

MINUTES of the **PLANNING COMMITTEE**
held in the Council Chamber
on **Monday 27 September 2021**

Present: Janice Henwood Chairman
Peter Chapman Vice Chairman

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

Also Present:

Anne Eves
Robert Duggan
Simon Hicks

* *Denotes non-attendance.*

(19.00)

374. [OPEN FORUM](#)

There were no members of the public present.

375. [APOLOGIES FOR ABSENCE](#)

An apology for absence had been received from Councillors Graham Allen, Andrew Barret-Miles and Max Nielsen.

376. [SUBSTITUTES](#)

Robert Duggan substituted for Graham Allen, and Anne Eves substituted for Max Nielsen.

377. [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.

All Councillors present declared an interest in the application DM/21/3067 as this application had been made by the Town Council.

378. CHAIRMAN'S ANNOUNCEMENTS

A) TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 78 APPEAL

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

DM/20/4556

Appeal by: Dim South Ltd

Location: Pollards Farm Ditchling Road Ditchling Common Ditchling

Proposed Development: Demolition of existing barn and outbuilding.

Erection of 1 x 4 Bedroom, 2 storey dwelling and new entrance gate.(Amended plans and description)

Appeal Ref: AP/21/0057

RESOLVED that:

The Committee resolved to:-

Await a copy of the Appeal Decision from Mid Sussex District Council.

- B) The Chair gave updated on two applications which had recently been considered by the Town Council:

24 Oak Hall Park, DM/21/2795, which had been refused by Burgess Hill Town Council, had been refused by Mid Sussex District Council. The Chair drew attention to the fact that MSDC had included District Plan Policy DP26 as a reason for refusal, which had not been quoted by Burgess Hill Town Council in the recommendation.

19 Ryeland Road, DM/21/2133, wanted to have private access onto Birchwood Grove Road and West Sussex Highways had responded with questions regarding the visibility available and land ownership. MSDC was waiting for a response from West Sussex Highways, because people could be trespassing if they don't own the land.

The MSDC Conservation Officer had sent a response and quoted theNPPF stating that the application would cause 'Less than substantial harm' to a conservation area, Birchwood Grove Road. The Chair advised that where an application caused 'Less than substantial harm' it fell to the Case Officer to weigh the harm against the public benefit of the application. In this case there was no public benefit so this was refused.

Councillor Matthew Cornish advised that the Sumerhouse at 5 Gerald Close had been approved by MSDC. The Town Council had refused this application on the basis of the height of the building, as it overlooked and impacted the privacy of the house.

379. MINUTES

The Minutes of the meeting of the Planning Committee held on 31 August 2021, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

380. 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 31 August 2021, were considered.

381. LICENCE APPLICATION 47 CHURCH WALK, BURGESS HILL, WEST SUSSEX, RH15 9BQ

Notification had been received of an application for a new premises licence for 47 Church Walk, RH15 9BQ. The deadline for comments was 13 October 2021.

RESOLVED that:

The Application was noted.

382. LICENCE APPLICATION WONDERPACK ECO LTD, 25 VICTORIA GARDENS, BURGESS HILL, WEST SUSSEX, RH15 9NB

Notification had been received of an application for a new premises licence for Wonderpack Eco LTD, 25 Victoria Gardens, RH15 9NB. The deadline for comments was 14 October 2021.

RESOLVED that:

The Application was noted.

383. Meeting terminated at 19:50 hours.

OBSERVATIONS

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
(Further information and updated proposed plan received 23.08.2021
and 25.08.2021)
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

The Committee reiterated their previous comments on this application. The application was detrimental to the conservation area. The Committee raised concerns over visibility and land ownership.

