

MINUTES of the PLANNING COMMITTEE
held virtually on **28 June 2021**

Present:

Janice Henwood Chairman
Peter Chapman Vice Chairman

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

Also Present:

Robert Duggan
Robert Eggleston
Sylvia Neumann

* *Denotes non-attendance.*

(19.00)

337. OPEN FORUM

No members of the public wished to speak.

338. APOLOGIES FOR ABSENCE

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

339. SUBSTITUTES

Councillor Robert Eggleston substituted for Councillor Tofojjul Hussain.

340. DECLARATIONS OF INTEREST

Councillor 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.

341. CHAIRMAN'S ANNOUNCEMENTS

1. The Chairman provided an update on two applications. The first was 47 Oakhall Park, which the Committee had recommended refusal on, and MSDC had refused. The application had gone to appeal, and the Inspector had dismissed the objections so the development would proceed. The second was 24 Oakhall Park, which was the retrospective application for the removal of a section of historic brick wall and replacement with a fence. West Sussex County Council Public Rights of Way had objected on the grounds of the fence encroaching on the footpath. The MSDC Conservation Officer had also objected, noting the historic, evidential and illustrative value of the wall, and commenting that the work was harmful to the historic asset. They suggested the removal of the fence and the reinstatement of an appropriately designed wall. MSDC had informed the applicant of this, and they had until 16 July to come forward with suggestions.

2. WSSC EDUCATION IN BURGESS HILL NORTHERN ARC CONSULTATION

Notification had been received from West Sussex County Council of a consultation on for a new all-through school to serve the Northern Arc. For full details see here:

[Education in Burgess Hill Northern Arc Consultation | Your Voice West Sussex](#)

They were particularly looking for views on:

- What kind of sponsor you think would best serve the area;
- What kind of services and facilities you would value in the upcoming specification;
- When the schools should open, and any comments on timeframe and accessibility;
- Any other views you may have on the specification

The deadline for comments was 26 July 2021.

RESOLVED that:

The Committee noted the consultation, and Councillors were asked to submit comments to the Chair by email by Monday 12 July, to be discussed and a response to be agreed at the next Planning Committee Meeting on Monday 19 July.

342. MINUTES

The Minutes of the meeting of the Planning Committee held on Monday 7 June 2021, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

343. 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 7 June 2021, were considered.

Robert Duggan joined the meeting partway through this item.

344. Meeting terminated at 19.45 hours.

OBSERVATIONS

Parish: Burgess Hill

Ward: Burgess Hill - Meeds

DM/21/0338

Location: Prospect House 11 Junction Road Burgess Hill West Sussex
Desc: Extension at second floor level to provide 3 apartments
Agent: Mr Kieran Rafferty
KR Planning 183 Seafield Road Bournemouth BH6 5LJ
Applicant: R Parkinson
Quinata Pty Ltd Prospect House 11 Junction Road Burgess Hill
RH15 0GS
Case Officer: Joseph Swift
App. Type: Full Application

OBSERVATIONS:

The plans did not disclose apartment sizes. The Committee wished the apartments to adhere to the District Council minimum size standards. In the applicant statement of support, they had stated that while there was no off street parking provision in the application, there would be an improvement. The Committee queried this statement, and wished for more information. The energy statement described why there could not be renewable energy sources, however the Committee queried this, and did not see why photovoltaic tiles could not be installed for example. The Committee regretted the lack of renewable energy sources.

Parish: Burgess Hill

Ward: Burgess Hill - Leylands

DM/21/1880

Location: 1 Munns Drive Burgess Hill West Sussex RH15 8AD
Desc: T3 Field Maple, reduce crown in height by 5-6 meters and 2-3 meters either side. Fell much smaller Field Maple next to T3.
Applicant: Chris Clapham
1 Munns Drive Burgess Hill West Sussex RH15 8AD
Case Officer: Irene Fletcher
App. Type: Tree Surgery

OBSERVATIONS: No Objections

Parish: Burgess Hill

Ward: Burgess Hill - Leylands

DM/21/1943

Location: Dunvegan 3 Noel Green Burgess Hill West Sussex
Desc: New porch, steps, porch infill below existing roof and extension to existing drive.
Agent: Mr Chris Upton
Upton Design Consultancy Ltd 8 Gladstone Road Burgess Hill
RH15 0QQ
Applicant: Mrs J Brown
Dunvegan 3 Noel Green Burgess Hill West Sussex RH15 8BS
Case Officer: Caroline Grist
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Meeds

DM/21/1947

Location: 2 Holmesdale Road Burgess Hill West Sussex RH15 9JR

Desc: Proposed front porch and single storey rear extension.

Agent: Christopher Jones

Christopher Jones Projects Chapel Cottage 182 Leylands Road Burgess Hill RH15 8HS

Applicant: Mr Steve Hubble

2 Holmesdale Road Burgess Hill West Sussex RH15 9JR

Case Officer: Joseph Swift

App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/21/1747

Location: 15 Kings Ride Burgess Hill West Sussex RH15 0HL

Desc: Porch extension to the front elevation, rear door replaced with a window and first floor window to front elevation replaced with new window.

