

MINUTES of the PLANNING COMMITTEE
Held in the Council Chamber
on **Monday 10 January 2022**

Present: Janice Henwood Chairman
Peter Chapman Vice Chairman

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

Also Present: Robert Eggleston
Anne Eves
Sylvia Neumann

* *Denotes non-attendance.*

(19.00)

422. OPEN FORUM

A member of the public addressed the Committee on application DM/21/4225 and made the following points:

MSDC would need to give more time for the residents to provide comments.

The application would constitute an over development to the site.

The member of the public suggested that Burgess Hill Town Council should suggest to MSDC to remove all permitted development rights as a condition before any decisions are to be made.

423. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Cllr Graham Allen.

424. SUBSTITUTES

Cllr Sylvia Neumann substituted for Cllr Graham Allen and Cllr Simon Hicks substituted for Cllr Max Nielsen.

425. [DECLARATIONS OF INTEREST](#)

Cllr 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 Planning District Committee, 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.

Cllr 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 District Planning Committee, 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.

426. [CHAIRMAN'S ANNOUNCEMENTS](#)

The Chairman thanked Jonathan Bryant for his work as a tree warden and the valuable information he provided. The Town Council would be looking for another tree warden.

The advert and guidelines for the tree warden role to be put on the Town Council website.

The following application below would be discussed at the Mid Sussex District Planning Committee meeting on Thursday 13 January 2022 and are recommended for approval.

DM21/3607 - The Mid Sussex District Planning Committee would discuss the new farm shop at Ote Hall Farm which Burgess Hill Town Council approved.

DM21/4145 - The Croudace Development, which would expand the landscape to facilitate an outdoor playgroup and outdoor play facilities. Burgess Hill Town Council noted the unsympathetic design.

RESOLVED that: The Chairman would write a letter to the Planning Team at MSDC to stress the importance of a working Planning Portal.

427. [MINUTES](#)

The Minutes of the meeting of the Planning Committee held on Monday 20 December 2021, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

428. [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 December 20 2021, were considered.

429. [Meeting terminated at 20:04 hours](#)

OBSERVATIONS

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/21/4225

Location: Land Off Greenlands Drive Burgess Hill West Sussex
Desc: Approval of reserved matters (Appearance, Landscaping and Scale) for 3 dwellings, pursuant to outline planning permission DM/19/3938
Agent: Peter Rainier
DMH Stallard Griffin House 135 High Street Crawley RH10 1DQ
Applicant: Burnham
Greenplan Designer Homes (Greenlands) Limited C/o Agent
Case Officer: Deborah Lynn
App. Type: Reserved Matters Application

OBSERVATIONS: Recommend Refusal

The Committee noted that it would be an over-development to the site and that it would not be suitable for the location in terms of the size and bulk.

Parish: Burgess Hill

Ward: Burgess Hill - Leylands

DM/21/4182

Location: 182 Leylands Road Burgess Hill West Sussex RH15 8HS
Desc: Proposed widening of existing dropped kerb to improve access.
Applicant: Mr and Mrs Christopher Jones
Jones Projects Chapel Cottage 182 Leylands Road Burgess Hill RH15 8HS
Case Officer: Joseph Swift
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Meeds

DM/21/4206

Location: 12 Firtoft Close Burgess Hill West Sussex RH15 8EE
Desc: Proposed first floor side and rear extensions, garage extension and single storey front extension. Provision of render finish at rear elevation and at first floor level on front elevation. Replace all windows and French casements.
Agent: Mr Adrian Walsh
A D Walsh Developments Alescroft Lewes Road Scaynes Hill RH17 7PG
Applicant: Mr and Mrs S Fernley
12 Firtoft Close Burgess Hill West Sussex RH15 8EE
Case Officer: Andrew Horrell
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/21/4211

Location: 3 Northway Burgess Hill West Sussex RH15 0PP
Desc: Proposed single storey side extension and detached shed outbuilding.
Agent: Colin Jerrey
Arc Designs 1 Fieldway Ditchling Hassocks BN6 8UA
Applicant: Mr and Mrs Kendall
3 Northway Burgess Hill West Sussex RH15 0PP
Case Officer: Deborah Lynn
App. Type: Lawful Development Certificate –Proposed

OBSERVATIONS: The legal situation was noted.