Parish: Burgess Hill

Ward: Burgess Hill - Leylands

DM/21/2853

Location: 27 Noel Rise Burgess Hill West Sussex RH15 8BW
Desc: A one bedroom garden annex, ancillary accommodation to the main
dwelling
Agent: Mr James Burton
Sussex Garden Rooms Ltd 3 Somerhill Avenue Hove BN3 1RJ
Applicant: Mr Lee Turner
27 Noel Rise Burgess Hill West Sussex RH15 8BW
Case Officer: Rachel Richardson
App. Type: Householder Application

OBSERVATIONS: Recommend Refusal

The Committee strongly opposed this application as it contravened Neighbourhood Plan policy H2 against Back Garden Developments. The application contravened District Plan Policy DP26, as it would harm the amenities of residents and future occupants. The application was an overdevelopment of the site.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/21/3033

Location: 41 Ravenswood Road Burgess Hill West Sussex RH15 0JG

Desc: Rear dormer to bungalow.

Applicant: Paul Whipp And Joanne Hall

WiiCAD Ltd 41 Ravenswood Road Burgess Hill West Sussex RH15 0JG

Case Officer: Deborah Lynn

App. Type: Lawful Development Certificate -Proposed

OBSERVATIONS: The legal situation was noted.

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/21/3052

Location: Land Adj. To Capers Portland Road Burgess Hill West Sussex

Desc: Proposed single storey, 3 bedroom Eco house.

Agent: Mr Andy Parsons

Yelo Architects Spaces Mocatta House Trafalgar Square Brighton BN1 4DU

Applicant: Mr Paul Martin

Capers Portland Road Burgess Hill West Sussex RH15 9RL

Case Officer: Stuart Malcolm

App. Type: Full Application

OBSERVATIONS: The Committee noted concern over the increased size of the development and drainage issues.

Parish: Burgess Hill

Ward: Burgess Hill - Meeds

DM/21/3067

Location: Former Royal British Legion Hall 30 Cyprus Road Burgess Hill West Sussex

Desc: Variation to conditions 4, 5, 6, 7, 8 and informative 5 relating to planning application DM/19/3138.

Agent: Miss Lara Kerrison

Aedas Ivory House St Katharine Docks East Smithfield London E1W 1AT

Applicant: Mr Steven Cridland

Burgess Hill Town Council 96 Church Walk Burgess Hill RH15 9AS

Case Officer: Andrew Watt

App. Type: Removal/Variation of Condition

OBSERVATIONS: The Committee noted the application.

All Councillors present declared an interest in the application DM/21/3067 as this application had been made by the Town Council.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/21/3070

Location: 2 Woodward's Close Burgess Hill West Sussex RH15 0DS
Desc: Single storey rear extension to kitchen and garage.
Agent: Mrs Josie Hodges
DPS Sussex Ltd 6 Newlands Close Keymer Hassocks BN6 8BG
Applicant: Mr and Mrs Smith-Delima
2 Woodward's Close Burgess Hill West Sussex RH15 0DS
Case Officer: Andrew Horrell
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Dunstall

DM/21/3082

Location: Sakkara 5 Shelley Wood Burgess Hill West Sussex
Desc: T1 Oak - Reduce lowest limb growing towards the property by 2m. T2 Oak - Crown lift to 4m. T3 Oak - Crown lift to 4m. T4 Oak - Fell to ground level.
Agent: Mr Rich Harvey
Forest View Tree Surgery 2 Ivy Cottages Eastbourne Road Halland BN8 6PS
Applicant: Mr Rob Slaney
Sakkara 5 Shelley Wood Burgess Hill West Sussex RH15 9XL
Case Officer: Irene Fletcher
App. Type: Tree Surgery

OBSERVATIONS: There was no arboricultural report so the Committee could not make an informed decision.

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/21/2965

Location: KBF House 55 Victoria Road Burgess Hill West Sussex
Desc: Proposed food truck in private forecourt adjacent to warehouse.
Applicant: Mike Smith
Smith Style Consumer Products Company Ltd. Unit 5 KBF House 55 Victoria Road Burgess Hill RH15 9LH
Case Officer: Anna Tidey
App. Type: Full Application

OBSERVATIONS:

Noted concern over potential traffic issues.

