

MINUTES of the PLANNING COMMITTEE
held virtually on **31 August 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

* *Denotes non-attendance.*

(19.00)

365. OPEN FORUM

There were no members of the public present.

366. APOLOGIES FOR ABSENCE

An apology for absence had been received from Councillor Andrew Barrett Miles.

367. SUBSTITUTES

There were none.

368. DECLARATIONS OF INTEREST

Councillor 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.

369. CHAIRMAN'S ANNOUNCEMENTS

The Chairman provided an update on the application for 19 Ryeland Road which had been previously considered by the Committee. Comments had been received from the Conservation Officer who had advised that the application would result in less than substantial harm to the parallel Birchwood Grove Road, and that there were no public benefits that outweighed the harm caused, so they would recommend refusal. There were Highways matters that required further attention, so the Planning Officer had advised the applicant to either provide further information on these or withdraw the application.

370. MINUTES

The Minutes of the meeting of the Planning Committee held on 9 August 2021, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

371. 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 9 August 2021, were considered.

372. LICENCE APPLICATION SILVAS 1 KEYMER PARADE RH15 0AB

Notification was received of a Premises application for Silvas for a Variation to extend hours of licensable activities. The deadline for comments was 9 September 2021.

RESOLVED that:

The Committee noted the application.

373. Meeting terminated at 19.50 hours.

OBSERVATIONS

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/21/2199

Location: 2 Beechwoods Burgess Hill West Sussex RH15 0DF
Desc: Retrospective permission sought for Outdoor Gazebo.
Applicant: Mr Shaun Cowell
2 Beechwoods Burgess Hill West Sussex RH15 0DF
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 - St Andrew's

DM/21/2614

Location: 5 Gerald Close Burgess Hill West Sussex RH15 0NB
Desc: Summerhouse in the corner of rear garden
Applicant: Mr James Walsh
5 Gerald Close Burgess Hill West Sussex RH15 0NB
Case Officer: Anna Tidey
App. Type: Householder Application

OBSERVATIONS: Recommend Refusal

The proposed building was over 2.5m tall, and backed on to another garden. The downwards slope of the garden of 11 Copestake Drive meant that the building would be 4.1m above their patio level, and would be detrimental to their privacy. The application was contradictory to MSDC Design Guide DG45.

Parish: Burgess Hill

Ward: Burgess Hill - Meeds

DM/21/2748

Location: 2 Grovelands Close Burgess Hill West Sussex RH15 9JB
Desc: Remove the existing garden room & erect a single storey rear extension. New pitched roofs over existing flat roofs to the front elevation. New first windows to the east & west elevations with obscured glass. Existing windows to the east elevation combined to form 1 glazed with obscure glass. Existing New tarmac drive
Agent: Mr Daryl Gowlett
Clive Voller Associates 2 Woolven Close Burgess Hill RH15 9RR
Applicant: Mr and Mrs Griffin
2 Grovelands Close Burgess Hill West Sussex RH15 9JB
Case Officer: Deborah Lynn
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

The Committee had concerns about tarmacking over existing grass.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/21/2795

Location: 24 Oak Hall Park Burgess Hill West Sussex RH15 0BX
Desc: Demolition of existing side extension to no 24 oak Hall park and construction of new 2 bedroom detached dwelling with access driveway.
Agent: Mr George Baxter
Pooh Corner St Georges Lane Hurstpierpoint Hassocks West Sussex BN6 9QX
Applicant: Mr Joshua Baxter
24 Oak Hall Park Burgess Hill West Sussex RH15 0BX
Case Officer: Joanne Fisher
App. Type: Full Application

OBSERVATIONS: Recommend Refusal

This was a back garden development which was contradictory to the Neighbourhood Plan Policy H2. The application would be detrimental to the street scene due to the proposed cladding and would cause highway issues due to car movement. The application was contradictory to MSDC Design Guide DG11, as it did not reflect the scale of neighbouring properties, DG19 due to the loss of parking, DG37 due to the zinc cladding which was not a high quality material and did not fit with the neighbouring properties, DG45 as the drive was very close to the front window of the existing house, and the topography sloped downwards which would cause drainage issues, and DG46 as it did not have access to outdoor amenity space proportional to the development. The application caused a loss of amenity to 26 Oak Hall Park as it would use part of their drive. No walls and fences were allowed in the covenant.

