

MINUTES of the **PLANNING COMMITTEE**
held virtually
on **Monday 28 September 2020**

Present: Janice Henwood Chairman
Sarah Lawrence* Vice Chairman

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

Also Present:

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

* *Denotes non-attendance.*

(19.00)

214. OPEN FORUM

There were no members of the public present.

215. APOLOGIES FOR ABSENCE

An apology for absence had been received from Councillor Graham Allen, Councillor Andrew Barrett-Miles, Councillor Sarah Lawrence and Councillor Kathleen Willis.

216. SUBSTITUTES

Councillor Lee Gibbs substituted for Councillor Kathleen Willis, Councillor Robert Eggleston substituted for Councillor Sarah Lawrence.

217. DECLARATIONS OF INTEREST

Councillor Robert Eggleston advised that with regard to any comment(s) he may make on any planning application on tonight's agenda, he reserved the right to alter his 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.

218. CHAIRMAN'S ANNOUNCEMENTS

There were none.

219. MINUTES

The Minutes of the meeting of the Planning Committee held on Tuesday 1 September 2020, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

220. 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 Tuesday 1 September 2020, were considered.

221. PLANNING FOR THE FUTURE CONSULTATION

The Town Council had been asked to consider the consultation document from the government on Planning for the Future. Comments are required by 15 October. A working group meeting was held on Monday 14 September to discuss this document (notes attached at Appendix 1) where a consultation response was proposed.

It was suggested by Robert Duggan that the Committee read the Town and Country Planning Association's paper commenting on the document. At the next meeting the Planning Committee would discuss this document, and consider supporting it.

It was commented that it was regrettable that MSDC Councillors were not being given the opportunity to respond to this consultation.

RESOLVED that:

The Committee ratified this consultation response.

222. Meeting terminated at 19.45 hours.

OBSERVATIONS

DM/20/0494

Location: Freckborough Manor Ditchling Road Ditchling Common Ditchling Burgess Hill East Sussex RH15 0SE

Desc: Resubmission of planning application DM/19/0781 for the demolition of existing garage and flat and the provision of a new build four bedroomed detached house with garage and the provision of new garage and store for existing dwelling. (Tree Reports received 25.03.2020. Block plan received 12.08.2020)

Agent: Mr Robert Saunders
RSP Architects Ltd 1 Westbourne Grove Westbourne Gardens Hove East Sussex BN3 5PJ

Applicant: Mr And Mrs G Harding

Case Officer: Caroline Grist

Ward: Burgess Hill - St Andrew's

App. Type: Full Application

OBSERVATIONS: Recommend Approval. The Committee approved of any use of renewable energy.

DM/20/2739

Location: Old Timbers Westhill Drive Burgess Hill West Sussex RH15 9PP

Desc: Greenhouse.

Applicant: Mr Yujiang Dong
Old Timbers Westhill Drive Burgess Hill West Sussex RH15 9PP

Case Officer: Andrew Horrell

Ward: Burgess Hill - Victoria

App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/20/2933

Location: 8 Beaconsfield Close Burgess Hill West Sussex RH15 9AT

Desc: Erection of two sheds

Agent: Mr Roy Speer
Speer Dade Planning Consultants 29 Kings Drive Hassocks BN6 8DX

Applicant: S Dixon and K Ballard

Case Officer: Hamish Evans

Ward: Burgess Hill - Victoria

App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/20/3028

Location: Bridge House 62 St Wilfrids Road Burgess Hill West Sussex RH15 8BQ

Desc: Removal of an existing single storey garage. Proposed conversion and extension of detached dwelling to form a pair of semi-detached houses.

Agent: Michael Dade
Speer Dade Planning Consultants Meru Cottage Gatehouse Lane
Framfield Uckfield TN22 5RS

Applicant: Mr D Andrews

Case Officer: Katherine Williams

Ward: Burgess Hill - Leylands

App. Type: Full Application

OBSERVATIONS: The Committee regret the loss of a garage. The Committee expressed concern over a lack of car parking for future inhabitants

DM/20/3101

Location: Land To Rear Of 23 Wheatsheaf Close Burgess Hill West Sussex RH15 8UT

Desc: (T1) Oak - fell and treat

Applicant: Francesca Whitbread
Property Risk Inspection 2 The Courtyard Colchester CO4 9PE