Parish: Burgess Hill

Ward: Burgess Hill - Meeds

DM/21/3093

Location: Wilko 6 - 9 Market Place Burgess Hill West Sussex
Desc: Replacement of 3 no. roof top H+V units with 3 no. new H+V units
Agent: Mr. Robert Jessop
26 Vittoria Street Hockley Birmingham B1 3PE
Applicant: Mr. Steve Manton
Wilko 6 - 9 Market Place Burgess Hill West Sussex RH15 9NP
Case Officer: Rachel Richardson
App. Type: Full Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/21/2863

Location: 39 Valebridge Road Burgess Hill West Sussex RH15 0RA
Desc: Demolition of old rear ground floor bathroom extension, rebuild new.
New extension will bring the roof in line with adjoining next door extension (No. 41), the southern elevation would be extended by 880mm, to accommodate corridor to new back door.
Applicant: Mr M Tandy
39 Valebridge Road Burgess Hill West Sussex RH15 0RA
Case Officer: Hamish Evans
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/21/3154

Location: 1B Cants Lane Burgess Hill West Sussex RH15 0LQ
Desc: Kerb dropping in front of the property.
Applicant: Mr Park Rojanachotikul
1B Cants Lane Burgess Hill West Sussex RH15 0LQ
Case Officer: Joanne Fisher
App. Type: Householder Application

OBSERVATIONS:

The Committee noted concern over the possible loss of a communal parking bay on Cants Lane.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/21/3167

Location: 4 Kings Ride Burgess Hill West Sussex RH15 0HL
Desc: Replacement of existing conservatory with single storey rear extension, and first floor front extension over existing garage.
Agent: Mrs Josie Hodges
DPS Sussex Ltd 6 Newlands Close Keymer Ditchling Hassocks BN6 8BG
Applicant: Mr and Mrs Bedwell
4 Kings Ride Burgess Hill West Sussex RH15 0HL
Case Officer: Hamish Evans
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Meeds

DM/21/3173

Location: Cheltenham And Gloucester 66 Church Walk Burgess Hill West Sussex
Desc: Alterations to ground floor elevations and reorganisation of the existing ground floor space
Agent: Mrs. Sarah Sheath
Dowsettmayhew Planning Partnership Mocatta House Trafalgar Place Brighton BN1 4DU
Applicant: Construct One Limited 2nd Floor Gadd House Arcadia Avenue London N3 2JU
Case Officer: Joanne Fisher
App. Type: Full Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - St Andrews

DM/21/3189

Location: 233 Junction Road Burgess Hill West Sussex RH15 0NX
Desc: Demolish existing conservatory and construct a rear single storey flat roof extension with parapet walling. Construct a single storey pitched roof extension to side. (This application involves design revisions to the rear extension roofing that were previously approved for application DM/20/4630).
Agent: Stirling Design And Construction Services Ltd
22A Stirling Court Road Burgess Hill RH15 0PT
Applicant: Mr Keith Towler
233 Junction Road Burgess Hill West Sussex RH15 0NX
Case Officer: Deborah Lynn
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/21/3192

Location: 18 Hazel Grove Burgess Hill West Sussex RH15 0BY
Desc: Proposed two storey side extension and single storey rear extension.
Agent: Mr James Smith
Just Plans Ltd 107 Willow Way Hurstpierpoint BN6 9TQ
Applicant: Sorcha Cotter
18 Hazel Grove Burgess Hill West Sussex RH15 0BY
Case Officer: Katherine Williams
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Leylands

DM/21/3199

Location: 16 Dumbrills Close Burgess Hill West Sussex RH15 8RR
Desc: Proposed two storey side extension.
Agent: Mr Mel Humphrey
Mel Humphrey RICS C.Build E MCABE 39 Northease Drive Hove BN3 8PQ
Applicant: Kirstin Innes
16 Dumbrills Close Burgess Hill West Sussex RH15 8RR
Case Officer: Caroline Grist
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/21/3200

Location: Oakleigh Birchwood Grove Road Burgess Hill West Sussex
Desc: Tree works at Oakleigh (see schedule)
Applicant: Rupert Grass
Oakleigh Birchwood Grove Road Burgess Hill West Sussex RH15 0DL
Case Officer: Sarah Nelson
App. Type: Trees in a Conservation Area

OBSERVATIONS: No Objections

Parish: Burgess Hill

Ward: Burgess Hill - Meeds

DM/21/3204

Location: 52 Potters Lane Burgess Hill West Sussex RH15 9JS
Desc: The proposed siting of a mobile home/caravan for ancillary residential use in garden of 52 Potters Lane.
Agent: Mr Michael Robinson
MRC Planning Ltd 4 Clarendon Street Bedford MK41 7SJ
Applicant: Mr Howell
52 Potters Lane Burgess Hill West Sussex RH15 9JS
Case Officer: Hamish Evans
App. Type: Lawful Development Certificate -Proposed

OBSERVATIONS: The legal situation was noted.