Parish: Burgess Hill

Ward: Burgess Hill - Meeds

DM/21/4215

Location: 17 Station Road Burgess Hill West Sussex RH15 9DE
Desc: Internal alteration to ground floor space, rear (South) extension to existing first floor residential flat, conversion & extension to existing roof space at the rear (South) to form new office and new rear stairway access to upper floors
Agent: Daryl Gowlett
Clive Voller Associates 2 Woolven Close Burgess Hill RH15 9RR
Applicant: Robinson
Company Documents Ltd 17A Station Road Burgess Hill RH15 9DE
Case Officer: Caroline Grist
App. Type: Full Application

OBSERVATIONS: Recommend Refusal

The Committee raised the following concerns:

This was not sympathetic to the character of the existing building.

It would have a detrimental impact on the character of the area.

The extension would result in a significant loss of light and outlook for the neighbours.

The level of car parking would be insufficient to accommodate for all these users.

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/21/4223

Location: 2 Adur Road Burgess Hill West Sussex RH15 0PA
Desc: Roof conversion with rear dormer and 3 metre side extension
Agent: Mr Michael Light
Light Design Services 4 Tollgate Peacehaven BN10 8ED
Applicant: Mr Charlie Harwood
2 Adur Road Burgess Hill West Sussex RH15 0PA
Case Officer: Hamish Evans
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Meeds

DM/21/4234

Location: 9 Meeds Road Burgess Hill West Sussex RH15 9EB
Desc: Rear single-storey rear extension
Agent: Mr. Shaun Morphew
Morphewdesignsltd Walnut Tree Cottage Tanyard Lane Chelwood Gate RH17 7LX
Applicant: Mrs. Charlotte Mckee
9 Meeds Road Burgess Hill West Sussex RH15 9EB
Case Officer: Andrew Horrell
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/21/4245

Location: 7 Barnside Avenue Burgess Hill West Sussex RH15 0JU
Desc: To remove various dead wood (a total of 3-4 limbs) across the four oak trees within the garden of 7 Barnside Avenue and to reduce one part-dead lower limb by approximately 3.5 metres (back to the nearest growth point) where it crosses the boundary between Number 7 Barnside Avenue and Number 9 Barnside Avenue.
Applicant: David Tasker
7 Barnside Avenue Burgess Hill West Sussex RH15 0JU
Case Officer: Irene Fletcher
App. Type: Tree Surgery

OBSERVATIONS: No Objections

DM/21/4254

Location: 31 Noel Rise Burgess Hill West Sussex RH15 8BW
Desc: Single storey rear/side extension.
Agent: Mr Chris Upton
8 Gladstone Road Burgess Hill RH15 0QQ
Applicant: Mr Rouf Uddin
31 Noel Rise Burgess Hill West Sussex RH15 8BW
Case Officer: Tersia Venter
App. Type: Householder Application

OBSERVATIONS: Recommend Refusal

The Committee raised the following planning concerns:

Insufficient car parking for the development.

The extension would be too near to the boundary of 29 Noel Rise (600mm=2ft) which would be overbearing for the site.

The height of the extension would be higher than the garage. This would lead to a loss of light to the neighbourhood property.

A garage would be demolished and at least one, if not two, parking spaces would be removed.

Building control would have to look at the presence of a sewer under the existing garage.

A safety analysis would need to be carried out regarding a gas flue, which would be located very near the side door/ kitchen of number 29, which could be a safety risk.

