

MINUTES of the PLANNING COMMITTEE

Held in the Council Chamber
on Tuesday 1 February 2022

Present: Janice Henwood* Chairman
Peter Chapman Vice Chairman

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

Also Present: Robert Duggan
Simon Hicks
Sylvia Neumann

* *Denotes non-attendance.*

(19.00)

Councillor Robert Duggan was acting as Vice Chair with the agreement of the Committee.

430. OPEN FORUM

There was one member of the public who spoke about the application for 12 Silverdale Road, which was an application for the change of use of a property to a boarding house.

They stated the application would enhance the school facilities and would hopefully be a straight forward submission. There was no policy that says you could not change the use of a dwelling to another suitable use. The school would like more boarding opportunities.

431. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Graham Allen, Andrew Barrett-Miles, Matthew Cornish and Janice Henwood.

432. SUBSTITUTES

Councillor Sylvia Neumann substituted for Councillor Matthew Cornish.
Councillor Robert Duggan substituted for Councillor Janice Henwood.
Councillor Simon Hicks substituted for Max Nielsen.

433. DECLARATIONS OF INTEREST

There were none.

434. CHAIRMAN'S ANNOUNCEMENTS

There were none.

435. MINUTES

The Minutes of the meeting of the Planning Committee held on Monday 10 January 2022, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

436. 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 10 January 2022, were considered.

437. Meeting terminated at 19:30 hours.

OBSERVATIONS

Parish: Burgess Hill

Ward: Burgess Hill – Franklands

DM/22/0034

Location: 12 Silverdale Road Burgess Hill West Sussex RH15 0EF
Desc: Change of use from single dwelling (C3) to boarding house (C2) with staff flat to serve Burgess Hill School for Girls.
Agent: Mrs Cathy Fishenden
Enplan 111 High Street Lewes BN7 1XY
Applicant: Burgess Hill School For Girls
Keymer Road Burgess Hill RH15 0EG
Case Officer: Andrew Horrell
App. Type: Change of Use Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill – Franklands

DM/21/3311

Location: Land At Wintons And Wintons Fishery Folders Lane Burgess Hill West Sussex
Desc: Erection of 8 dwellings, alterations to site access, provision of car parking along with hard and soft landscaping. AMENDED PLANS received 5/1/2022 in relation to access road, amendment to layout to plots 1 and 2, replacement of garden wall with fencing and revised Arboricultural Impact Assessment.
Agent: Mr Daniel Frisby
DMH Stallard LLP Griffin House 135 High Street Crawley RH10 1DQ
Applicant: Mr Sam Watling
Remmus Designer Homes Ltd. Moore House Farm Ditchling Road Wivelsfield RH17 7RE
Case Officer: Joanne Fisher
App. Type: Full Application

OBSERVATIONS: Recommend Refusal

This application was considered by the Town Council in October 2021 and the following objections were raised:

Not allocated in MSDC Plan – not required as MSDC can demonstrate a 5 year housing land supply.

Not identified in Burgess Hill Neighbourhood Plan, outside the defined built up boundary.

Against MSDC Plan Policies: DP 12- Protect and Enhance Countryside and does not

enhance the quality of the rural and landscape character of the District.

DP 13- Prevents coalescence between Burgess Hill and Hassocks and would allow this from the SDNP – cause harm to the setting.

DP 18 – Setting of the South Downs National Park – would be detrimental to this.

Also against paragraph 176 of NPPF.

DP 41 – Flood risk – acknowledged by MSDC in 2020 and therefore not allocated in the Site Allocation DPD.

Burgess Hill Neighbourhood Plan against Policy H2 – which stated that such development would generally not be supported.

Against H3 : Protect areas of townscape value, - Folders Lane listed as one.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/21/4294

Location: 3 Pattenden Close Burgess Hill West Sussex RH15 0YN

Desc: Single storey extension on southern elevation to provide a garden room.

Applicant: John Duddington

3 Pattenden Close Burgess Hill West Sussex RH15 0YN

Case Officer: Hamish Evans

App. Type: Lawful Development Certificate -Proposed

OBSERVATIONS: The legal situation was noted.

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/21/4365

Location: Forman Recruitment Ltd Americas House 273 London Road
Burgess Hill

Desc: External alterations (In association with prior approval notice DM/21/0688) to include sand and cement render (East, West and North elevations), alterations to windows, insertion of doors and creation of bin and bike store.

Agent: Clive Hawkins

Clive Hawkins Architects 114 Mackie Avenue Brighton BN1 8RD

Applicant: Aysa Bhimji

FCHI C/O PO Box 3061 North Road Brighton

Case Officer: Deborah Lynn

App. Type: Full Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Dunstall

DM/21/4370

Location: Tesco Express Unit 1 Temple Grove Burgess Hill
Desc: New 3.35m double sided Internally illuminated store gantry.
Applicant: Mr Andy Horwood
Tesco Kestrel Way Welwyn Garden City AL7 1GB
Case Officer: Hamish Evans
App. Type: Advertisement Application

OBSERVATIONS: An objection letter had been received regarding the electric sign as this was not environmentally friendly. The Planning Committee were disappointed that permission was given to the client before the Town Council had considered this.