Applicant: Mr Richard Vale

15 Kings Ride Burgess Hill West Sussex RH15 0HL

Case Officer: Joanne Fisher

App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Meeds

DM/21/2038

Location: 38 Holmesdale Road Burgess Hill West Sussex RH15 9JR

Desc: Single storey rear extension.

Agent: Mr Andy Swaisland

Hills Architectural Design 45 Sycamore Drive Burgess Hill West Sussex RH15 0GG

Applicant: Mr Ian Simpson

45 Sycamore Drive Burgess Hill West Sussex RH15 0GG

Case Officer: Andrew Horrell

App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/21/2097

Location: 36 Ferndale Road Burgess Hill West Sussex RH15 0HG

Desc: Demolition of existing garage and single storey side extension and erection of new single garage / single and two storey side extension.

Agent: Mr Robert Thomas

RT Architectural Services 61 Coulstock Road Burgess Hill
West Sussex RH15 9XZ
Applicant: Mr and Mrs Baker
36 Ferndale Road Burgess Hill West Sussex RH15 0HG
Case Officer: Joanne Fisher
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Dunstall

DM/21/2142

Location: 34 Woodpecker Crescent Burgess Hill West Sussex RH15
9XY
Desc: Retrospective application for the erection of an outbuilding in
the rear garden
Agent: Mr John Sergi
Sussex Architectural Services Wicket View Cuckfield Lane
Warninglid RH17 5UB
Applicant: Mr P Fraser
34 Woodpecker Crescent Burgess Hill West Sussex RH15 9XY
Case Officer: Jacob Lane
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/21/2161

Location: 19 Silverdale Road Burgess Hill West Sussex RH15 0ED
Desc: Remove 1xAsh Tree
Agent: Nicola Maidman
KPS Contractors Ltd KPS House Ham Lane Scaynes Hill RH17
7PR
Applicant: C/O Agent
Case Officer: Sarah Nelson
App. Type: Tree Surgery

OBSERVATIONS: No Objections

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/21/2165

Location: 34 Rolfe Drive Burgess Hill West Sussex RH15 0LA
Desc: Additional storey side extension and front porch.
Agent: Mr. Joseph O'Neill
Just Plans 46A Keymer Road Hassocks West Sussex BN6
8AR
Applicant: Mrs. Jaimee Branch
34 Rolfe Drive Burgess Hill West Sussex RH15 0LA
Case Officer: Katherine Williams
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/21/1991

Location: Victoria House 66 Victoria Road Burgess Hill West Sussex
Desc: Demolition of existing commercial building and erection of 7 no. flats (1) x1 bedroom and (6) x2 bedroom flats
Agent: Mr Huw James
ECE Planning Brooklyn Chambers 11 Goring Road Worthing BN12 4AP
Applicant: Tower Pension Trustees
C/O Agent ECE Planning Brooklyn Chambers 11 Goring Road Worthing BN12 4AP
Case Officer: Anna Tidey
App. Type: Full Application

OBSERVATIONS: Recommend Approval

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.

Parish: Burgess Hill

Ward: Burgess Hill - Leylands

DM/21/2121

Location: 27 Noel Rise Burgess Hill West Sussex RH15 8BW
Desc: Construction of a self-contained bungalow within the rear garden of the existing house for the purpose of providing accommodation for an elderly parent and carer.
Agent: Mr Don Bradley Griffin Building Design 24 Careys Wood Smallfield RH6 9PB
Applicant: Mr Lee Turner
27 Noel Rise Burgess Hill West Sussex RH15 8BW
Case Officer: Rachel Richardson
App. Type: Full Application

OBSERVATIONS: Recommend Refusal

The application was a back garden development, which was contrary to the Neighbourhood Plan. It was an overdevelopment of the site.

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/21/2132

Location: 3 Daynes Way Burgess Hill West Sussex RH15 9RH
Desc: Retrospective - Convert detached garage into a habitable space - bed, shower, bathroom and cooking appliances all inside
Applicant: Ms. Haiyuan Guo
3 Daynes Way Burgess Hill West Sussex RH15 9RH
Case Officer: Andrew Horrell
App. Type: Householder Application

OBSERVATIONS: Recommend Refusal

The development was essentially a new residential property as it was completely separate to the main house. The application was detrimental to the street scene. Taking away the garage meant there was only 1 parking space for a 3 bedroom property which was against the WSCC parking standards.

Measurements were not provided – the Committee queried whether this met the MSDC minimum space standards.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/21/2162

Location: 11 Greenlands Close Burgess Hill West Sussex RH15 0AR
Desc: Demolition of existing detached garage, to be replaced with a two storey side extension, with new garage, replacement front dormer pitched roof and additional front and rear dormers
Agent: Mrs Josie Hodges
DPS Sussex Ltd 6 Newlands Close Hassocks West Sussex BN6 8BG
Applicant: Mr Hart
11 Greenlands Close Burgess Hill West Sussex RH15 0AR
Case Officer: Katherine Williams
App. Type: Householder Application

OBSERVATIONS: Recommend Refusal

This was an overdevelopment of the site, and was detrimental to the street scene as it would fill the gap between the two detached houses and had front dormers. As it was on a slope it would be higher than number 9, and would restrict the light and the amenities of number 9.

