

MINUTES of the **PLANNING COMMITTEE**
held virtually
on **Monday 26 April 2021**

Present:

Janice Henwood
Peter Chapman

Chairman
Vice Chairman

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

Also Present:

Robert Duggan
Anne Eves
Lee Gibbs
Sylvia Neumann

* *Denotes non-attendance.*

(19.00)

310. [OPEN FORUM](#)

There were no members of the public present.

311. [APOLOGIES FOR ABSENCE](#)

There were none.

312. [SUBSTITUTES](#)

There were none.

313. [DECLARATIONS OF INTEREST](#)

There were none.

314. [CHAIRMAN'S ANNOUNCEMENTS](#)

Information had been circulated on planning training that was available to Councillors. Anyone who was interested in planning, not only those on the

Committee, should put their name forward for this.

An update was provided on the outcomes of two appeals. The first was 11 Kilnwood Avenue, which was a newly built house and had applied to change the garage into a habitable room. MSDC had refused this on various counts, however it had gone to appeal and the Inspector had approved it.

The second was 111 Junction Road, Prospect House. MSDC had not opposed the change of use, however had opposed on the basis of the plans being invalid as there was no block plan. This had gone to appeal and the Inspector had ruled against the Council, stating that a block plan was not a legal requirement.

315. MINUTES

The Minutes of the meeting of the Planning Committee held on Tuesday 6 April 2021, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

316. 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 6 April 2021, were considered.

317. HOUSING, COMMUNITIES AND LOCAL GOVERNMENT COMMITTEE PERMITTED DEVELOPMENT RIGHTS INQUIRY

The Housing, Communities and Local Government Committee had launched a new inquiry to examine the Government's approach to permitted development rights and were inviting submissions, as set out in Agenda Item 8 dated 26 April 2021.

The Planning Committee agreed on Tuesday 6 April to consider the inquiry and submit their comments to the Chair of Planning in advance of the meeting to be held on Monday 26 April. Councillor Robert Duggan's response is attached as Appendix 1.

RESOLVED that:

Councillors Robert Duggan, Matthew Cornish and Sylvia Neumann were thanked for their contributions. Several changes to Councillor Robert Duggan's submission had been made. The Committee agreed to submit the following response:

Comments on White Paper proposed expansion of Permitted Development Rights

With specific reference to permitted development in respect of large-scale development, commercial-to-residential conversions and changes of use between different types of commercial and retail premises:

- What role should permitted development rights (PDR) play in the planning system?

Local Plans should be able to override PDR when this is appropriate and create exceptions by area and class of use, and set standards, such as provision for parking, safe and quiet leisure and play spaces, proximity to public transport and provision for walking and cycling, proximity to schools and retail centres.

- What is the impact of PDR on the quality and quantity of new housing, including affordable and social housing?
PDR conversion to housing should be accounted for in housing SDP allocations. Loss of developer's contributions towards social housing has meant fewer social housing being built.

- What is the impact of PDR on local planning authorities, developer contributions and the provision of infrastructure and services?
New housing from expanded PDR's should make S106/CIL contributions towards affordable homes and infrastructure. Further contributions should be available to relieve the additional pressure placed on community resources and services, such as schools and local authority finances.

- Is the government's approach to PDR consistent with its vision in the Planning White Paper?

PDR will prioritise and encourage poor quality design, create sub-standard housing that will disproportionately afflict the poor and vulnerable in society that is not consistent with the stated aims of the White Paper.

- What is the impact of PDR on the ability of local authorities to plan development and shape their local communities?
New rules would allow residential development in potentially unsustainable locations. PDR takes away and conflicts with the holistic approach that Local Plans provide.

- Is the government right to argue that PDR supports business and economic growth?

No, there is no compelling evidence that the local government planning process impedes economic growth and PDR is not an acceptable route around this.

Commercial (E use class) to residential conversion development rights will have limited effect on the housing stock, but would permanently remove the potential for commercial re-growth and cause long-term damage in high streets and town centres.

"Putting ground floor housing in a random and uncontrolled manner within high streets does not draw footfall, does not support new businesses, reduces the potential for business growth and will undermine the viability of existing retail, cultural and commercial activities on the high street and remove convenience stores from local neighbourhoods. This will create a vicious circle whereby the reduced viability of the remaining commercial uses in turn threatens their existence and incentivises their conversion to residential." 10/2/21 in letter to Secretary of State, from Jonathan Harrison, Executive Director, ActSmart (+26 others)

- What is the impact of PDR on the involvement of local communities in the

planning process?

Changes to PDR should be accounted for by a re-issue of Local Plans. Permissive planning will not improve the overall quality of life for people; It will not create long-term improvements and may even undermine the ambition for the creation of communities with good quality zero-carbon buildings and homes. There is concern that more homes will be delivered too quickly and in finding new uses for redundant commercial floor space at the expense of minimum standards (eg. room size, light

- Should the government reform PDR? If so, how?