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/22/0009

Location: 5A West Street Burgess Hill West Sussex RH15 8NN
Desc: Loft conversion with gable-end and rear dormer.
Agent: Mr Julian Adams
Spring Cottage Colwood Lane Warninglid RH17 5UE
Applicant: Paul Davis
5A West Street Burgess Hill West Sussex RH15 8NN
Case Officer: Andrew Horrell
App. Type: Lawful Development Certificate -Proposed

OBSERVATIONS: The legal situation was noted.

Parish: Burgess Hill

Ward: Burgess Hill - Dunstall

DM/22/0017

Location: 46 Dunstall Avenue Burgess Hill West Sussex RH15 8PH
Desc: Demolish existing garage and erect a single storey rear extension
Agent: Mr Chris Upton
Upton Design Consultancy Ltd 8 Gladstone Road Burgess Hill
RH15 0QQ
Applicant: Mr P Ladds
46 Dunstall Avenue Burgess Hill West Sussex RH15 8PH
Case Officer: Deborah Lynn
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

The Committee noted the loss of a garage due to the associated parking space.

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/22/0045

Location: 143 London Road Burgess Hill West Sussex RH15 8LH

Desc: Two storey rear extension and garage side extension
(Amendment to previously approved DM/20/3379)

Applicant: Mr. Michael Nutt

143 London Road Burgess Hill West Sussex RH15 8LH

Case Officer: Caroline Grist

App. Type: Householder Application

OBSERVATIONS: Recommend Approval.

When the foundations were dug for the ground floor, a clay water pipe was found, the ground floor extension had been made smaller.

Parish: Burgess Hill

Ward: Burgess Hill – Franklands

DM/22/0047

Location: 43 Oak Hall Park Burgess Hill West Sussex RH15 0DH

Desc: Proposed part two storey and part single storey (over existing garage) side extension.

Agent: Mr Christopher Jones

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

Applicant: Mr and Mrs Ciambriello

43 Oak Hall Park Burgess Hill West Sussex RH15 0DH

Case Officer: Hamish Evans

App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill – Franklands

DM/22/0078

Location: Land Adjacent To Highmead. Tree Top House Birchwood Grove Road Burgess Hill

Desc: Oaks x2 (T2 and T3 (Quercus spp): - Remove both stems to ground level. Oak x1 (T4) (Quercus spp):- Crown Reduce by 1.5m (a reduction of 30% of leaf volume). Oak x1 (T5): - Reduce 2m of weight on western side from current 8.5m to 7m.

Agent: Mr George Frame

60 Squires Close Crawley Down West Sussex RH10 4JQ

Applicant: Mr Alan Clarke

Tree Top House Birchwood Grove Road Burgess Hill West Sussex RH15 0DL

Case Officer: Irene Fletcher

App. Type: Tree Surgery

OBSERVATIONS: No Objections

A tree report had been provided by a qualified tree surgeon who advised that three oak trees were in a potentially dangerous condition and he recommended three of these to be felled.

Parish: Burgess Hill**Ward: Burgess Hill - Meeds**

DM/22/0028

Location: 33A Park Road Burgess Hill West Sussex RH15 8EU

Desc: Convert single integral garage to habitable room.

Applicant: Ms L Barrett-Berry

33A Park Road Burgess Hill West Sussex RH15 8EU

Case Officer: Andrew Horrell

App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill**Ward: Burgess Hill - Meeds**

DM/22/0075

Location: Jewsons Station Road Burgess Hill West Sussex

Desc: New profiled steel wall cladding to East and South elevations. Re-roofing of sales/warehouse building. Installation of PV panels over warehouse roof. Installation of pedestrian ramp to sales entrance doors. Replacement of old aggregate bays with new, provision of car parking bays including 2 No electric chargers

Agent: Mr Mark Loughtman

Jewson Development Dept First Floor 100 Dewsbury Road
Elland HX5 9BG

Applicant: Saint Gobain Building Distribution

Merchant House Off Harry Weston Road Binley Business Park
Coventry West Midlands CV3 2TT

Case Officer: Hamish Evans

App. Type: Full Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/22/0080

Location: 22 Orchard Way Burgess Hill West Sussex RH15 9PD
Desc: Proposed single storey rear extension and two storey side extension in place of existing garage
Agent: Mr John Wilkinson
The Bothy Balcombe Place Haywards Heath Road Balcombe RH17 6QJ
Applicant: Mr and Mrs Woodcock
22 Orchard Way Burgess Hill West Sussex RH15 9PD
Case Officer: Andrew Horrell
App. Type: Householder Application

OBSERVATIONS: Recommend Approval. The Committee noted the loss of the garage.

Parish: Burgess Hill

Ward: Burgess Hill – St Andrew’s

DM/22/0082

Location: 73 Larkspur Drive Burgess Hill West Sussex RH15 0UL
Desc: Proposal to create a permanent awning over the rear patio and replace the roof above part of the kitchen that neighbours the patio.
Agent: Mr Nicholas Dunlop
HOKO 85D Buckingham Road Brighton BN1 3RB
Applicant: Mr Martin Roberts
73 Larkspur Drive Burgess Hill West Sussex RH15 0UL
Case Officer: Cris Lancaster
App. Type: Lawful Development Certificate –Proposed

OBSERVATIONS: The legal situation was noted.

