

**MINUTES** of the **PLANNING COMMITTEE**  
held virtually  
on **Monday 19 July 2021**

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**Present:**

Janice Henwood Chairman  
Peter Chapman Vice Chairman  
Graham Allen  
Andrew Barrett-Miles  
Matthew Cornish  
Tofojjul Hussain  
Max Nielsen \*

Also Present:

Simon Hicks  
Sylvia Neumann  
Anne Eves  
Lee Gibbs

\* *Denotes non-attendance.*

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(19.00)

**345. OPEN FORUM**

There were no members of the public present.

**346. APOLOGIES FOR ABSENCE**

An apology for absence had been received from Max Nielson.

**347. SUBSTITUTES**

Simon Hicks substituted for Max Nielson.

**348. DECLARATIONS OF INTEREST**

Anne Eves declared a personal interest in every planning application on the agenda in her capacity as a District Councillor.

Andrew Barrett-Miles declared a personal interest in DM/21/2133 19 Rylands Drive as he lived fifty yards from the proposed cross way.

Janice Henwood declared a personal interest in DM/21/2385 The Lees, Keymer Road as she knew the applicants.

### 349. CHAIRMAN'S ANNOUNCEMENTS

Cllr Henwood updated the Committee on DM/21/1579. The Planning Officer had extended the period for the applicant to suggest an amended scheme until 30 July. BHTC would request the brick wall be replaced, using original materials.

Cllr Henwood also reminded the Committee that the District Council had invited Councillor to a briefing to hear progress on the District Plan and she encouraged the Committee to attend. Details were provided to all via email on 16 July.

### 350. MINUTES

The Minutes of the meeting of the Planning Committee held on Monday 28 June 2021, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

### 351. 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 28 June 2021, were considered.

### 352. 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 as set out in Agenda Item 8 dated Monday 19 July 2021. Councillors were asked to submit responses and the following were received:-

- to have no faith schools;
- to have a 6th form in the secondary school;
- to have a non-selective admissions policy;
- to have a STEM school (to complement the business park and technology firms);
- to have elected parent governors and a Local Authority representative on the governors, and;
- to provide dedicated SEN provision, not attached to either primary or secondary schools.

**RESOLVED** that:-

The Committee considered and agreed to submit the list of comments as a response to the consultation.

### 353. PROPOSED TELECOMMUNICATIONS UPGRADE

Councillors had received the information on the proposed upgrade to the site at West Street as per Agenda Item 9 dated Monday 19 July 2021. The deadline for comments was today, and there were no comments received from Councillors for reporting.

**RESOLVED** that

The Committee noted the application had been received.

**354. LICENCE APPLICATION MIO GUSTO 25-27 STATION ROAD**

Councillors considered the License application for the above site as set out in Agenda Item 10 dated Monday 19 July 2021.

**RESOLVED** that

The Committee noted the application had been received.

**355. NOTIFICATION OF PLANNING APPEAL DECISIONS**

Councillors noted the Burgess Hill decisions as set out in Agenda Item 11, dated Monday 19 July 2021.

**RESOLVED** that

The Committee noted the Appeal Decisions and requested these be included in all future agendas.

**356. Meeting terminated at 19.55 hours.**

## OBSERVATIONS

**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** subject to response from the various consultees. It was also requested that the feasibility of alternative heating sources be considered to include renewable sources.

The Committee discussed play equipment funds from S106 and it was requested that funds be used to enhance the Fairfield Recreation site play equipment. It was felt the suggested play equipment funds noted by an MSDC Officer to go to Denham Road was not best use of funds as this was small area of play equipment for the immediate local residents. The Community Buildings S106 funds should go towards the Beehive.

DM/21/2045

Location: 1 Chanctonbury Road Burgess Hill West Sussex RH15 9EX  
Desc: Two storey side extension, replacement porch canopy with new front door with sidelight, new raised path to side of extension and patio to rear of house (Revised plans received 03.06.2021, 04.06.2021 and 23.06.2021)  
Agent: Mrs Victoria Mustard  
Victoria Mustard Architect 135 Crawley Down Road Felbridge East Grinstead 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** with request for protective fencing around trees.

