

MINUTES of the PLANNING COMMITTEE
Held in the Council Chamber
on **Monday 21 February 2022**

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

* *Denotes non-attendance.*

(19.00)

438. OPEN FORUM

No members of the public spoke during the Open Forum.

439. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillor Andrew Barrett-Miles, Councillor Tofojjul Hussain and Councillor Graham Allen.

440. SUBSTITUTES

Councillor Sylvia Neumann substituted for Councillor Graham Allen.
Councillor Simon Hicks substituted for Councillor Max Nielsen.

441. DECLARATIONS OF INTEREST

There were none.

442. CHAIRMAN'S ANNOUNCEMENTS

The Chairman made two announcements:

1. The application for 19 Ryeland Road had been withdrawn.
2. The Chair suggested that those interested in the proposals to review the Neighbourhood Plan could stay behind after the next Planning Committee Meeting on 14 March to look at the Neighbourhood Plans.

It was requested that this be a separate meeting immediately following the main Planning Committee Meeting.

It was noted that a working group had been set up to review this, however the Chair wished for this meeting to be open to all Councillors interested.

RESOLVED that:

A meeting would be held immediately following the next Planning Committee Meeting on 14 March for Councillors interested in reviewing the Neighbourhood Plan. The time would be confirmed after the agenda for the Planning Committee Meeting was issued on Wednesday 9 March, as it would be dependent on the length of this agenda.

443. MINUTES

The Minutes of the meeting of the Planning Committee held on Tuesday 1 February 2022, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

444. 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, were considered.

445. CONSULTATION – BURGESS HILL AND WIVELSFIELD STATION HIGHWAY IMPROVEMENTS

Notification had been received that West Sussex County Council proposed to make a permanent Traffic Regulation Order in Burgess Hill to enact restrictions needed as part of highway improvement schemes near Burgess Hill and Wivelsfield railway stations as set out in Agenda Item 8 dated 21 February 2022.

Each proposal was discussed and comments made to be submitted.

RESOLVED that:

Leylands Road:

The current layout of the parking area allowed for 4 cars to park, as the bays were not officially marked. The Committee strongly opposed reducing number of spaces to 2, and wished the waiting times to be kept at 2 hours, not reduced.

These measures would come at a detriment to the local shops and the surrounding residents.

Gladstone Road:

The Committee supported the introduction of double yellow lines at the junction of Leylands Road and Junction Road.

Station Road:

The Committee opposed the proposal. It would be detrimental to local businesses which needed support. The parking bays should be retained.

Queens Crescent:

The Committee opposed the proposals for Queens Crescent. The proposed bays would require removal of the grass verges. Queens Crescent was prone to flooding and therefore the Committee were concerned that removal of the grass verge would worsen the problem of drainage and of water run-off flooding the houses on the road. The Committee wished to keep green verges due to their positive environmental impact.

The Committee noted that there was a car park in the vicinity with significant space, which was free after 6pm.

Gladstone Road additional proposal for traffic calming feature:

The Committee supported a traffic calming feature in this road, however the appropriate position would be halfway up the hill rather than at the approach to a junction, where traffic naturally slows. This would maximise its efficiency in reducing traffic along Gladstone Road.

446. [Meeting terminated at 19.55 hours.](#)

OBSERVATIONS

Parish: Burgess Hill

Ward: Burgess Hill - Leylands

DM/21/2627

Location: Land At And Adjacent To The Former Sewage Treatment Works
Fairbridge Way Burgess Hill West Sussex

Desc: Application for approval of Reserved Matters pursuant to the Outline Planning Permission reference DM/19/1895 for the approval of the access, appearance, landscaping, layout and scale comprising 307 (Use Class C3) residential units, car and cycle parking, internal roads, a LEMP (400 sq.m) and associated boundary treatments. (Amended Information received 20th January 2022 showing layout amendments to the scheme)

Agent: Mrs Alex Jones
Barton Willmore LLP 7 Soho Square London W1D 3QB

Applicant: Ms Leah Needham
Ilke Homes Land Ltd And Places For People Developments Ltd

Case Officer: Stephen Ashdown

App. Type: Reserved Matters Application

OBSERVATIONS:

The Committee raised concerns over the ongoing absence of full information regarding the layout and finishing detail on design.