Parish: Burgess Hill

Ward: Burgess Hill - Meeds

DM/21/2798

Location: St John's Park Park Road Burgess Hill West Sussex
Desc: Mature Oak (Quercus robur- REF -ID 00RJ) - Crown Reduction by 2.5m.
Applicant: James Ireland (MSDC)
Mid Sussex District Council
Oaklands Road Haywards Heath RH16 1SS
Case Officer: Sarah Nelson
App. Type: Trees in a Conservation Area

OBSERVATIONS: No objections

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/21/2830

Location: 10 Mansion Close Burgess Hill West Sussex RH15 0NT
Desc: (T1) Lime tree - Remove spur back to main trunk and thin remaining crown by 20%
Applicant: Susan Gainey
10 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/21/2839

Location: 16 The Ridings Burgess Hill West Sussex RH15 0LW
Desc: Single storey rear extension
Agent: Mrs Monika Ryan
Building Plan Design Ltd 25 Long Beach Close Sovereign
Harbour North Eastbourne BN23 5QA
Applicant: Ms Francesca Lynch
16 The Ridings Burgess Hill West Sussex RH15 0LW
Case Officer: Andrew Watt
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/21/2850

Location: Freshfields Keymer Road Burgess Hill West Sussex
Desc: Works to trees (see description on application).
Agent: Mrs Madeline Taig
Connick Tree Care New Pond Farm Depot Connick Tree
Care Woodhatch Road Reigate RH2 7QH
Applicant: Mr McFarlane
Freshfields Keymer Road Burgess Hill West Sussex RH15 0AH
Case Officer: Irene Fletcher
App. Type: Tree Surgery

OBSERVATIONS: No objections

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/21/2033

Location: Barbary House 13 Icarus Avenue Burgess Hill West Sussex
Desc: Proposed conversion of garage into habitable room, bricking up
with a window. Front door will also be moved to accommodate
the conversion.
Applicant: Mr Iain Shute
Barbary House 13 Icarus Avenue Burgess Hill West Sussex
RH15 0UW
Case Officer: Anna Tidey
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

The Committee regretted the loss of a garage providing parking.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/21/2413

Location: Paddocks Cottage Keymer Road Burgess Hill West Sussex
Desc: Erection of 50% of approved dwelling 12/02036/FUL with minor
amendments to plan, fenestration and roof profile
Agent: Mr. Nigel Dalby
Dalby Architecture 66 High Street Rottingdean Brighton East
Sussex BN2 7HF

Applicant: Mr and Mrs Adam Rainsford
Paddocks Cottage Keymer Road Burgess Hill West Sussex
RH15 0BA
Case Officer: Joanne Fisher
App. Type: Full Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/21/2493

Location: 8 Welbeck Close Burgess Hill West Sussex RH15 0AU
Desc: single storey front and rear extension
Applicant: Mark and Emma Abram
8 Welbeck Close Burgess Hill West Sussex RH15 0AU
Case Officer: Hamish Evans
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/21/2856

Location: Trees West Of 1 Wintons Close Burgess Hill West Sussex RH15 0FX
Desc: T1 and T2 Oak Trees - Thin crown by 20% and lift crown by 4.75m from ground level.
Applicant: Mr James Leighton
Trees West Of 1 Wintons Close Burgess Hill West Sussex RH15 0FX
Case Officer: Irene Fletcher
App. Type: Tree Surgery

OBSERVATIONS: No objections

Parish: Burgess Hill

Ward: Burgess Hill - Meeds

DM/21/2869

Location: 41 Chanctonbury Road Burgess Hill West Sussex RH15 9EX
Desc: Single storey rear extension of 3m depth
Agent: Saeed Moinie
Blackstone Architects Suite 32 67/68 Hatton Garden London EC1N 8JY
Applicant: Rosie Bowden-Smith
41 Chanctonbury Road Burgess Hill West Sussex RH15 9EX
Case Officer: Hamish Evans
App. Type: Lawful Development Certificate -Proposed

OBSERVATIONS: The legal situation was noted.

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/21/2881

Location: Scottish And Southern 5 York Road Burgess Hill West Sussex
Desc: Complete removal of Trees (ASH): T2, T3, T4 & TG1
Applicant: Environmental Services
Unit 4 Linnet Court Cawledge Business Park Alnwick NE66 2GD
Case Officer: Irene Fletcher
App. Type: Tree Surgery

OBSERVATIONS: Objections

The report only stated that it was suspected that the trees were responsible for the subsidence, it was not confirmed. The Committee were not convinced that the trees were responsible. The Committee could see the justification for T4 and TG1, but there was not sufficient evidence for T2 and T3 in the report. Remedial work, for example underpinning the building, should be considered rather than removal of the trees.

