-attendance.*

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(19.00)

**266. OPEN FORUM**

There were no members of the public present.

**267. APOLOGIES FOR ABSENCE**

An apology for absence had been received from Councillor Tofojjul Hussain.

**268. SUBSTITUTES**

Councillor Robert Eggleston substituted for Councillor Tofojjul Hussain.

**269. DECLARATIONS OF INTEREST**

Councillors Graham Allen and Robert Eggleston 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.

**270. CHAIRMAN'S ANNOUNCEMENTS**

An update was provided on the outcomes of two previous applications the Committee had considered. DM/20/4273, 14 Silverdale Road was being reconsidered by the architects to comply with the Environmental Officer's suggestions. DM/20/3819, Walstead House, had been refused.

**271. MINUTES**

The Minutes of the meeting of the Planning Committee held on 21 December 2020, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

**272. 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 21 December 2020, were considered.

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

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

DM/20/2157 cited on planning appeal documentation however number invalid – 20/3827 is the latest application for this site  
Appeal by: Quinata UK Ltd  
Location: Prospect House 11 Junction Road Burgess Hill West Sussex  
Proposed Development: Change of use of ground floor from retail (A1) to 3 x 1 bed apartments.  
Appeal Ref: AP/20/0065

**RESOLVED that:**

The Committee agreed to:-

A) support the reasons for refusal and made the following comments to the Planning Inspectorate;

"The Committee recommend refusal of any section of this site which is not eligible for prior approval.  
Refusal is based on non-compliance with the MSDC minimum space standards. The committee were also concerned that the energy efficiency standards would not be met by any part of the site application."

B) Await a copy of the Appeal Decision from Mid Sussex District Council.

**274. Meeting terminated at 19.15 hours.**

## OBSERVATIONS

DM/20/4183

Location: Land Rear of 88 Folders Lane Burgess Hill West Sussex RH15 0DX  
Desc: Variation of condition 2 of planning permission DM/19/5217 to amend approved plans to allow the inclusion of garden rooms to plots 42, 44 & 45. (Revised description agreed 21.12.2020)  
Applicant: Mr William Simons  
Case Officer: Caroline Grist  
Ward: Burgess Hill - Franklands  
App. Type: Removal/Variation of Condition Application

**OBSERVATIONS: Recommend Approval**

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DM/20/4618

Location: Land Rear of 74 Folders Lane Burgess Hill West Sussex RH15 0DX  
Desc: Residential development comprising four detached dwellings (2 four bedroom and 2 five bedroom) with garages.  
Agent: Mr Richard Skelley  
Denton Homes The Rear Barn, The Manor Farm 124 Manor Road North Thames Ditton KT7 0BH  
Applicant: Mr Nigel Gunn  
Case Officer: Andrew Watt  
Ward: Burgess Hill - Franklands  
App. Type: Full Application

**OBSERVATIONS: Recommend Refusal**

The site was not included for development in the Neighbourhood Plan. This was a Back Garden development, which contravened Neighbourhood Plan Policy H2. This was an overdevelopment of the site and was out of keeping with the location. The application contravened Neighbourhood Plan Core Objective 1. If the application were to be approved, the Committee would wish to see a renewable energy scheme.

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DM/20/4630

Location: 233 Junction Road Burgess Hill West Sussex RH15 0NX  
Desc: Removal of existing conservatory. Construction of single storey flat roofed extension to south and west elevation. Construction of a pitched roofed single storey extension to north elevation  
Agent: Stirling Design And Construction Services Ltd  
22A Stirling Court Road Burgess Hill RH15 0PT  
Applicant: Mr Keith Towler  
Case Officer: Deborah Lynn  
Ward: Burgess Hill - St Andrew's  
App. Type: Householder Application

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**OBSERVATIONS: Recommend Approval**

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DM/20/4633

Location: Adjacent to 12 Cornford Close  
Desc: (T1, T2 and T3) Oak Trees - Reduce canopy of each tree by 1.75m  
Agent: Mr Charles Cocking  
JCA Limited Unit 80 Bowers Mill Branch Road Barkisland Halifax  
HX4 0AD  
Applicant: Mr Peter Moore  
Case Officer: Irene Fletcher  
Ward: Burgess Hill - Dunstall  
App. Type: Tree Surgery Application

**OBSERVATIONS: No objections**

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DM/20/4645

Location: 64 Janes Lane Burgess Hill West Sussex RH15 0QR  
Desc: Single storey rear extension, single storey side extension and replacement walls to porch. This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the existing use cannot be taken into account.  
Agent: Mr Tim Evans  
T J Evans Ltd Holly's Choice Spithurst Road Barcombe BN8 5EF  
Applicant: Mr and Mrs M Carr  
Case Officer: Hamish Evans  
Ward: Burgess Hill - St Andrew's  
App. Type: Lawful Development Certificate –Existing

**OBSERVATIONS: The legal situation was noted.**

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DM/20/4663

Location: 2 The Oaks Burgess Hill West Sussex RH15 9XP  
Desc: Proposed single storey rear extension to existing detached dwelling with new windows, bifold doors, glass roof lantern and new rear patio. 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 Stuart Beckett  
Beckett Architectural And Consultancy Services 53 Bramble Gardens Burgess Hill West Sussex RH15 8UQ  
Applicant: Mr and Mrs Chapell  
Case Officer: Katherine Williams  
Ward: Burgess Hill - Dunstall  
App. Type: Lawful Development Certificate –Proposed

**OBSERVATIONS: The legal situation was noted.**

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