The Committee would wish to see a commitment for all of the dwellings to use renewable energy schemes. They felt it was short sighted to phase the implementation of these.

The Committee raised concerns over the acoustic boundary for the tip.

The Committee raised concerns over the pedestrian access from Fairbridge Way for the main access to the site. They were concerned over the implementation of the proposed footpath to the North East, the Committee wished to see a full commitment for this to be completed.

The Committee raised concerns over the insufficient and inadequacy cycle storage which was not clear from the details.

DM/21/3503

Location: 66 Church Walk Burgess Hill West Sussex RH15 9AU
Desc: Two-storey upwards extension to provide 6 x one-bedroom flats and 2 x two bedroom flats. Amended plans received 19th January 2022 revising mix of flats as well as amendments to internal layout, changes to windows and the introduction of additional windows to the north-western elevation to flats 3 and 4.
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:

The Committee noted the application and raised concerns over the lack of car parking provision, and insufficient cycle storage. As there was no car parking there must be sufficient, adequate cycle storage provision for 8 flats.

DM/22/0183

Location: 1 Quarry Close Burgess Hill West Sussex RH15 0TJ
Desc: Modification of existing garage, single storey mono-pitched roof extension, reduction in height of first floor landing window, alterations to front elevation to form tiled mono-pitched canopy and bay window unit, upgrading rear conservatory roof panels with increase in roof pitch including adjustments to roof of existing single storey extension, and reduction in height of rear first floor bedroom window frame.
Agent: Stirling Design And Construction Services Ltd
22A Stirling Court Road Burgess Hill West Sussex RH15 0PT
Applicant: Mr Richard Simmons
1 Quarry Close Burgess Hill West Sussex RH15 0TJ
Case Officer: Katherine Williams
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/22/0218

Location: 1 Ruspers Burgess Hill West Sussex RH15 0EB
Desc: Single storey front & side extension (amended plans 28th January)
Agent: Mr Daryl Gowlett
Clive Voller Associates 2 Woolven Close Burgess Hill RH15 9RR
Applicant: Mr and Mrs T Johnsen
1 Ruspers Burgess Hill West Sussex RH15 0EB
Case Officer: Andrew Horrell
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Leylands

DM/22/0222

Location: 16 Blackhouse Lane Burgess Hill West Sussex RH15 8BN
Desc: New two-storey 3 bedroom detached dwelling
Agent: Mr Peter Liddell
Peter Liddell Architect 24 Chatfield Road Cuckfield RH17 5BB
Applicant: Mr Chris Woods
Oakwoods Inholmes Whitemans Green Cuckfield
Case Officer: Joanne Fisher
App. Type: Full Application

OBSERVATIONS:

The application had been withdrawn.

Parish: Burgess Hill

Ward: Burgess Hill - Meeds

DM/22/0227

Location: 225 Chanctonbury Road Burgess Hill West Sussex RH15 9HG
Desc: Demolition of existing conservatory and erection of new single storey rear extension with internal alterations. Rear wall to be rendered.
Agent: Miss Georgina McLeod
McLeod 3 Five Architects Flat 7 Lockhart Court Southdowns Park Haywards Heath RH16 4SH
Applicant: Tracy And Robert Andrews
225 Chanctonbury Road Burgess Hill West Sussex RH15 9HG
Case Officer: Katherine Williams
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/22/0241

Location: Birchwood Birchwood Grove Road Burgess Hill West Sussex
Desc: T2 Bay Laurel - Fell. T12 English Oak - Reduce crown by 3m.
Agent: Mr Charles Cocking
JCA Limited Unit 80 Bowers Mill Branch Road Barkisland Halifax HX4 0AD
Applicant: Mr Daw
Birchwood 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 - Leylands