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/21/2896

Location: 89 Janes Lane Burgess Hill West Sussex RH15 0QP
Desc: Proposed two storey side extension and new porch to replace existing porch.
Agent: Mr Stuart Beckett
Beckett Architectural & Consultancy Services Ltd 53 Bramble Gardens Burgess Hill RH15 8UQ
Applicant: Mr S Jones
89 Janes Lane Burgess Hill West Sussex RH15 0QP
Case Officer: Caroline Grist
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/21/2924

Location: 65 Larkspur Drive Burgess Hill West Sussex RH15 0UL
Desc: Proposed two storey north west side extension.
Agent: Collin Jerrey
Arc Designs 1 Fieldway Ditchling Hassocks BN6 8UA
Applicant: Mr and Mrs Deacon
65 Larkspur Drive Burgess Hill West Sussex RH15 0UL
Case Officer: Katherine Williams
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/21/2935

Location: 11 Franklands Way Burgess Hill West Sussex RH15 0AX
Desc: Hawthorne Trees X2 - Reduce height by 1.5meters
Applicant: Mrs Ann Symonds

11 Franklands Way Burgess Hill West Sussex RH15 0AX
Case Officer: Irene Fletcher
App. Type: Tree Surgery

OBSERVATIONS: No objections

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/21/2942

Location: 8 Rastrick Close Burgess Hill West Sussex RH15 9UW
Desc: Demolition of garage and proposed double storey side extension with single storey rear extension.
Agent: Mr Joseph O'Neill
Just Plans 46A Keymer Road Hassocks BN6 8AR
Applicant: Ms Gillian Bradnam
8 Rastrick Close Burgess Hill West Sussex RH15 9UW
Case Officer: Katherine Williams
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/21/2321

Location: 23 Janes Lane Burgess Hill West Sussex RH15 0QJ
Desc: Proposed single and two storey rear extension, front porch extension, raising of the roof, roof reconfiguration and first floor extension. (Amended plans and description received 12.08.2021)
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/21/2865

Location: Acorn House Keymer Road Burgess Hill West Sussex
Desc: Erection of a two storey rear extension, a two story side extension and change of the shared garage roof from a pitched roof to a flat roof at Charmouth Oaks, Keymer Road
Agent: Mr. Daniel Harding
Hapa Architects 11 The Old Steine Brighton BN1 1EJ
Applicant: Mr. Jamie Challs
Acorn House Keymer Road Burgess Hill West Sussex RH15 0AN
Case Officer: Deborah Lynn
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/21/2920

Location: 89 Janes Lane Burgess Hill West Sussex RH15 0QP
Desc: Removal of existing detached single garage. Proposed new detached timber framed and timber clad double garage, with home office/gym above. Proposed reconfigured driveway with new permeable block paving.
Agent: Mr Stuart Beckett
Beckett Architectural & Consultancy Services Ltd 53 Bramble Gardens Burgess Hill RH15 8UQ
Applicant: Mr S Jones
89 Janes Lane Burgess Hill West Sussex RH15 0QP
Case Officer: Caroline Grist
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/21/2929

Location: 1 Oakwood Close Burgess Hill West Sussex RH15 0HY
Desc: Single storey front and side extension with roof lights, and internal alterations with 2 extra bathrooms on first floor
Agent: Mr John Butterfield
Pear Tree Cottage Nash Lane Scaynes Hill West Sussex RH17 7NJ
Applicant: Mrs Jayne Millard
1 Oakwood Close Burgess Hill West Sussex RH15 0HY
Case Officer: Caroline Grist
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/21/2948

Location: 1 Cromwell Mews Burgess Hill West Sussex RH15 8QF
Desc: Side extension with pitched roof
Applicant: Mr. Stuart Hale
1 Cromwell Mews Burgess Hill West Sussex RH15 8QF
Case Officer: Caroline Grist
App. Type: Householder Application

OBSERVATIONS: Recommend Refusal

The Committee reiterated their previous comments that the application was detrimental to the street scene. The application was detrimental to MSDC Design Guide 11 as it did not respond to the existing townscape.

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/21/3017

Location: 9 Icarus Avenue Burgess Hill West Sussex RH15 0UW
Desc: Proposed garage conversion into home office.
Agent: Mr Christopher Jones

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

Applicant: Mr and Mrs Vick
9 Icarus Avenue Burgess Hill West Sussex RH15 0UW
Case Officer: Andrew Horrell
App. Type: Householder Application

OBSERVATIONS: Recommend Refusal

The application lead to a definite loss of parking due to the small driveway. This property had significantly less parking space than 11 Icarus Avenue where there was sufficient space for parking.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/21/3025

Location: 92 Ferndale Road Burgess Hill West Sussex RH15 0HD
Desc: Erection of new single storey side extension. Removal of existing conservatory and erection of new single storey rear extension. New pitched roof over existing garage and family room, and flat roof open porch to front entrance. Insertion of new bifold doors to rear elevation.

Agent: Mr Robert Thomas
RT Architectural Services 61 Coulstock Road Burgess Hill RH15 9XZ

Applicant: Mr and Mrs Amos
92 Ferndale Road Burgess Hill West Sussex RH15 0HD

Case Officer: Katherine Williams
App. Type: Householder Application

OBSERVATIONS: Recommend Approval