Case Officer: Irene Fletcher

Ward: Burgess Hill - Dunstall

App. Type: Tree Surgery

OBSERVATIONS: No objections

DM/20/3125

Location: Castor House 54B Folders Lane Burgess Hill West Sussex RH15 0DX

Desc: Oak - Monolith to crown break

Applicant: Mr Dimelow
Castor House 54B Folders Lane Burgess Hill West Sussex RH15 0DX

Case Officer: Irene Fletcher

Ward: Burgess Hill - Franklands

App. Type: Tree Surgery

OBSERVATIONS: No objections

DM/20/3036

Location: 66 Valebridge Road Burgess Hill West Sussex RH15 0RP
Desc: Creation of Green Roof on existing 28sqm garage roof. 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.
Applicant: Mr Dominic Campbell
66 Valebridge Road Burgess Hill West Sussex RH15 0RP
Case Officer: Caroline Grist
Ward: Burgess Hill - St Andrew's
App. Type: Lawful Development Certificate –Proposed

OBSERVATIONS: The legal situation was noted.

DM/20/3069

Location: 28 Golden Hill Burgess Hill West Sussex RH15 0TS
Desc: T1 Oak - Remove lower branch that overhangs garden at 28 Golden Hill.
Applicant: Martin Gainey
28 Golden Hill Burgess Hill West Sussex RH15 0TS
Case Officer: Irene Fletcher
Ward: Burgess Hill - St Andrew's
App. Type: Tree Surgery

OBSERVATIONS: No objections

DM/20/3177

Location: 26 Malthouse Lane Burgess Hill West Sussex RH15 9XA
Desc: Retrospective application for two outbuildings in the rear garden, one timber shed and one converted prefab garage to summer house.
Applicant: Ms Debbie Wiggill
26 Malthouse Lane Burgess Hill West Sussex RH15 9XA
Case Officer: Jacob Lane
Ward: Burgess Hill - Dunstall
App. Type: Householder Application

OBSERVATIONS:

The Committee noted the application and queried whether it needed a change of use application.

DM/20/3184

Location: 2 The Warren Burgess Hill West Sussex RH15 0DZ
Desc: T1 Oak - reduce crown by up to 2m.
Agent: KPS Contractors Ltd
KPS House Ham Lane Scaynes Hill Haywards Heath West Sussex
RH17 7PR
Applicant: Julia Blackburn
Case Officer: Irene Fletcher
Ward: Burgess Hill - Franklands
App. Type: Tree Surgery

OBSERVATIONS: No objections

DM/20/3189

Location: 11 Titchfield Close Burgess Hill West Sussex RH15 0RX
Desc: T1 and T2 Oak Trees - Pollard back to previous cut points.
Applicant: Mr James Whatley
11 Titchfield Close Burgess Hill West Sussex RH15 0RX
Case Officer: Irene Fletcher
Ward: Burgess Hill - Franklands
App. Type: Tree Surgery

OBSERVATIONS: No objections

DM/19/4077

Location: 60 - 64 Church Walk Burgess Hill West Sussex RH15 9AS
Desc: Change of use of first floor and erection of roof extension to create two additional storeys providing 15 residential (use class C3) apartments. (Amended plans received 20/08/2020 with showing revised design)
Agent: Mr Richard Robeson
WSP Indigo Aldermay House 10-15 Queen Street London EC4N 1TX
Applicant: New River Retail (GP3) Ltd
Case Officer: Stephen Ashdown
Ward: Burgess Hill - Meeds
App. Type: Full Application

OBSERVATIONS: The Committee reiterated their previous comments on this application. The Committee regretted there seemed to be no scheme put forward for a heat recovery system from the frozen food store in providing energy for the apartments.

DM/20/3283

Location: Braemar, Oakwood Road, Burgess Hill, West Sussex, Rh15 0HU
Desc: Demolition of existing conservatory and erection of a single storey rear extension under pitched roof. 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 Alex Beattie
Lighthouse Architectural Limited, 121 Greenbank Avenue, Saltdean, BN2 8QP
Applicant: Mr and Mrs Madden
Case Officer: Hamish Evans
Ward: Burgess Hill - Franklands
App. Type: Lawful Development Certificate –Proposed

OBSERVATIONS: The legal situation was noted

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. REVISED PLANS submitted 3/9/2020 showing revisions to Plots 8-10, revisions to car parking layout to include a disabled parking bay and soft landscaping.
Agent: Mr Billy Clements
Earlswood Homes The Old Mill Kings Mill Lane South Nutfield RH1 5NB
Applicant: Mr Jason Vince
Case Officer: Joanne Fisher
Ward: Burgess Hill - Victoria
App. Type: Full Application

OBSERVATIONS: The Committee reiterated their previous comments, and regretted the loss of a parking space from the previous plans. The Committee encourage the use of renewable energies.

