

**MINUTES** of the **PLANNING COMMITTEE**  
held virtually  
on **Monday 30 November 2020**

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**Present:** Janice Henwood Chairman

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

**Also Present:**

Matthew Cornish  
Anne Eves  
Lee Gibbs  
Sylvia Neumann

\* *Denotes non-attendance.*

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(19.00)

**242. OPEN FORUM**

There were no members of the public present.

**243. APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Councillor Andrew Barrett-Miles and Councillor Kathleen Willis.

**244. SUBSTITUTES**

Councillor Anne Eves substituted for Councillor Max Nielsen.

**245. DECLARATIONS OF INTEREST**

Councillors Graham Allen 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.

Councillor Janice Henwood declared an interest in DM/20/1038 as she knew the applicant.

Councillor Matthew Cornish declared an interest in DM//20/3764 as the applicant was his neighbour.

Councillor Tofajul Hussain declared an interest in DM/20/420097 as he knew the applicant.

**246. ELECTION OF VICE-CHAIRMAN OF THE PLANNING COMMITTEE**

Following the resignation of Councillor Sarah Lawrence a new Vice Chairman was to be elected.

Councillor Janice Henwood proposed Councillor Peter Chapman as the Vice-Chairman, this was voted on and agreed.

**RESOLVED that:**

Councillor Peter Chapman was elected as the Vice-Chairman.

**247. CHAIRMAN'S ANNOUNCEMENTS**

There were none.

**248. MINUTES**

The Minutes of the meeting of the Planning Committee held on Monday 9 November 2020, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

**249. 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 9 November 2020, were considered.

**250. LICENCE APPLICATION - LI/20/1242 ATC ENTERPRISES LTD  
CAMPUS AND CO, 63 VICTORIA ROAD, BURGESS HILL, RH15 9LN**

Notification had been received from Mid Sussex District Council on 9 November 2020 of an application for a new premises licence.

**RESOLVED that:**

**The Committee noted the application.**

**251. LICENCE APPLICATION - LI/20/1268 BETTER CATERING LTD UNIT 5 VICTORIA BUSINESS CENTRE, 43 VICTORIA ROAD, BURGESS HILL, RH15 9LR**

Notification had been received from Mid Sussex District Council on 12 November 2020 of an application for a new premises licence.

**RESOLVED that:**

**The Committee noted the application.**

**252. MEMBERSHIP OF THE TOWN AND COUNTRY PLANNING ASSOCIATION**

At the Planning Committee Meeting on 19 October 2020 it was resolved that Steve Cridland, CEO of the Town Council, would investigate membership of the Town and Country Planning Association (TCPA) (Minute 227 refers). A report was provided outlining the objectives of the TCPA and the costs of membership as set out in Agenda Item 11 dated 30 November 2020.

**RESOLVED that:**

**The Planning Committee supported joining the TCPA and this would be decided at the next Council Meeting on 25 January 2021.**

**253. Meeting terminated at 19.57 hours.**

## OBSERVATIONS

DM/20/3941

Location: The Cider House 4 Thornhurst Burgess Hill West Sussex RH15 0BF  
Desc: Single storey rear extension.  
Agent: Mr Stuart Beckett  
Beckett Architectural & Consultancy Services Ltd 53 Bramble Gardens Burgess Hill West Sussex RH15 8UQ  
Applicant: Mr and Mrs Bone  
Case Officer: Hamish Evans  
Ward: Burgess Hill - Franklands  
App. Type: Householder Application

**OBSERVATIONS: Recommend Approval**

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DM/20/3994

Location: Kedra Birchwood Grove Road Burgess Hill West Sussex RH15 0DN  
Desc: Hawthorn, Fir and Holly tree - reduce by 1.83 to 2.44 metres. Yew-fell.  
Applicant: Mr Jack Bennett  
Kedra Birchwood Grove Road Burgess Hill West Sussex RH15 0DN  
Case Officer: Andrew Watt  
Ward: Burgess Hill - Franklands  
App. Type: Trees in a Conservation Area

**OBSERVATIONS: No Objections**

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DM/20/4034

Location: 10 Sheddingdean Close Burgess Hill West Sussex RH15 8JQ  
Desc: T1 - Oak. Reduce crown by 2.5 metres on northeast aspect. Reduce crown by up to 2 metres on easterly aspect. Reduce upper crown by 4 metres on southerly aspect to balance. Thin crown by 20%. Remove dead diseased wood.  
Agent: Connick Tree Care  
New Pond Farm Woodhatch Road Reigate Surrey RH2 7QH  
Applicant: Alex Wares  
Case Officer: Sarah Nelson  
Ward: Burgess Hill - Leylands  
App. Type: Tree Surgery