The Committee would recommend that the period is extended for any applications coming in over Christmas so that Planning Officers would be available.

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/21/4273

Location: 89 Janes Lane Burgess Hill West Sussex RH15 0QP
Desc: The construction of a two storey rear extension 3m from the existing house rear wall. The new extension is to be constructed in materials to match the existing house.
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: Lawful Development Certificate –Proposed

OBSERVATIONS: The legal situation was noted.

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/21/4278

Location: 27 Capenors Burgess Hill West Sussex RH15 9QL
Desc: Single storey side extension.
Agent: Mr Tim Evans
T J Evans Ltd Holly's Choice Spithurst Road Barcombe BN8 5EF
Applicant: Mrs J Howard
27 Capenors Burgess Hill West Sussex RH15 9QL
Case Officer: Andrew Horrell
App. Type: Lawful Development Certificate –Proposed

OBSERVATIONS: The legal situation was noted.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/21/4291

Location: 21 Cold Waltham Lane Burgess Hill West Sussex RH15 0EL
Desc: Proposed single storey side extension to north elevation.
Agent: Mr Jonathan Talley
Jonathan Talley Architects Ltd 18 Coniston Avenue Haywards Heath
RH17 5LF
Applicant: Mr Tom Brierly
21 Cold Waltham Lane Burgess Hill West Sussex RH15 0EL
Case Officer: Cris Lancaster
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Ansty And Staplefield

Ward: Cuckfield

DM/21/3279

Location: Burgess Hill Northern Arc, Land North And North West Of Burgess Hill, Between Bedelands Nature Reserve In The East And, Goddard's Green Waste Water Treatment Works In The West

Desc: Application under Section 73 of the Town and Country Planning Act 1990 (as amended) seeking alterations to conditions 5 (approved parameter plans), 6 (accordance with Design Guide) , 7 (requirement for a Design Principles Statement), 11 (archaeological investigation), 22 (sustainable drainage) and 35 (restriction of development within 15m of ancient woodland), removal of conditions 50 (public transport strategy) and 51 (phase public transport strategy) on planning permission DM/18/5114 to allow amendments to site boundary, densities and heights, parameters of road layout, proposed land uses, right of way improvements & drainage outfalls, require general accordance with the Street Design and Adoption Manual, allow phased submission details for archaeology and drainage details and require a public transport strategy and financial contributions towards the public transport strategy to be secured in the legal agreement. Amendments to the legal agreement associated with the amendments to the conditions and additional amendments to ensure continuous delivery of the Green Circle through open space parcels OS3.3 and OS3.4 in advance of the development of these parcels, agreement of Land Specification for the Centre for Outdoor Sports within 12 months of commencement and temporary maintenance of drainage basins within Centre for Outdoor Sport site (Amended description 20.12.21 to include amendments detailed in letter dated 17.12.21 by Aecom)

Agent: Miss Elena Butterworth

AECOM 8th Floor Aldgate Tower 2 Lemon Street London E1
8FA

Applicant: Homes England
C/O Agent
Case Officer: Louise Yandell
App. Type: Removal / Variation of Condition

Although this application is centred on Cuckfield Ward, please be aware that the application would affect the wards of Leylands (Burgess Hill), Dunstall (Burgess Hill), Hurstpierpoint and Downs, and Cuckfield, within the Town/Parishes of Burgess Hill, Ansty and Staplefield and Hurstpierpoint and Sayers Common. Full details on this application can be found on the MSDC website through the following link:

<https://pa.midsussex.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

OBSERVATIONS: Recommend Refusal

The Committee raised the following concerns:

- That the green super highway would not be a public right of way and wondered who would maintain this in the future.
- The Committee objected to alteration in condition 22 as this would negatively impact sustainable drainage.
- The piping would be located in five places in the buffer zone and one location in the ancient woodland.
- Drainage pipes would impact the ancient woodland regarding condition 35.
- Paths would be located for the green circle in the 15 m buffer zone.