PDR expansion has a proven track record of undermining standards of design and quality, in respect of carbon footprint and liveability of buildings. Reform should therefore integrate public consultation and democratic process into more aspects of planning, not less. Standards for building design and construction should be subject to stricter rules that encourage consistency and efficiency. Planning authorities should have the resources to encourage and enforce conformance.

318. [Meeting terminated at 19.36 hours.](#)

OBSERVATIONS

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/21/0400

Location: 106 Marlborough Drive Burgess Hill West Sussex RH15 0EU

Desc: Raise roof height to add full first floor over existing ground floor. Ground floor front extension. Amended plans received 30.03.2021 showing amended window details on the south eastern side elevation.

Agent: Mr John Sergi
Sussex Architectural Services Wicket View Cuckfield Lane
Warninglid Haywards Heath West Sussex RH17 5UB

Applicant: Mr and Mrs Deveson
106 Marlborough Drive Burgess Hill West Sussex RH15 0EU

Case Officer: Anna Tidey

App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/21/1082

Location: 31 Valebridge Road Burgess Hill West Sussex RH15 0RA

Desc: Proposed two storey side infill extension to end of terrace house to create a functional family kitchen/dining space at ground floor and form a bathroom to the first floor.

Applicant: Mr James Marks
31 Valebridge Road Burgess Hill West Sussex RH15 0RA

Case Officer: Caroline Grist

App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/21/1170

Location: 30 Phoenix Rise Burgess Hill West Sussex RH15 0UX

Desc: Conversion of Garage into Living Space

Agent: Mr Jordan Hay-Ellis
JHE Construction Limited 105 Icarus Avenue Burgess Hill
West Sussex RH15 0UW

Applicant: Mr and Mrs Robertson
30 Phoenix Rise Burgess Hill West Sussex RH15 0UX

Case Officer: Susan Dubberley

App. Type: Householder Application

OBSERVATIONS: Recommend Refusal

The loss of the garage as a parking space would lead to insufficient parking. The application was detrimental to the street scene.

Parish: Burgess Hill

Ward: Burgess Hill - Dunstall

DM/21/1205

Location: Merrick 8 Swift Close Burgess Hill West Sussex
Desc: Proposed garage attached to side of existing house,
following removal of existing shed.
Agent: Mr Stuart Beckett
Beckett Architectural & Consultancy Services Ltd 53
Bramble Gardens Burgess Hill West Sussex RH15 8UQ
Applicant: Mr and Mrs Kaportsev
Merrick 8 Swift Close Burgess Hill West Sussex RH15 9XQ
Case Officer: Hamish Evans
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/21/1211

Location: 50 Valebridge Drive Burgess Hill West Sussex RH15 0RW
Desc: Single storey rear extension and rear section conversion of
existing garage
Agent: Mr Stuart Beckett
Beckett Architectural & Consultancy Services Ltd 53 Bramble
Gardens Burgess Hill West Sussex RH15 8UQ
Applicant: Mr and Mrs Phillpot
50 Valebridge Drive Burgess Hill West Sussex RH15 0RW
Case Officer: Andrew Horrell
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Dunstall

DM/21/1230

Location: Sakkara 5 Shelley Wood Burgess Hill West Sussex
Desc: 2 x Oaks(T1 and T2) - Fell
Agent: Mr Rich Harvey
Forest View Tree Surgery 2 Ivy Cottages Eastbourne Road
Halland BN8 6PS
Applicant: Mr Rob Slaney
Sakkara 5 Shelley Wood Burgess Hill West Sussex RH15
9XL
Case Officer: Irene Fletcher
App. Type: Tree Surgery

OBSERVATIONS: No Objections

Parish: Burgess Hill

Ward: Burgess Hill - Meeds

DM/21/1240

Location: 66 Crescent Road Burgess Hill West Sussex RH15 8EG
Desc: (T3) Oak - fell and treat
Applicant: Francesca Whitbread
Property Risk Inspection 2 The Courtyards Wyncolls Road
C04 9PE
Case Officer: Irene Fletcher

App. Type: Tree Surgery

OBSERVATIONS: Objections

There was no evidence that the subsidence has been caused by the tree – it was likely caused by the climate and drying out of the soil. The application contradicted Mid Sussex District Plan Policy DP37. The Committee supported the objections submitted by the Burgess Hill Tree Warden.