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/21/2177

Location: 18 Manor Road Burgess Hill West Sussex RH15 0NL
Desc: Demolish existing garage and build a new one.
Applicant: Mrs Ann Miller
18 Manor Road Burgess Hill West Sussex RH15 0NL
Case Officer: Deborah Lynn
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Meeds

DM/21/2239

Location: Millets 77 Church Walk Burgess Hill West Sussex
Desc: Prior approval of a change of use of part of first floor from offices (old Use Class B1a, now Use Class E) to form 2 no. residential apartments. (Use Class C3).
Agent: Mr Michael Wood
WSP WSP House 70 Chancery Lane London WC2A 1AF
Applicant: New River Retail (GP3) Ltd
C/O Agent
Case Officer: Katherine Williams
App. Type: Prior Notification - Offices to dwelling

OBSERVATIONS: The Committee noted the application.

Parish: Burgess Hill

Ward: Burgess Hill - Leylands

DM/21/2258

Location: 10 Lowlands Road Burgess Hill West Sussex RH15 8AE

Desc: Proposed single storey extension to side and rear.

Agent: Mrs Jenny Minett

Belmont Designs Practice Ltd 37 Ashenground Road Haywards
Heath RH16 4PS

Applicant: Mr Michael Lambert

10 Lowlands Road Burgess Hill West Sussex RH15 8AE

Case Officer: Deborah Lynn

App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/21/2267

Location: 61 Marlborough Drive Burgess Hill West Sussex RH15 0ET

Desc: Single storey rear extension to replace existing conservatory.

Agent: Mr Russell Wooden

Eleven Folders Close Burgess Hill RH15 0TA

Applicant: Mr Barry Gingell

61 Marlborough Drive Burgess Hill West Sussex RH15 0ET

Case Officer: Katherine Williams

App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/21/2270

Location: 87 Junction Road Burgess Hill West Sussex

Desc: Variation of condition nos 2 and 4 of planning permission
DM/18/3102 to replace approved plans to allow alterations in
design.

Agent: Miss Vicci Lewis

Green Plat Building Design Services Green Plat Spatham Lane
Ditchling BN6 8XH

Applicant: Mr Alan Bull And Mr Adam Barker

Denmark House Developments Ltd Denmark House 87 Junction
Road Burgess Hill West Sussex RH15 0JL

Case Officer: Joanne Fisher

App. Type: Removal/Variation of Condition

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/21/2271

Location: 30 Inholmes Park Road Burgess Hill West Sussex RH15 0JE
Desc: Link dwelling to detached garage to form a home office, study and playroom.
Agent: Mr Christopher Jones
Christopher Jones Projects Chapel Cottage 182 Leylands Road Burgess Hill West Sussex RH15 8HS
Applicant: Mr and Mrs Miller
30 Inholmes Park Road Burgess Hill West Sussex RH15 0JE
Case Officer: Hamish Evans
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/21/2279

Location: Cherry Tree House Birchwood Grove Road Burgess Hill West Sussex
Desc: To construct an L-shaped extension to the rear and side of the property
Agent: Mr. David Osborne
SEHBAC 1 Olympus Close Ipswich IP1 5LJ
Applicant: Mr. Bhattachatya
Cherry Tree House Birchwood Grove Road Burgess Hill West Sussex RH15 0DL
Case Officer: Deborah Lynn
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/21/2284

Location: 56 Larkspur Drive Burgess Hill West Sussex RH15 0UL
Desc: Creation of a loft conversion with rear dormer and installation of two roof windows to the front roof slope
Agent: Matthew Ripley
Cre8room Limited 30 Boxley Road Chatham ME5 9LF
Applicant: Mr. Manish Panicker
56 Larkspur Drive Burgess Hill West Sussex RH15 0UL
Case Officer: Andrew Horrell
App. Type: Lawful Development Certificate -Proposed

OBSERVATIONS: The legal situation was noted

Parish: Burgess Hill

Ward: Burgess Hill - Meeds

DM/21/2299

Location: 64 Meadow Lane Burgess Hill West Sussex RH15 9JE
Desc: First floor side extension and new single storey side extension.
Agent: Mr Michael Light

Light Design Services 4 Tollgate Peacehaven BN10 8ED
Applicant: Lucy Davey
64 Meadow Lane Burgess Hill West Sussex RH15 9JE
Case Officer: Joseph Swift
App. Type: Householder Application

OBSERVATIONS: Recommend Refusal

The application was an overdevelopment of the site. The front elevation was a traditional house with windows and doors, the groundfloor extension was a plain solid wall, this would be detrimental to the street scene. The ground floor extension was at an angle into the garden space. The application was contrary to the MSDC Design Guide , and was out of character with the surrounding area.