**Parish: Burgess Hill**

**Ward: Burgess Hill - Franklands**

DM/21/2194

Location: Woodside 6 Thornhurst Burgess Hill West Sussex  
Desc: Remove ivy and lower branches back to trunk to a height on the trunk of 2.13 metres (7 foot), to clear vehicle access and avoid contact with passing pedestrians.  
Applicant: Mr Patrick Mitchell  
Woodside 6 Thornhurst Burgess Hill West Sussex RH15 0BF

Case Officer: Irene Fletcher  
App. Type: Tree Surgery

**OBSERVATIONS: NO OBJECTIONS**

**Parish: Burgess Hill**

**Ward: Burgess Hill - Leylands**

DM/21/2294

Location: 22 Windmill Drive Burgess Hill West Sussex RH15 8JW  
Desc: Conservatory to rear  
Agent: Mr Lusted  
13 Raglan Court Timberlaine Road Pevensey Bay BN24 6BX  
Applicant: Mr and Mrs Ormond  
22 Windmill Drive Burgess Hill West Sussex RH15 8JW  
Case Officer: Hamish Evans  
App. Type: Householder Application

**OBSERVATIONS: RECOMMEND APPROVAL**

**Parish: Burgess Hill**

**Ward: Burgess Hill - Leylands**

DM/21/2319

Location: 197 Leylands Road Burgess Hill West Sussex RH15 8HR  
Desc: Proposed replacement of side extension.  
Agent: Mr Joseph O'Neill  
46A Keymer Road Hassocks West Sussex BN6 8AR  
Applicant: Mr Glenn Davies  
197 Leylands Road Burgess Hill West Sussex RH15 8HR  
Case Officer: Caroline Grist  
App. Type: Householder Application

**OBSERVATIONS: RECOMMEND APPROVAL**

**Parish: Burgess Hill**

**Ward: Burgess Hill - St Andrew's**

DM/21/2337

Location: 135 Manor Road Burgess Hill West Sussex RH15 0NG  
Desc: Part two storey part single storey side extension  
Agent: Mr Chris Upton  
Upton Design Consultancy Ltd 8 Gladstone Road Bures Hill  
RH15 0QQ  
Applicant: Mr P Woodhams  
135 Manor Road Burgess Hill West Sussex RH15 0NG  
Case Officer: Caroline Grist  
App. Type: Householder Application

**OBSERVATIONS: RECOMMEND APPROVAL**

**Parish: Burgess Hill**

**Ward: Burgess Hill - Franklands**

DM/21/2362

Location: 55 Sycamore Drive Burgess Hill West Sussex RH15 0GG  
Desc: Single storey rear extension  
Agent: Mr Andy Swaisland  
Hills Architectural Design 45 Sycamore Drive Burgess Hill RH15

Applicant: 0GG  
Mr and Mrs Higgins  
55 Sycamore Drive Burgess Hill West Sussex RH15 0GG  
Case Officer: Anna Tidey  
App. Type: Householder Application

**OBSERVATIONS: RECOMMEND APPROVAL**

**Parish: Burgess Hill**

**Ward: Burgess Hill - St Andrew's**

DM/21/1861

Location: 22 Larkspur Drive Burgess Hill West Sussex RH15 0UL  
Desc: Proposed garage conversion to create an outside office space.  
Applicant: Mr Adam Dallinger  
22 Larkspur Drive Burgess Hill West Sussex RH15 0UL  
Case Officer: Rachel Richardson  
App. Type: Householder Application

**OBSERVATIONS: RECOMMEND REFUSAL** - the Committee expressed concern on the parking provision. It would have an adverse effect in the area. The paucity of the plans was regretted.

**Parish: Burgess Hill**

**Ward: Burgess Hill - Victoria**

DM/21/1994

Location: 16 Slimbridge Road Burgess Hill West Sussex RH15 8QE  
Desc: Consent is sought for a two-storey side extension and single storey front and rear extensions to the existing property, to provide for a new, two bedroom independent dwelling with a single frontage parking space.  
Agent: Mr Alex Page  
AC Plans 23 Sullington Way Shoreham By Sea BN43 6PJ  
Applicant: Mr M Leburn  
16 Slimbridge Road Burgess Hill West Sussex RH15 8QE  
Case Officer: Andrew Horrell  
App. Type: Full Application

**OBSERVATIONS: RECOMMEND REFUSAL.** The Ward Councillor had received information on historical deed restrictions but this was confirmed that only planning reasons can be considered. It was considered an overdevelopment of the site and lack of car parking provision.

**Parish: Burgess Hill**

**Ward: Burgess Hill - Franklands**

DM/21/2133

Location: 19 Ryeland Road Burgess Hill West Sussex RH15 0QX  
Desc: Dropped kerb access onto Birchwood Grove Road and gating  
Agent: Mr. Christopher Jones  
Christopher Jones Projects 182 Leylands Road Burgess Hill West Sussex RH15 8HS  
Applicant: Mr. Graham Hawkins  
19 Ryeland Road Burgess Hill West Sussex RH15 0QX

Case Officer: Caroline Grist  
App. Type: Householder Application

OBSERVATIONS: **RECOMMEND REFUSAL** as this would effectively join two roads together. The applicant has submitted an application to WSCC Highways and this has been refused as it contravened their policy. This application would change the character and conservation area of Birchwood Grove Road which was a bridleway and an important spoke in the Green Circle network. It was a significant pedestrian route to two schools and could pose a safety hazard.