DM/22/0262

Location: 60 St Peters Road Burgess Hill West Sussex RH15 8JL
Desc: Rear double and single story extensions.
Agent: Mr Christopher Jones
Christopher Jones Projects Chapel Cottage 182 Leylands Road Burgess Hill
West Sussex RH15 8HS
Applicant: Mr And Mrs White
60 St Peters Road Burgess Hill West Sussex RH15 8JL
Case Officer: Katherine Williams
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Meeds

DM/22/0268

Location: 83 Holmesdale Road Burgess Hill West Sussex RH15 9JP
Desc: Single storey rear extension
Agent: Mr Russell Wooden
Eleven Folders Close Burgess Hill RH15 0TA
Applicant: Mrs Rachel King
83 Holmesdale Road Burgess Hill West Sussex RH15 9JP
Case Officer: Caroline Grist
App. Type: Lawful Development Certificate -Proposed

OBSERVATIONS: The legal situation was noted.

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/21/3492

Location: Land Rear Of HPC Engineering Ltd 27 Victoria Gardens Burgess Hill West Sussex
Desc: Reduce crown of ash tree by up to 3 meters on garden side of 5 Payton Drive and to no further than previous pruning points. 1 X Sycamore cut back by 1 meter from edge of the building (Amended description 02.02.2022)
Agent: Robert Symes
6 School Cottages East Chiltington Lewes West Sussex BN7 3AY
Applicant: Steve Russell
HPC PLC 25-27 Victoria Gardens (main Building 2 Victoria Gardens) Burgess Hill West Sussex RH15 9RQ
Case Officer: Irene Fletcher
App. Type: Tree Surgery

OBSERVATIONS: No objections

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/21/4233

Location: Land Adjacent To Hammonds Place London Road Burgess Hill West Sussex
Desc: Creation of a 4-bed detached dwelling at rear of property
Agent: Mr. Paul Gosling
78 Potters Lane Burgess Hill Rh15 9JS
Applicant: Mr. B Williams
Hammonds Place London Road Burgess Hill West Sussex RH15 9QJ
Case Officer: Deborah Lynn
App. Type: Full Application

OBSERVATIONS: Recommend Refusal

The application contradicted Mid Sussex District Plan Policy DP34, as it was in the setting of a listed building, DP37, as it would cause the loss of trees, and Neighbourhood Plan Policy H2 as it was a back garden development.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/22/0051

Location: 4 Oak Hall Park Burgess Hill West Sussex RH15 0BX
Desc: Ash tree (T1 and T6) - Fell and treat stumps.
Applicant: Francesca Whitbread
Property Risk Inspection 2 The Courtyards Colchester CO4 9PE
Case Officer: Irene Fletcher
App. Type: Tree Surgery

OBSERVATIONS: No objections

Parish: Burgess Hill

Ward: Burgess Hill - Meeds

DM/22/0168

Location: 8 Old School Place Burgess Hill West Sussex RH15 9JU
Desc: Replace West side garden fence with an 8 ft feather edge fence, in keeping with the existing.
Applicant: Mr Matthew Springhall
8 Old School Place Burgess Hill West Sussex RH15 9JU
Case Officer: Anna Tidey
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/22/0257

Location: 27 Oak Hall Park Burgess Hill West Sussex RH15 0DH
Desc: Reduction of 3 leylandii trees at rear of property by approximately 6 meters to leave a final height of 5 meters
Agent: Antony Geer
AG Garden And Tree
Applicant: Adrian Risdale
27 Oak Hall Park Burgess Hill West Sussex RH15 0DH
Case Officer: Irene Fletcher
App. Type: Tree Surgery

OBSERVATIONS: No objections

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/22/0324

Location: 4 Craftmans Crescent Burgess Hill West Sussex RH15 0ZF
Desc: Erection of single garage and timber home office structure.
Agent: Mr Robert Thomas
RT Architectural Services 61 Coulstock Road Burgess Hill West Sussex RH15 9XZ
Applicant: Mr and Mrs Lambourne
4 Craftmans Crescent Burgess Hill West Sussex RH15 0ZF
Case Officer: Katherine Williams
App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/22/0330

Location: 9 Woolven Close Burgess Hill West Sussex RH15 9RR

Desc: 4m single storey rear extension and garage conversion.

