

MINUTES of the **PLANNING COMMITTEE**
held virtually on Monday 7 June 2021

Present:

Janice Henwood
Peter Chapman

Chairman
Vice Chairman

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

Also Present:

Anne Eves
Sylvia Neumann
Lee Gibbs

* *Denotes non-attendance.*

(19.00)

329. **OPEN FORUM**

There were no members of the public present.

330. **APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Councillors Graham Allen and Max Nielsen

331. **SUBSTITUTES**

Councillor Anne Eves substituted for Councillor Max Nielsen and Councillor Sylvia Neumann substituted for Councillor Graham Allen.

332. **DECLARATIONS OF INTEREST**

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.

333. **CHAIRMAN'S ANNOUNCEMENTS**

a) **The Chairman provided updates on the decisions from MSDC on several applications as follows:**

1. 1 Wintons Close, which the Committee had recommended approval on, and MSDC had refused on the grounds that it would be detrimental to the street scene. This had gone to appeal.
2. 8 Ferndale Road, which the Committee had recommended approval on, and MSDC had refused because the proposed design and scale of the development would harm the character and appearance of the property.
3. 118 Junction Road, which was a development in the front garden of a property. The Committee had recommended refusal, quoting Neighbourhood Plan Policy H2, which was against back garden developments. MSDC had also refused this application, and had said that while it was not a back garden development, it would not comply with the Neighbourhood Plan as it would increase the density of the neighbourhood.
4. The fourth was the retrospective application for the demolition of the brick wall at 24 Oak Hall Park. This had not been decided yet, however the Chair had received an update that a response had been given by WSCC Public Rights of Way, objecting that although there was no legal recorded width, assessment of the original boundary showed that the construction of the fence encroached on the right of way. MSDC were now waiting on the Environmental Officer to send in a report.
5. Finally, there had been an attempt to auction off land to the north of Oakhall Park, however it had been confirmed that this was owned by Highways and could not be auctioned.

a) **TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 78 APPEAL**

Notification has been received that the following appeal has been made to the Planning Inspectorate.

DM/21/0361

Appeal by: Mr James Leighton

Location: 1 Wintons Close Burgess Hill West Sussex RH15 0FX

Proposed Development:

Conversion of existing garage to form new dining room off kitchen. Erection of new double garage to front driveway area including new boundary planting.

Appeal Ref: AP/21/0031

RESOLVED that:

Upon reconsideration, the Committee supported Mid Sussex District Council's reasons for refusal.

The Committee would await a copy of the Appeal Decision from Mid Sussex District Council.

b) **LICENCE APPLICATION – MAMA FIT LTD, 34 THE MARTLETS, BURGESS HILL, WEST SUSSEX, RH15 9NN**

Notification has been received from Mid Sussex District Council of a new premises licence application for Mama Fit Ltd. The deadline for comments is 29 June 2021.

The full application could be viewed here:

<https://www.midsussex.gov.uk/licensing-business/latest-licensing-applications/>

RESOLVED that:

The Committee raised concerns over the licence for outdoor seating, as the applicant was putting out tables and chairs in the whole of the Martlets Square area, and the application only designated seating directly outside the premises. The applicant would need to control where alcohol was served, as the application only stated it would be served at the seating directly outside the premises. The Committee were concerned over the proximity of residential flats, as the noise would travel.

Mid Sussex District Council would be advised accordingly.

334. **MINUTES**

The Minutes of the meeting of the Planning Committee held on Monday 17 May 2021, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

335. **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 17 May 2021, were considered.

336. **Meeting terminated at 19.40 hours.**

OBSERVATIONS

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/21/1620

Location: Americas House 273 London Road Burgess Hill West Sussex
Desc: Conversion of Ground and first floor offices to 4 flats and erection of 2 flats at 2nd floor.
Agent: Clive Hawkins
Clive Hawkins Architects Ltd 114 Mackie Avenue Brighton BN1 8RD
Applicant: A Bhimji
C.O. PO Box 3061 North Road Brighton BN1 6SE
Case Officer: Deborah Lynn
App. Type: Full Application

OBSERVATIONS: Recommend Refusal

There was insufficient car parking, and the Committee were concerned over the dwellings adhering to space standards.

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/21/1718

Location: 1 Newport Road Burgess Hill West Sussex RH15 8QG
Desc: New Window and Alterations.
Agent: Mike Smith
Insite Planning Ltd 5 Beechwood Avenue Brighton East Sussex BN1 8ED
Applicant: Mr and Mrs Burton
1 Newport Road Burgess Hill West Sussex RH15 8QG
Case Officer: Deborah Lynn
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Meeds

DM/21/1773

Location: 6 Meeds Road Burgess Hill West Sussex RH15 9EB
Desc: Two bedroom rear dormer extension and ground floor rear conservatory.
Applicant: Mr Alan Clark
6 Meeds Road Burgess Hill West Sussex RH15 9EB
Case Officer: Joanne Fisher
App. Type: Householder Application

OBSERVATIONS: The Committee raised concerns over whether this could be an overbearing development.