Parish: Burgess Hill

Ward: Burgess Hill - Meeds

DM/21/1252

Location: Jubilee House Cyprus Road Burgess Hill West Sussex
Desc: Extension to existing roof to form new floor comprising of 2 x 1 bed apartments and 1 x 2 bed apartment with associated cycle and bin stores.
Agent: Mr Neil Millbank
Architectare Ltd Homestead Meadow Wellingham Lane
Wellingham Ringmer BN8 5SN
Applicant: Danworth Holdings Ltd 7 - 8 Stanford Terrace Station
Approach West Hassocks West Sussex BN6 8JF
Case Officer: Stuart Malcolm
App. Type: Full Application

OBSERVATIONS: Recommend Refusal

The Committee were concerned about space standards not being met, and that no additional parking would be provided for the apartments. This did not comply with the parking standards in the Neighbourhood Plan. The application would be detrimental to the street scene. If the application was to be approved, the Committee would suggest a car club, and for photovoltaic panels to be added on the roof.

Parish: Burgess Hill

Ward: Burgess Hill - Dunstall

DM/21/1270

Location: 44 Woodpecker Crescent Burgess Hill West Sussex RH15 9XY
Desc: Single Storey side extension.
Agent: Mr S Medcalf Cadguys
2 Harborough Avenue Sidcup DA15 8HP
Applicant: Wendy Fitzpatrick 44 Woodpecker Crescent Burgess Hill RH15 9XY
Case Officer: Andrew Horrell
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/21/1287

Location: 36 Livingstone Road Burgess Hill West Sussex RH15 8QP
Desc: Proposed single storey outbuilding in rear garden.
Agent: Mr John Sergi
Sussex Architectural Services Wicket View Cuckfield Lane
Warninglid Haywards Heath RH17 5UB
Applicant: Mr and Mrs A Fisher 36 Livingstone Road Burgess Hill West Sussex
RH15 8QP
Case Offic Andrew Horrell

App. Type: Lawful Development Certificate -Proposed

OBSERVATIONS: The legal situation was noted.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/21/1304

Location: Land To The Rear Off 88 Folders Lane Folders Lane Burgess Hill West Sussex

Desc: To replace the parking plan relating to planning application 14/04492/FUL (APP/D3830/W/16/3149456) subsequently varied; latest approval ref: DM/20/4183 with new plan ref: 3631/4.50

Agent: Mr Joe Alderman Robinson
Escott Planning LLP 303 Downe House High Street Orpington BR6 0NN

Applicant: Mr W Simons
Jones Homes (Southern) Ltd. 3 White Oak Square London Road
Swanley BR7 5AG

Case Officer: Caroline Grist

Officer:

App. Type: Removal/Variation of Condition

OBSERVATIONS: The Committee noted the application.

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/21/1318

Location: 1 Manor Close Burgess Hill West Sussex RH15 0NN

Desc: Single storey side extension; new drive and crossover

Agent: Mr Chris Upton
Upton Design Consultancy Ltd 8 Gladstone Road Burgess Hill

Applicant: Mr G Scarborough
1 Manor Close Burgess Hill West Sussex RH15 0NN

Case Officer: Joseph Swift

Officer:

App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Dunstall

DM/21/1319

Location: 15 Dunstall Avenue Burgess Hill West Sussex RH15 8PJ

Desc: Single storey front/side and rear/side extensions.

Agent: Mr Robert Thomas
RT Architectural Services 61 Coulstock Road Burgess Hill West Sussex
RH15 9XZ

Applicant: Mr And Mrs Selby
15 Dunstall Avenue Burgess Hill West Sussex RH15 8PJ

Case Officer: Deborah Lynn

Officer:

App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/21/1321

Location: 4 Colchins Burgess Hill West Sussex RH15 9QY

Desc: Garage conversion.

Agent: Miss Vicci Lewis Green Plat Building Design Services Green Plat
Spatham Lane Ditchling BN6 8XH

Applicant: Mr and Mrs Munt 4 Colchins Burgess Hill West Sussex RH15 9QY

Case: Andrew Horrell

Officer:

App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/21/1370

Location: 14 Franklands Way Burgess Hill West Sussex RH15 0AX

Desc: TREE T3 Oak and T4 Ash of MWA Arboricultural Report Works -
REMOVE This is a further application following refusal of application
DM/20/1224.

Agent: Vicki Harrison MWA Arboriculture Ltd Bloxham Mill Business Centre
Barford Road Bloxham Banbury OX15 4FF

Applicant: Mr Crawford Crawford And Company Cartwright House Nottingham

Case: Irene Fletcher

Officer:

App. Type: Tree Surgery

OBSERVATIONS: Objections

There was no justification for felling either of the trees, which were 14m and 19m away from the building. There was no evidence that the trees were causing the subsidence. The application contradicted Mid Sussex District Plan Policy DP37. The Committee supported the objections submitted by the Burgess Hill Tree Warden.

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/21/1323

Location: 11 Icarus Avenue Burgess Hill West Sussex RH15 0UW

Desc: Retrospective permission sought for conversion of garage to
use as home office.