**OBSERVATIONS: No Objections**

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DM/20/4037

Location: 1 Downs Road Burgess Hill West Sussex RH15 8PA  
Desc: Front porch extension.  
Agent: Martin Landivar  
Landivar Architects Limited The Workshop, Unit 3, 29-42 Windsor Street Brighton BN1 1RJ  
Applicant: Liam Copsey  
Case Officer: Deborah Lynn  
Ward: Burgess Hill - Victoria  
App. Type: Householder Application

**OBSERVATIONS: Recommend Approval**

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DM/20/0886

Location: Persimmon Homes Phase 4 Land East Of Kings Way Burgess Hill West Sussex  
Desc: Full planning application for 240 dwellings (30% affordable) with associated informal open space, SUDS attenuation features and a Locally Equipped Area of Play (amended plans received, changes to layout, elevations and reduction in numbers to 238 houses).  
Applicant: Mr Charles Church  
Persimmon House Knoll Road Camberley GU15 3TQ  
Case Officer: Susan Dubberley  
Ward: Burgess Hill - St Andrew's  
App. Type: Full Application

**OBSERVATIONS:**

The Committee wish the developer to adhere to District Plan Policy DP7, particularly incorporating onsite community energy systems and road accessibility.

Due to recent flooding issues, the Town Council would appreciate officers looking closely at the drainage proposals.

***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:*

Section 106 requests under Community Building and/or Community Infrastructure monies to go towards The Beehive Centre

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DM/20/1544

Location: 2 Newport Road Burgess Hill West Sussex RH15 8QG  
Desc: Change of use from A1(Shop) to C3(1 Bedroom flat). Change to front exterior of property with replacement of side garage doors with double gates, and changes to brick render and fascia. New boundary wall replacing existing timber fencing. New uPVC windows to the first and ground floor, with the existing shop window

replaced to provide ventilation and fire escape (Amended plan received on 17 September 2020 and updated marketing letter received on 28 October 2020)

Agent: Stickland  
Stickland Wright Ltd. 4 Gloucester Passage Brighton BN1 4AS  
Applicant: Fly High Investments Ltd.  
Case Officer: Andrew Watt  
Ward: Burgess Hill - Victoria  
App. Type: Change of Use Application

**OBSERVATIONS: No comment**

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DM/20/3675

Location: The Annexe 31 Park Road Burgess Hill West Sussex RH15 8EU  
Desc: Demolition of existing Annex and construction of a two storey, three bedroom residential dwelling with a new access to the main house  
Agent: Mr Richard Goman  
Scandia-Hus Limited Unit 12 Oakleigh House Scandia-Hus Business Park  
Felcourt Road East Grinstead RH19 2LP  
Applicant: Mr and Mrs Setters  
Case Officer: Joanne Fisher  
Ward: Burgess Hill - Meeds  
App. Type: Full Application

**OBSERVATIONS: Recommend Approval**

**The Committee support the use of alternative energy sources.**

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DM/20/4038

Location: The Lees Keymer Road Burgess Hill West Sussex RH15 0BA  
Desc: Erection of detached double garage.  
Applicant: Mike Davey  
The Lees Keymer Road Burgess Hill West Sussex RH15 0BA  
Case Officer: Rachel Richardson  
Ward: Burgess Hill - Franklands  
App. Type: Householder Application

**OBSERVATIONS: Recommend Approval**

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DM/20/4118

Location: 2 Amaryllis Road Burgess Hill West Sussex RH15 0UQ  
Desc: Removal of existing trussed roof over garage and replacing with new increasing the ridge height to form office.  
Agent: Daryl Gowlett  
Clive Voller Associates 2 Woolven Close Burgess Hill West Sussex RH15 9RR  
Applicant: Mr D Coote  
Case Officer: Katherine Williams  
Ward: Burgess Hill - St Andrew's  
App. Type: Householder Application

**OBSERVATIONS: Recommend Approval**

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DM/20/4150

Location: 2 Farnlea Burgess Hill West Sussex RH15 0BD  
Desc: Proposed single storey side extension and pitched roof over existing porch. 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 PA Gosling  
78 Potters Lane Burgess Hill RH15 9JS  
Applicant: Mr S Allen  
Case Officer: Anna Tidey  
Ward: Burgess Hill - St Andrew's  
App. Type: Lawful Development Certificate –Proposed

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

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DM/20/3621

Location: 96 Folders Lane Burgess Hill West Sussex RH15 0DX  
Desc: Detached double garage to front, garage conversion, replace doors for windows, a front porch extension and bi-fold doors to the side elevation.  
Agent: Christopher Jones Projects  
182 Leylands Road Burgess Hill West Sussex RH15 8HS  
Applicant: Nick and Juliet Johnson  
Case Officer: Andrew Watt  
Ward: Burgess Hill - Franklands  
App. Type: Householder Application