Parish: Burgess Hill

Ward: Burgess Hill – Franklands

DM/22/0094

Location: 28 Ferndale Road Burgess Hill West Sussex RH15 0HG
Desc: Proposed single and two storey extensions to the rear elevation.
Amendment to front roof slope to create secondary gable.
Agent: Ms Catherine Whitby
Catherine Whitby Architects 110 College Lane Hurstpierpoint
West Sussex BN6 9AJ
Applicant: Mrs Elaine Millyard
28 Ferndale Road Burgess Hill West Sussex RH15 0HG
Case Officer: Caroline Grist
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

A rejection letter had been received from a neighbour explaining about the loss of light.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/22/0097

Location: 9 Folders Gardens Burgess Hill West Sussex RH15 0FY
Desc: Proposed replacement single storey rear extension.
Agent: Mr Tony Rogers
Tony Rogers Building Consultants 40 Dawn Crescent Upper
Beeding BN44 3WH
Applicant: Mr D Austin
9 Folders Gardens Burgess Hill West Sussex RH15 0FY
Case Officer: Tersia Venter
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/22/0101

Location: 16 Beaconsfield Close Burgess Hill West Sussex RH15 9AT

Desc: Apple (T1) - fell

Agent: Mr Justin Lee
37 A Cuckfield Road Hurstpierpoint BN6 9RW

Applicant: Mr Kevin Deacon
16 Beaconsfield Close Burgess Hill West Sussex RH15 9AT

Case Officer: Sarah Nelson

App. Type: Trees in a Conservation Area

OBSERVATIONS:

The Committee were unable to give a view. The Committee stated an inadequate diagram had been provided and no arboricultural report was obtained.

Parish: Burgess Hill

Ward: Burgess Hill – Franklands

DM/22/0105

Location: Highfield 2 Woodwards Close Burgess Hill West Sussex

Desc: Proposed single storey rear extension to kitchen and garage.
Amendment to planning application DM/21/3070 by increasing the depth of the extension by 1m.

Agent: Mrs Josie Hodges
DPS Sussex Ltd 6 Newlands Close Keymer Hassocks BN6 8BG

Applicant: Mr and Mrs Smith-Delima
2 Woodwards Close Burgess Hill West Sussex RH15 0DS

Case Officer: Andrew Horrell

App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/22/0117

Location: 5 Daynes Way Burgess Hill West Sussex RH15 9RH
Desc: Replacement of the existing conservatory with a habitable room, extension of the existing garage and conversion into a habitable room.
Agent: Mrs Josie Hodges
DPS Sussex Ltd 6 Newlands Close Keymer Hassocks BN6 8BG
Applicant: Mr and Mrs Crofts
5 Daynes Way Burgess Hill West Sussex RH15 9RH
Case Officer: Deborah Lynn
App. Type: Householder Application

OBSERVATIONS: The Committee noted the loss of the garage and stated their concerns that there was potentially insufficient parking on the driveway and public highway.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/22/0143

Location: 109 Sycamore Drive Burgess Hill West Sussex RH15 0GG
Desc: Velux loft conversion - creating a new loft bedroom.
Agent: Simon Boxall
Premier By Design 5 Becket Buildings Littlehampton Road
Worthing BN13 1QD
Applicant: Mr John Harrington
109 Sycamore Drive Burgess Hill West Sussex RH15 0GG
Case Officer: Tersia Venter
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/22/0147

Location: 68 Marlborough Drive Burgess Hill West Sussex RH15 0EU
Desc: Part 2 storey, part single storey extension to replace conservatory and Porch. Existing side door to become a full height window and two new side window openings to be formed.
Agent: Mr John Sergi
Sussex Architectural Services Wicket View Cuckfield Lane
Warninglid Haywards Heath RH17 5ub
Applicant: Mr and Mrs Francis
68 Marlborough Drive Burgess Hill West Sussex RH15 0EU
Case Officer: Andrew Horrell
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/22/0173

Location: 26 Wykeham Way Burgess Hill West Sussex RH15 0HF
Desc: Single storey rear extension, two storey front/side infill extension, off-white render finish to existing house and new extension, stainless steel flue to new log stove, and dark grey windows and doors.
Agent: Mr Stuart Beckett Beckett Architectural & Consultancy Services
Ltd 53 Bramble Gardens Burgess Hill RH15 8UQ
Applicant: Mr and Mrs Lawrence
26 Wykeham Way Burgess Hill West Sussex RH15 0HF
Case Officer: Joseph Swift
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Dunstall

DM/22/0185

Location: Tesco Express Unit 1 Temple Grove Burgess Hill

Desc: Proposal to install new modular extension and 1:15 gradient ramp.

Applicant: Mr Andy Horwood

Tesco Kestrel Way Welwyn Garden City AL7 1GB

Case Officer: Hamish Evans

App. Type: Full Application

OBSERVATIONS: Recommend Approval
