

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

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.*

(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 during 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 Chiltington 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 Officer: Irene Fletcher
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

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.

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

Applicant: Cawledge Business Park Alnwick NE66 2GD
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