**Parish: Burgess Hill**

**Ward: Burgess Hill - Victoria**

DM/21/2292

Location: Capers Portland Road Burgess Hill West Sussex  
Desc: 3 x Oak - Fell.  
Agent: Joshua Salisbury  
J Salisbury Tree Surgery 20 The Nursery Burgess Hill West  
Sussex RH15 0LE  
Applicant: Inka Martin  
Capers Portland Road Burgess Hill West Sussex RH15 9RL  
Case Officer: Sarah Nelson  
App. Type: Trees in a Conservation Area

OBSERVATIONS: **OBJECTIONS**. There were no arboricultural plans to demonstrate the need to cut down three oak trees.

**Parish: Burgess Hill**

**Ward: Burgess Hill - St Andrew's**

DM/21/2321

Location: 23 Janes Lane Burgess Hill West Sussex RH15 0QJ  
Desc: Front porch, first floor extension and raising of the roof  
Applicant: Mr. Paul Mundy  
23 Janes Lane Burgess Hill West Sussex RH15 0QJ  
Case Officer: Katherine Williams  
App. Type: Householder Application

OBSERVATIONS: **RECOMMEND APPROVAL**

**Parish: Burgess Hill**

**Ward: Burgess Hill - Franklands**

DM/21/2360

Location: 41 Ravenswood Road Burgess Hill West Sussex RH15 0JG  
Desc: Loft conversion with rear and front dormers and change of front door position  
Applicant: Paul Whipp And Joanne Hall  
41 Ravenswood Road Burgess Hill West Sussex RH15 0JG  
Case Officer: Deborah Lynn  
App. Type: Householder Application

OBSERVATIONS: **RECOMMEND REFUSAL** as front dormers were detrimental to the street scene.

**Parish: Burgess Hill**

**Ward: Burgess Hill - Victoria**

DM/21/2369

Location: 151 Orchard Road Burgess Hill West Sussex RH15 9PJ  
Desc: Demolish existing conservatory and replace with new single storey pitched roof extension. New Velux roof windows and grey aluminium bifold doors. New white upvc side window.  
Agent: Mr Stuart Beckett  
Beckett Architectural & Consultancy Services Ltd 53 Bramble Gardens Burgess Hill RH15 8UQ  
Applicant: Mr and Mrs Fincham  
151 Orchard Road Burgess Hill West Sussex RH15 9PJ  
Case Officer: Joanne Fisher  
App. Type: Householder Application

OBSERVATIONS: **RECOMMEND APPROVAL**

**Parish: Burgess Hill**

**Ward: Burgess Hill - Franklands**

DM/21/2385

Location: The Lees Keymer Road Burgess Hill West Sussex  
Desc: To erect a new double garage on existing hardstanding  
Agent: Mr. Graham Whitehouse  
GWP Architects Spring Gardens Fairfield Road Dorking RH4 1EE  
Applicant: Mr. Mike Davey  
The Lees Keymer Road Burgess Hill West Sussex RH15 0BA  
Case Officer: Rachel Richardson  
App. Type: Householder Application

OBSERVATIONS: **RECOMMEND APPROVAL.**

Janice Henwood declared an interest in this application as she knew the applicants.

**Parish: Burgess Hill**

**Ward: Burgess Hill - Franklands**

DM/21/2415

Location: 3 Hambrook Burgess Hill West Sussex RH15 0DT  
Desc: Single storey flank extension, single storey rear extension and garden room. New porch cover.  
Agent: Mr Alex Beattie  
Lightbox Architecture Limited 121 Greenbank Avenue Saltdean BN2 8QP  
Applicant: Mr Vojdani  
3 Hambrook Burgess Hill West Sussex RH15 0DT  
Case Officer: Andrew Horrell  
App. Type: Householder Application

OBSERVATIONS: **RECOMMEND APPROVAL**



**Parish: Burgess Hill**

**Ward: Burgess Hill - Dunstall**

DM/21/2416

Location: 41 The Wickets Burgess Hill West Sussex RH15 8TG  
Desc: T1 Twin stemmed Oak - Reduce eastern lateral spread towards house by approx. 1-1.5 metres, this pruning will not extend to the highest growth, 2 metre crown lift to southwesterly growth over footpath, reduce westerly lateral spread over footpath and garden by approx 2.5 metres. T2 - Tri-stemmed Field Maple - dismantle and leave a low stump. T3 Oak - Remove 3 branches overhanging seating area. (1 x 200mm diameter branch and 2x 100mm branch.)  
Agent: Geoffrey Foers-Place  
Sussex Tree Works Woodley House South Road Wivelsfield Green RH17 7QS  
Applicant: Carol Mason  
41 The Wickets Burgess Hill West Sussex RH15 8TG  
Case Officer: Irene Fletcher  
App. Type: Tree Surgery

OBSERVATIONS: The Committee deferred to the Tree Officer and noted the absence of an arboricultural report to justify the works.