**OBSERVATIONS: Recommend Approval**

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DM/20/3764

Location: 9 Leylands Road Burgess Hill West Sussex RH15 0QF  
Desc: Part retrospective application for double side and double rear extensions, and part conversion, to create 3 additional flats  
Agent: Kevin Ram  
London Consultants Ltd 65 Crownhill Road Woodford IG8 8JF  
Applicant: LSG Capital Projects Limited  
Case Officer: Katherine Williams  
Ward: Burgess Hill - St Andrews  
App. Type: Full Application

**OBSERVATIONS: Recommend Refusal**

**The Committee regretted that this was a retrospective Planning Application. It was an overdevelopment of the site, had inadequate accessibility from a narrow residential road, and insufficient car parking. The application would lead to a loss of amenities for the local residents as there was a loss of an on-road car parking space, and this was already a crowded road with traffic and on-road parking.**

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DM/20/4054

Location: 73 Oak Hall Park Burgess Hill West Sussex RH15 0DA  
Desc: Demolish garage and erect a two storey side extension and single storey rear extension.  
Agent: Mr Tony Rogers  
Tony Rogers Building Consultants 40 Dawn Crescent Upper Beeding BN44 3WH  
Applicant: Mr P Taylor  
Case Officer: Andrew Watt  
Ward: Burgess Hill - Franklands  
App. Type: Householder Application

**OBSERVATIONS: Recommend Approval**

**The Committee regretted the loss of a double garage.**

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DM/20/4096

Location: Fairfield Recreation Ground Fairfield Road Burgess Hill West Sussex  
Desc: Construction of petanque rink and two benches.  
Applicant: Mr Steven Cridland  
Burgess Hill Town Council 96 Church Walk Burgess Hill West Sussex RH15 9AS  
Case Officer: Joanne Fisher  
Ward: Burgess Hill - Victoria  
App. Type: Full Application

**OBSERVATIONS: Recommend Approval**

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DM/20/4151

Location: 10 The Gattons Burgess Hill West Sussex RH15 9SW  
Desc: Proposed loft conversion including new 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 Robert Thomas  
RT Architectural Services 61 Coulstock Road Burgess Hill  
Applicant: Mr And Mrs Knowles  
Case Officer: Andrew Horrell  
Ward: Burgess Hill - Victoria  
App. Type: Lawful Development Certificate –Proposed

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

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DM/20/4160

Location: 25 Church Road Burgess Hill West Sussex RH15 9AP  
Desc: Prior approval for the construction of 1 additional storey to create 4 new dwelling units (2 x 1 bedroom flats and 2 x Studio flats)  
Agent: Clive Hawkins  
Clive Hawkins Architects 114 Mackie Avenue Brighton BN1 8RD  
Applicant: FCHI  
Case Officer: Joseph Swift  
Ward: Burgess Hill - Meeds  
App. Type: Prior. Not. dwelling on terrace Class AB

**OBSERVATIONS: Recommend Refusal**

**The application contravened District Plan Policy DP26, specifically the point ‘protects values townscapes...is of high-quality design’. It contravened the Supplementary Planning Document Mid Sussex Design Guide policies DG11 – ‘reflects the scale of adjacent areas ... to deliver a coherent and consistent urban fabric’, DG 32 ‘any development that promotes a scale, height and massing that is greater than the existing context must demonstrate that it does not adversely impact on views of the wider townscape’ and DG39 Deliver Appropriately Scaled Buildings - ... ‘should relate to their context’.**

**It was not compatible with the street scene and would dwarf the surrounding buildings.**

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DM/20/4200

Location: Zaitoon Food Ltd 97 Church Walk Burgess Hill West Sussex RH15 9BQ  
Desc: Consent to illuminate current fascia signage

Applicant: Mr Abdul Mustakim  
Zaitoon Food Ltd 97 Church Walk Burgess Hill West Sussex RH15  
9BQ  
Case Officer: Andrew Horrell  
Ward: Burgess Hill - Meeds  
App. Type: Advertisement Application

**OBSERVATIONS: Recommend Approval**

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DM/20/4254

Location: Woodlands Adj To Maltings Park Development Burgess Hill West  
Sussex RH15 9DW  
Desc: T219, T216, G221, T223-T226, T229 Ash - Fell to ground due to  
Ash die back. T230 Oak - Fell to ground level - due to decay at  
base.  
Agent: Jeremy Pittman  
Top Notch Tree Care Ltd 142 Brighton Road Purley CR8 4HA  
Applicant: Bethel  
Case Officer: Sarah Nelson  
Ward: Burgess Hill - Victoria  
App. Type: Tree Surgery

**OBSERVATIONS:**

**The Committee regretted the loss of so many trees.**

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