Parish: Burgess Hill

Ward: Burgess Hill - Leylands

DM/21/3211

Location: 35 St Wilfrids Road Burgess Hill West Sussex RH15 8BE
Desc: Proposed single storey side and rear extension.
Agent: Mrs Jenny Minett
Belmont Designs Practice Ltd 37 Ashenground Road Haywards Heath RH16 4PS
Applicant: Mr Steve White
35 St Wilfrids Road Burgess Hill West Sussex RH15 8BE
Case Officer: Katherine Williams
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/21/3224

Location: 37 Poveys Close Burgess Hill West Sussex RH15 9TB
Desc: T1 Oak - reduce crown by 2m due to excessive shading
Agent: Justin Lee
J Lee Trees 37A Cuckfield Road Hurstpierpoint BN6 9RW
Applicant: Fran Rabin
37 Poveys Close Burgess Hill West Sussex RH15 9TB
Case Officer: Irene Fletcher
App. Type: Tree Surgery

OBSERVATIONS : No objections

Parish: Burgess Hill

Ward: Burgess Hill - Leylands

DM/21/3111

Location: 14 The Blackthorns Burgess Hill West Sussex RH15 8HW
Desc: Erect a fence between numbers 12 and 14 The Blackthorns
Agent: Mr Neil Gow
2 Millwood Burgess Hill West Sussex RH15 8EB
Applicant: C/O Agent
Case Officer: Jacob Lane
App. Type: Householder Application

OBSERVATIONS: Recommend Refusal

The application would cause significant harm to the amenities of the existing residents. The application contravened District Plan Policy DP26, as it was contrary to the open plan nature of the estate. The application was detrimental to the street scene. The Committee regretted the retrospective nature of the application.

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/21/3238

Location: The Nook 24 Gerald Close Burgess Hill West Sussex
Desc: Demolish existing UPVC conservatory, provide new singles storey rear extension with lean too roof, provide first floor extension to front bedroom over existing integral garage.
Agent: Stephen Saunter
45 Rocks Park Road Uckfield TN22 2AS
Applicant: Hodges And Alexandra
The Nook 24 Gerald Close Burgess Hill West Sussex RH15 0NB
Case Officer: Hamish Evans
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Dunstall

DM/21/3242

Location: 14 Fry Crescent Burgess Hill West Sussex RH15 8TP
Desc: Replace existing boundary fence till corner junction, replace small fence on existing boundary line and install new fence set back on the house side of the existing hedge.
Applicant: Mike Kerr
14 Fry Crescent Burgess Hill West Sussex RH15 8TP
Case Officer: Caroline Grist
App. Type: Householder Application

OBSERVATIONS:

The Committee noted concern over the height of the fence fronting the road. It would be detrimental to the street scene.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/21/3316

Location: 7 Glendale Road Burgess Hill West Sussex RH15 0EJ
Desc: Spruce (T1) - Fell.
Applicant: Mr Colin Cooper
7 Glendale Road Burgess Hill West Sussex RH15 0EJ
Case Officer: Sarah Nelson
App. Type: Trees in a Conservation Area

OBSERVATIONS: No Objections

Parish: Burgess Hill

Ward: Burgess Hill - Leylands

DM/21/3321

Location: Marle Place Park Upper St Johns Road Burgess Hill West Sussex
Desc: 00US Quercus cerris - Crown reduction By 2m to appropriate growth points
Applicant: Mr James Ireland
Mid Sussex District Council Oaklands Road Haywards Heath West Sussex RH16 1SS
Case Officer: Sarah Nelson
App. Type: Trees in a Conservation Area

OBSERVATIONS: No Objections.