Parish: Burgess Hill

Ward: Burgess Hill - Dunstall

DM/21/1570

Location: 39 Bramble Gardens Burgess Hill West Sussex RH15 8UQ
Desc: Conversion of integral garage into a room to be used as an office and for additional living space. Access to be via a new door in the hallway.
Applicant: Mr Robin Cox

39 Bramble Gardens Burgess Hill West Sussex RH15 8UQ
Case Officer: Katherine Williams
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/21/1710

Location: Wundee 1D Cants Lane Burgess Hill West Sussex
Desc: Proposal to convert the front garden to a driveway and add a dropped kerb.
Applicant: Miss Danielle Peters
Wundee 1D Cants Lane Burgess Hill West Sussex RH15 0LQ
Case Officer: Deborah Lynn
App. Type: Householder Application

OBSERVATIONS: Recommend Refusal

The development was not in keeping with the rest of the terrace and was detrimental to the street scene, and the Committee were unhappy about losing the garden. There was already a parking bay which would lose a space to allow access to the drive. It would lead to a precedent for the other houses in the terrace.

Parish: Burgess Hill

Ward: Burgess Hill - Meeds

DM/21/1740

Location: 12 Park Road Burgess Hill West Sussex RH15 8ET
Desc: Demolition of existing pre-fab garage and erection of new building to incorporate garden room and storage.
Agent: Mr Robert Thomas
RT Architectural Services 61 Coulstock Road Burgess Hill RH15 9XZ
Applicant: Mr D Wright
12 Park Road Burgess Hill West Sussex RH15 8ET
Case Officer: Jacob Lane
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/21/1759

Location: 32 Wykeham Way Burgess Hill West Sussex RH15 0HF
Desc: Replacement porch extension and bay window. Replace existing uPVC cladding with hanging tiles.
Agent: Mrs Kelly McNally
KM Architecture 46 Valebridge Drive Burgess Hill West Sussex RH15 0RW
Applicant: Mr and Mrs Wood
32 Wykeham Way Burgess Hill West Sussex RH15 0HF
Case Officer: Anna Tidey
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Meeds

DM/21/1795

Location: 31 Park Road Burgess Hill West Sussex RH15 8EU
Desc: Demolition of conservatory and proposed single storey rear extension
Agent: Mr Joseph O'Neill
Just Plans 46A Keymer Road Hassocks West Sussex BN6 8AR
Applicant: Mrs Jacqui Setters
31 Park Road Burgess Hill West Sussex RH15 8EU
Case Officer: Joanne Fisher
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Dunstall

DM/21/1813

Location: 5 Langridge Way Burgess Hill West Sussex RH15 8TN
Desc: Single storey rear extension and internal alterations
Agent: RT Architectural Services
61 Coulstock Road Burgess Hill West Sussex RH15 9XZ
Applicant: Mr and Mrs Smith
5 Langridge Way Burgess Hill West Sussex RH15 8TN
Case Officer: Rachel Richardson
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/21/1841

Location: 2 Thatchers Close Burgess Hill West Sussex RH15 0QU
Desc: Demolition of existing detached garage and erection of a rear single storey extension
Agent: Christopher Jones
Chapel Cottage 182 Leylands Road Burgess Hill RH15 8HS
Applicant: Mr and Mrs Gutsell
2 Thatchers Close Burgess Hill West Sussex RH15 0QU
Case Officer: Caroline Grist
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/21/1844

Location: 9 Hambrook Burgess Hill West Sussex RH15 0DT
Desc: Proposed first floor rear extension, additional windows on side elevation and minor alterations to front elevation.
Agent: Mr Andy Swaisland
Hills Architectural Design 45 Sycamore Drive Burgess Hill RH15

Applicant: OGG
Mr S Muddell
9 Hambrook Burgess Hill West Sussex RH15 0DT
Case Officer: Joanne Fisher
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

The Committee raised concerns over the windows on the side elevation which could threaten the privacy of the neighbours.

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/21/1870

Location: Buon Appetito 169 - 171 London Road Burgess Hill West Sussex
Desc: Proposed elevation changes and minor amendments to reinstate apartment at first floor above 169 London Road, (being a modified proposal to that permitted under DM/19/1894).
Agent: Mr Graham Whitehouse
GWP Architects Fairfield House Fairfield Road Burgess Hill RH15 0AZ
Applicant: Buon Appetito
Buon Appetito 169 - 171 London Road Burgess Hill West Sussex RH15 8LH
Case Officer: Rachel Richardson
App. Type: Full Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Meeds

DM/21/1879

Location: 5 Park Road Burgess Hill West Sussex RH15 8EU
Desc: Conifer A - Fell, Conifer B - Fell
Applicant: Richard Cooper
5 Park Road Burgess Hill West Sussex RH15 8EU
Case Officer: Sarah Nelson
App. Type: Trees in a Conservation Area

OBSERVATIONS: Objections

No reasons and no arboricultural survey had been provided for the felling of the trees.