**Parish: Burgess Hill**

**Ward: Burgess Hill - St Andrew's**

DM/21/2447

Location: 144 Junction Road Burgess Hill West Sussex RH15 0PZ  
Desc: Proposed amendment to approved application DM/18/1660 to extend side extension by 450mm and add additional bedroom window  
Applicant: Mr Dean Levy  
144 Junction Road Burgess Hill West Sussex RH15 0PZ  
Case Officer: Caroline Grist  
App. Type: Householder Application

OBSERVATIONS: **RECOMMEND APPROVAL**

**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: Variation of condition 2 of application DM/20/4183 to change the approved parking plan (Revised description agreed 23.04.2021. Updated parking plan received 25.05.2021)  
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  
App. Type: Removal/Variation of Condition

OBSERVATIONS: Concern was expressed about the lack of visitor parking on southern end of Road 2.

**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: Steven King  
App. Type: Householder Application

OBSERVATIONS: This application had been determined as APPROVED by MSDC.

**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. Additional plan received (28th June 2021) showing eastern side elevation.  
Applicant: Mr Alan Clark  
6 Meeds Road Burgess Hill West Sussex RH15 9EB  
Case Officer: Joanne Fisher  
App. Type: Householder Application

OBSERVATIONS: The Committee expressed concern that this was an overbearing development of the site.

**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 and single storey side extension. (AMENDED DESCRIPTION / PLANS received 28th June 2021 removing 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 - Victoria**

DM/21/2292

Location: Capers Portland Road Burgess Hill West Sussex  
Desc: 1 x Oak - reduce crown by 2-3m. 2x younger Oak - fell and remove completely.  
Agent: Joshua Salisbury  
J Salisbury Tree Surgery 20 The Nursery Burgess Hill West Sussex RH15 0LE  
Applicant: Inka Martin  
Capers Portland Road Burgess Hill West Sussex RH15 9RL  
Case Officer: Sarah Nelson  
App. Type: Trees in a Conservation Area

OBSERVATIONS: OBJECTION as there was no arboricultural report to justify this application.

**Parish: Burgess Hill**

**Ward: Burgess Hill - St Andrew's**

DM/21/2368

Location: 66 Valebridge Drive Burgess Hill West Sussex RH15 0RW  
Desc: Front w/c extension  
Agent: Kelly McNally  
KM Architecture 46 Valebridge Drive Burgess Hill RH15 0RW  
Applicant: Mr and Ms Tompsett  
66 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 - St Andrew's**

DM/21/2438

Location: 10 Northway Burgess Hill West Sussex RH15 0PN  
Desc: Retrospective application for a front porch  
Agent: Mr Simon Burrows  
Si-tec Plans Ltd The Lodge Bramshill Road Eversley Hook RG27 OPT  
Applicant: Miss Strugnell  
10 Northway Burgess Hill West Sussex RH15 0PN  
Case Officer: Jacob Lane  
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL. The retrospective nature of the application was regretted.

**Parish: Burgess Hill**

**Ward: Burgess Hill - Victoria**

DM/21/2495

Location: 67 Hammonds Ridge Burgess Hill West Sussex RH15 9QW  
Desc: Proposed two storey rear and front extension  
Agent: Mr. Stuart Beckett  
Beckett Architectural And Consultancy Services Ltd 53 Bramble Gardens  
Burgess Hill RH15 8UQ  
Applicant: Mr and Mrs Lake  
67 Hammonds Ridge Burgess Hill West Sussex RH15 9QW  
Case Officer: Anna Tidey  
App. Type: Householder Application

OBSERVATIONS: RECOMMEND REFUSAL as this was overbearing and an overdevelopment of the site.

**Parish: Burgess Hill**

**Ward: Burgess Hill - Victoria**

DM/21/2552

Location: 33 Mayhouse Road Burgess Hill West Sussex RH15 9RF  
Desc: Replacement of existing conservatory with single storey rear extension.  
Agent: Mr Stuart Beckett  
Beckett Architectural And Consultancy Services 53 Bramble Gardens  
Burges Hill West Sussex RH15 8UQ  
Applicant: Mr and Mrs Wells  
33 Mayhouse Road Burgess Hill West Sussex RH15 9RF  
Case Officer: Hamish Evans  
App. Type: Householder Application

OBSERVATIONS: RECOMMEND APPROVAL

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