Applicant: Mr Russell Turpin
11 Icarus Avenue Burgess Hill West Sussex RH15 0UW

Case Officer: Jacob Lane

App. Type: Householder Application

OBSERVATIONS: Recommend Refusal

The loss of the garage as a parking space would lead to insufficient parking.
The application was detrimental to the street scene.

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/21/1366

Location: 13 Orchard Way Burgess Hill West Sussex RH15 9PB

Desc: Loft conversion with rear dormer to create second floor.
Demolition of existing detached garage and single storey

rear extension. New single storey front porch.
Agent: Mrs Kelly McNally
KM Architecture 46 Valebridge Drive Burgess Hill West
Sussex RH15 0RW
Applicant: Mr and Mrs Dell
13 Orchard Way Burgess Hill West Sussex RH15 9PB
Case Officer: Katherine Williams
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/21/1385

Location: 50 Janes Lane Burgess Hill West Sussex RH15 0QR
Desc: First floor flank extension to provide dressing room and
bathroom above existing garage and study, single storey
front extension to allow existing stairs to be remodelled for
easier access and rear dormer window to light attic ancillary
storage area.

Agent: Mr Graham Whitehouse
GWP Architects Fairfield House Fairfield Road Burgess Hill
RH15 0AZ

Applicant: Mr and Mrs M Martindale
C/O GWP Architects Fairfield House Fairfield Road Burgess
Hill RH15 0AZ

Case Officer: Andrew Horrell
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Meeds

DM/21/1397

Location: 133 Chanctonbury Road Burgess Hill West Sussex RH15
9HE

Desc: Erecting box dormer to rear existing roof elevation.

Agent: Mr Stuart Powell
P.R. Design For Building Field House, 10A Commercial
Road Burgess Hill
West Sussex RH15 8QL

Applicant: Mr Peter Denslow
133 Chanctonbury Road Burgess Hill West Sussex RH15
9HE

Case Officer: Katherine Williams
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/21/1398

Location: 7 Elizabeth Court Burgess Hill West Sussex RH15 9HS
Desc: Oak tree to the West (rear) of the building. Reduce canopy
over Elizabeth Court by approximately 3 metres off longest

lateral branches.
Agent: Mr Nyall Thompson
Branch Out Tree Care 5 Totland Road Brighton East Sussex
BN2 3EP
Applicant: Occupant
7 Elizabeth Court Burgess Hill West Sussex RH15 9HS
Case Officer: Irene Fletcher
App. Type: Tree Surgery

OBSERVATIONS: No Objections

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/21/1399

Location: 99 Valebridge Road Burgess Hill West Sussex RH15 0RR
Desc: Removal of asbestos sheet roof and replacement with new pitched roof over existing double garage to form home office with room in roof.

Applicant: Mr Peter Beautiman
PGB Builders Ltd Pond Cottage Shortbridge Road Piltdown
Uckfield TN22 3XJ

Case Officer: Joseph Swift
App. Type: Householder Application

OBSERVATIONS: The Committee were unable to comment on this application as no plans had been provided.

Parish: Burgess Hill

Ward: Burgess Hill - Meeds

DM/21/1456

Location: 87 Mill Road Burgess Hill West Sussex RH15 8DY
Desc: Hip to gable conversion of first floor on both sides with new dormer window to front elevation. Garage conversion with door replaced with window.

Agent: Mr Alex Beattie
Lightbox Architecture Limited 121 Greenbank Avenue
Saltdean BN2 8QP

Applicant: Mr and Mrs Cameron
87 Mill Road Burgess Hill West Sussex RH15 8DY

Case Officer: Deborah Lynn
App. Type: Householder Application

OBSERVATIONS: Recommend Refusal
Front dormers were detrimental to the street scene.

Parish: Burgess Hill

Ward: Burgess Hill - Meeds

DM/21/1460

Location: 87 Mill Road Burgess Hill West Sussex RH15 8DY
Desc: Hip to gable conversion of first floor, erection of flat roofed rear dormer and addition of 2 new roof lights to the front.

Agent: Mr Alex Beattie
Lightbox Architecture Limited 121 Greenbank Avenue
Saltdean BN2 8QP

Applicant: Mr and Mrs Cameron

87 Mill Road Burgess Hill West Sussex RH15 8DY
Case Officer: Andrew Horrell
App. Type: Lawful Development Certificate –Proposed

OBSERVATIONS: The legal situation was noted.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/21/1466

Location: 14 Burdocks Drive Burgess Hill West Sussex RH15 0HH
Desc: Oak (T32) - Reduce height of tree to roof level of house
and remove all new growth.

Applicant: Ashley Longford
14 Burdocks Drive Burgess Hill West Sussex RH15 0HH

Case Officer: Irene Fletcher
App. Type: Tree Surgery

OBSERVATIONS: No Objections