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/21/1902

Location: 29 The Nursery Burgess Hill West Sussex RH15 0LF
Desc: T1 Oak - Dismantle tree leaving approximately 4.6 metres of trunk as standing monolith.
Agent: Mrs Nicola Maidman
KPS Contractors Ltd KPS House Ham Lane Scaynes Hill West Sussex RH17 7PR
Applicant: Mrs Nicola Maidman
KPS Contractors Ltd KPS House Ham Lane Scaynes Hill West Sussex RH17 7PR
Case Officer: Irene Fletcher

App. Type: Tree Surgery

OBSERVATIONS: Objections

No substantial reasons and no arboricultural survey had been provided for the felling of the trees.

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. Amended plans received 24th May 2021 addressing comments from Conservation Officer in respect of materials and landscaping.

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 development had inadequate parking, and the Committee raised concerns over access, drainage and sewage.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/21/1466

Location: 14 Burdocks Drive Burgess Hill West Sussex RH15 0HH
Desc: Oak (T32) - Reduce oak adjacent to property by 2.5m and remove epicormic growth on this tree and other two oaks in line (Amended description 25.05.2021)

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

Case Officer: Irene Fletcher
App. Type: Tree Surgery

OBSERVATIONS: No objections

The Committee regretted the paucity of the plans.

Parish: Burgess Hill

Ward: Burgess Hill - Dunstall

DM/21/1919

Location: 21 Foxglove Close Burgess Hill West Sussex RH15 8UY
Desc: Oak tree (T1) in rear garden to be cut back by 3 metres .

Applicant: Ms Emily Culley
21 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/21/1935

Location: 1 Cromwell Road Burgess Hill West Sussex RH15 8QH

Desc: Proposed single storey side extension, single storey rear extension, loft conversion with front and rear Velux windows, raised paved rear patio with balustrade guarding, and new French doors in existing rear bay window.

Agent: Mr Stuart Beckett

Beckett Architectural And Consultancy Services Ltd 53 Bramble Gardens Burgess Hill West Sussex RH15 8UQ

Applicant: Mr and Mrs Hudson

1 Cromwell Road Burgess Hill West Sussex RH15 8QH

Case Officer: Andrew Watt

App. Type: Householder Application

OBSERVATIONS: Recommend Refusal

There was inadequate car parking for a 5 bedroom house, which did not comply with WSCC parking standards. The Committee were concerned over whether this complied with the SDP Design Guide on extensions, as it looked like it could be used as an annexe.

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/21/1985

Location: 41 Royal George Road Burgess Hill West Sussex RH15 9SB

Desc: Single storey side and rear extension

Agent: Mr Tony Dance

AD Architectural Design Ltd Chepstow Chapel Lane Forest Row RH18 5BU

Applicant: Mr Paul Kadan

41 Royal George Road Burgess Hill West Sussex RH15 9SB

Case Officer: Hamish Evans

App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/21/1998

Location: 7 Mansion Close Burgess Hill West Sussex RH15 0NT

Desc: 1x Oak reduce height by 5 meters, thinning by 25% and remove epicormic growth

Applicant: Richard Snelgrove

7 Mansion Close Burgess Hill West Sussex RH15 0NT

Case Officer: Irene Fletcher

App. Type: Tree Surgery

OBSERVATIONS: No objections

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/21/1999

Location: Burgess Hill Girls Keymer Road Burgess Hill West Sussex

Desc: Erection of a canopy to the rear of Webb House.

Agent: Mr Sam Coughlan

Streetspace Ltd Unit P Lymgne Industrial Park Otterpool Lane
Lymgne Hythe
CT21 4LR
Applicant: Richard Moses
Burgess Hill Girls Keymer Road Burgess Hill West Sussex
RH15 0EG
Case Officer: Hamish Evans
App. Type: Full Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Dunstall

DM/21/2004

Location: 2 Toll Gate Burgess Hill West Sussex RH15 8GJ
Desc: 1x Sycamore (S1) fell and grind and replant new tree in same
position
Agent: Robert Gunn
Regency Tree Specialists Pelham Farm House Palehouse
Common Framfield TN22 5QZ
Applicant: Nigel Watson
Pepperfox London Ltd. 1 Knightsbridge London SW1X 7LX
Case Officer: Irene Fletcher
App. Type: Tree Surgery

OBSERVATIONS: No objections

The Committee regretted the loss of this tree as it was the only tree in the area.

Parish: Burgess Hill

Ward: Burgess Hill - Meeds

DM/21/2045

Location: 1 Chanctonbury Road Burgess Hill West Sussex RH15 9EX
Desc: Two story side extension, replacement porch canopy with new
front door with sidelight, new raised path to side of extension
and patio to rear of house
Agent: Mrs Victoria Mustard
Victoria Mustard Architect 135 Crawley Down Road Felbridge
RH19 2PS
Applicant: Dr Alice Shia
1 Chanctonbury Road Burgess Hill West Sussex RH15 9EX
Case Officer: Caroline Grist
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Root protection should be provided for any nearby trees.