DM/20/2740

Location: The Emperor Restaurant 1 Cyprus Road Burgess Hill West Sussex RH15 8DX
Desc: Proposed amendment to application DM/17/4575 to redistribute proportion of commercial space whilst retaining 10 flats.
Agent: Mr Martin Landivar
Landivar Architects Ltd The Workshop Unit 3 29-42 Windsor Street Brighton BN1 1RJ

Applicant: Mr D Martin
Case Officer: Joseph Swift
Ward: Burgess Hill - Meeds
App. Type: Full Application

OBSERVATIONS: The Committee reiterated their previous comments from 2018.

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 follow:*

Any Section 106 monies should go towards Community Infrastructure.

DM/20/2969

Location: 14 Petworth Drive Burgess Hill West Sussex RH15 8JY
Desc: To place a 1.8 metre fence by 3.5 metres out from where the current wall stands and extend along the side of the house 16 metres in length.
Applicant: Miss Carla-Louise Lawrence
14 Petworth Drive Burgess Hill West Sussex RH15 8JY
Case Officer: Anna Tidey
Ward: Burgess Hill - Leylands
App. Type: Householder Application

OBSERVATIONS: Recommend refusal

It contravened Neighbourhood Plan Core Objective 5. It was detrimental to the street scene, and was overbearing.

DM/20/3164

Location: Mellow Cottage Keymer Road Burgess Hill West Sussex RH15 0AH
Desc: (T1) -Thuja - Reduce in height only by up to 4m. (T2) Laurel - Reduce Crown by up to 1 m in all dimensions . (G1) Sycamore and Hornbeam (by garage) - Reduce by up to 2m and Crown lift by (4m from ground level) to clear adjacent property.
Agent: Miss Samantha Batty
Broadleaf Tree Surgeons LTD PO BOX 593 Dorking RH4 9HT
Applicant: Mr Brad Carter
Case Officer: Irene Fletcher
Ward: Burgess Hill - Franklands
App. Type: Tree Surgery

OBSERVATIONS: No objections

DM/20/3248

Location: 58 Crescent Road Burgess Hill West Sussex RH15 8EG
Desc: T1 Cypress- fell. T2 Willow - fell.
Agent: Justin Lee
J Lee Trees 37A Cuckfield Road Hurstpierpoint West Sussex BN6
9RW
Applicant: Ivor Henley
Case Officer: Sarah Nelson
Ward: Burgess Hill - Meeds
App. Type: Trees in a Conservation Area

OBSERVATIONS: No objections

DM/20/3256

Location: 3 Coulstock Road Burgess Hill West Sussex RH15 9XH
Desc: T1 - English oak - Reduce canopy by up to 3m to re-shape T2 -
English oak - Reduce canopy by up to 3m to re-shape
Agent: Mr Matt Jones
County Tree Surgeons Limited Turners Hill Road Crawley Down
RH10 4HQ
Applicant: Mr Pester
Case Officer: Irene Fletcher
Ward: Burgess Hill - Dunstall
App. Type: Tree Surgery

OBSERVATIONS: No objections

DM/20/3270

Location: Land To The Rear Of 10 To 17 Franklands Way Burgess Hill West
Sussex
Desc: T1 Oak- Crown reduce by 2 metres. T2 Ash - Remove.
Agent: Mr Alfred Hamsworth
Golden Crown Tree Surgery Cuckfield Park Lodge Cuckfield Park
South Street
Cuckfield RH17 5AB
Applicant: Jaconelli
Case Officer: Irene Fletcher
Ward: Burgess Hill - Franklands
App. Type: Tree Surgery

OBSERVATIONS: No objections

DM/20/3271

Location: 2 Azalea Way Burgess Hill West Sussex RH15 0UP
Desc: Retrospective conversion of a detached double garage into a hobby room.
Applicant: Mr Chris Jones
2 Azalea Way Burgess Hill West Sussex RH15 0UP
Case Officer: Jacob Lane
Ward: Burgess Hill - St Andrew's
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

The Committee regretted the loss of a garage. The Committee regretted that this was a retrospective application.