DM/20/0886

Location: Persimmon Homes Phase 4 Land East Of Kings Way Burgess Hill West Sussex

Desc: Full planning application for 237 dwellings (30% affordable) with associated informal open space, SUDS attenuation features and a Locally Equipped Area of Play (Amended plans received 07.12.2021 which include additional visitor parking, additional footpaths, a new footpath link and minor changes to the layout)

Applicant: Mr Charles Church
Persimmon House Knoll Road Camberley GU15 3TQ

Case Officer: Susan Dubberley

App. Type: Full Application

OBSERVATIONS:

Section 106 requests under Community Building should go towards The Beehive Centre.

The Committee expressed the following concerns:

Insufficient car parking

Gravel pathways would need to have barriers to prevent access.

There would need to be more provision for alternative transport including electric cars and covered cycle parking.

That the removal of trees would impact wildlife.

Mature trees would be replaced with saplings

The Committee suggested that a renewable energy scheme should be used on the development in the new buildings. It would be requested that a traffic transport plan should take into account the whole estate, to take into account the traffic flow over the wider estate.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/21/2996

Location: 51 Oak Hall Park Burgess Hill West Sussex RH15 0DA

Desc: Conversion of flat roof into pitched roof with skylight.

Applicant: Mr Mike Pattrick
51 Oak Hall Park Burgess Hill West Sussex RH15 0DA

Case Officer: Cris Lancaster

App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/21/3872

Location: 4 Skylark Way Burgess Hill West Sussex RH15 9DL
Desc: (Amended plans received 22.12.2021) Proposed part conversion of integral garage and conversion of roofspace with rooflights.
Agent: Mr Ben Whitby
BJW Architectural 7 Erringham Road Shoreham By Sea BN43 5NQ
Applicant: Mr Bhavik Mohandas
4 Skylark Way Burgess Hill West Sussex RH15 9DL
Case Officer: Katherine Williams
App. Type: Householder Application

OBSERVATIONS: Recommend Refusal

The Committee noted the insufficient car parking, therefore there would be a loss of amenities for the residents.

DM/21/4292

Location: Bus Shelter Southbound Adjacent 200 London Road Burgess Hill West Sussex
Desc: Replace existing double-sided internally illuminated 6-sheet Bus Shelter advertising displays with double-sided digital advertising displays. Digital displays would portray static advertising images in sequence, changing no more frequently than every 10 seconds, the change via smooth fade.
Applicant: Mrs. Louise Roberts
Clear Channel UK LTD 1 Schoolhouse 2nd Avenue Trafford Park Manchester M17 1DZ
Case Officer: Andrew Horrell
App. Type: Advertisement Application

OBSERVATIONS: Recommend Approval

The Committee noted their concerns over the use of electricity and would recommend this to be powered by solar power.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/21/4299

Location: Rosedale House 21B Ferndale Road Burgess Hill West Sussex

Desc: Conversion of existing garage to form dining room and erection of new entrance porch.

Agent: Mr Robert Thomas

RT Architectural Services 61 Coulstock Road Burgess Hill West Sussex RH15 9XZ

Applicant: Mr and Mrs Pitts

Rosedale House 21B Ferndale Road Burgess Hill West Sussex RH15 0HB

Case Officer: Andrew Horrell

App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/21/4335

Location: Maple House 35 St Andrews Road Burgess Hill West Sussex

Desc: Erection of a two storey rear extension (renewal of DM/18/1112).

Agent: Mr Christopher Peters

CP Planning & Architecture Rainford 230 Smallfield Road Horley Surrey RH6 9LT

Applicant: Mr Hyland

Maple House 35 St Andrews Road Burgess Hill West Sussex RH15 0PJ

Case Officer: Stuart Malcolm

App. Type: Full Application

OBSERVATIONS: Recommend Approval

The Committee expressed concerns about if there would be sufficient car parking.