DM/20/3031

Location: Beech House And Europa House 2 And 3 Woodlands Office Park
Albert Drive
Burgess Hill West Sussex RH15 9TN
Desc: Replacement of all metal windows and doors painted/blue purple on both Europa House and Beech House with white UPVC double glazed units with tinted glass and no cross bars.
Applicant: Ms Susan Hoffman
Boustead International Heaters Ltd 3 Woodlands Office Park,
Europa House Albert Drive Burgess Hill West Sussex RH15 9TN
Case Officer: Andrew Horrell
Ward: Burgess Hill - Victoria
App. Type: Full Application

OBSERVATIONS: Recommend Approval

DM/20/3283

Location: Braemar Oakwood Road Burgess Hill West Sussex RH15 0HU
Desc: Demolition of existing conservatory and erection of a single storey rear extension under pitched roof. 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 Alex Beattie
Lighthouse Architectural Limited 121 Greenbank Avenue Saltdean
BN2 8QP
Applicant: Mr and Mrs Madden
Case Officer: Hamish Evans
Ward: Burgess Hill - Franklands
App. Type: Lawful Development Certificate –Proposed

OBSERVATIONS: The legal situation was noted.

DM/20/3314

Location: 53 Foxglove Close Burgess Hill West Sussex RH15 8UY
Desc: Single storey rear extension. 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 Tony Rogers
Tony Rogers Building Consultants 40 Dawn Crescent Upper Beeding BN44 3WH
Applicant: Mr S Wallace
Case Officer: Caroline Grist
Ward: Burgess Hill - Dunstall
App. Type: Lawful Development Certificate –Proposed

OBSERVATIONS: The legal situation was noted.

DM/20/3327

Location: 11 Sparrow Way Burgess Hill West Sussex RH15 9XU
Desc: Proposed single storey side/rear extension.
Agent: Mr Robert Thomas
RT Architectural Services 61 Coulstock Road Burgess Hill RH15 9XZ
Applicant: Mr and Mrs Kay
Case Officer: Anna Tidey
Ward: Burgess Hill - Dunstall
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/20/3357

Location: Burgess Hill School For Girls Keymer Road Burgess Hill West Sussex RH15 0EG
Desc: Tree 574 Western Red Cedar - fell to ground level, Group of x3 Yews and x1 Sycamore - fell to ground level, G566.2 Sycamore group - remove to ground level. Clear fallen trees from area around Avondale House as stack on site as habitat piles, T536 Poplar, re-pollard to previous pruning points.
Agent: Glen Poole
County Tree Surgeons Ltd Turners Hill Road Crawley Down RH10 4HQ
Applicant: Mr Richard Moses

Case Officer: Irene Fletcher
Ward: Burgess Hill - Franklands
App. Type: Tree Surgery

OBSERVATIONS: No objections

DM/20/3368

Location: 19 Ravenswood Road Burgess Hill West Sussex RH15 0JG
Desc: Conversion of loft including hip to gable and dormers to front and rear.
Agent: Mr Robert Thomas
RT Architectural Services 61 Coulstock Road Burgess Hill RH15 9XZ
Applicant: Mr and Mrs Lane
Case Officer: Anna Tidey
Ward: Burgess Hill - Franklands
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/20/3369

Location: 3 Shelley Wood Burgess Hill West Sussex RH15 9XL
Desc: Oak T1 - Reduced back on the side overhanging number 5 The Maltings by 2.5m to the previous points. Oak T2 - Reduced back by 3m on the side overhanging number 5 The Maltings.
Agent: Mr Alfred Harmsworth
Golden Crown Tree Surgery Cuckfield Park Lodge Cuckfield Park South Street Cuckfield West Sussex RH17 5AB
Applicant: Lee Care
Case Officer: Irene Fletcher
Ward: Burgess Hill - Dunstall
App. Type: Tree Surgery

OBSERVATIONS: No objections

DM/20/3379

Location: 143 London Road Burgess Hill West Sussex RH15 8LH
Desc: Replace the kitchen, store, green house and carport with a two storey rear extension and single storey garage extension to the side.
Applicant: Mr Michael Nutt

143 London Road Burgess Hill West Sussex RH15 8LH
Case Officer: Caroline Grist
Ward: Burgess Hill - Victoria
App. Type: Householder Application

OBSERVATIONS: Recommend Approval