Agent: Mr Brandon Dellaway
80 Hayes Lane CR8 5JQ

Applicant: Evans
9 Woolven Close Burgess Hill West Sussex RH15 9RR

Case Officer: Andrew Horrell

App. Type: Lawful Development Certificate -Proposed

OBSERVATIONS: The legal situation was noted

The Committee would regret the loss of the garage parking space.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/22/0332

Location: 44 Ravenswood Road Burgess Hill West Sussex RH15 0JQ

Desc: Two-storey side extension, single storey rear extension and replacement roof dormer.

Agent: Mr Andrew Swaisland
Hills Architectural Design 45 Sycamore Drive Burgess Hill RH15 0GG

Applicant: Mr David Goodman
44 Ravenswood Road Burgess Hill West Sussex RH15 0JQ

Case Officer: Hamish Evans

App. Type: Householder Application

OBSERVATIONS: Recommend Refusal

The application would be over-development of the plot and would be overbearing.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/22/0384

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/22/0387

Location: 7 Winkhurst Way Burgess Hill West Sussex RH15 0RU

Desc: Proposed single storey rear extension

Agent: Mr Bob McCurry

Barton Wilmore 7 Soho Square London W1D 3QB

Applicant: Mr and Mrs Pollock

7 Winkhurst Way Burgess Hill West Sussex RH15 0RU

Case Officer: Andrew Horrell

App. Type: Lawful Development Certificate -Proposed

OBSERVATIONS: The legal situation was noted

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/22/0415

Location: Land Off Greenlands Drive Burgess Hill West Sussex

Desc: Variation of condition 2 relating to DM/19/3838

Agent: Peter Rainier

DMH Stallard Griffin House 135 High Street Crawley RH10 1DQ

Applicant: Greenplan Designer Homes (Greenlands) Limited

C/o Agent

Case Officer: Deborah Lynn

App. Type: Removal/Variation of Condition

OBSERVATIONS:

The Committee had no objection to the alteration of the access, however they noted their concern over the scale and size of the houses.

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/22/0425

Location: 31 Western Road Burgess Hill West Sussex RH15 8QW

Desc: Two-storey front extension

Agent: Mr. Chris Upton

Upton Design Consultancy Ltd 8 Gladstone Road Burgess Hill RH15 0QQ

Applicant: Mr. S Seymour

31 Western Road Burgess Hill RH15 8QW

Case Officer: Deborah Lynn

App. Type: Householder Application

OBSERVATIONS: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/22/0430

Location: Land The The Rear Of 2 The Vineries Burgess Hill West Sussex
RH15 0NF

Desc: (T1) Oak - Fell to near ground level

Agent: Mrs Jackie Gumsley
MWA Arboriculture Ltd Unit 8 Stephenson House Horsley Business
Centre Horsley NE15 0NY

Applicant: Patrick Clark
Davies Group Limited Telecom House PO Box 2958 Stoke On Trent
ST4 9GH

Case Officer: Irene Fletcher

App. Type: Tree Surgery

OBSERVATIONS: No objections

Parish: Burgess Hill

Ward: Burgess Hill - Leylands

DM/22/0431

Location: 141 Leylands Road Burgess Hill West Sussex RH15 8JS

Desc: Proposed single storey rear and side extensions, removal of existing
conservatory.

Agent: Mr Andrew Swaisland
Hills Architectural Design Ltd 45 Sycamore Drive Burgess Hill
RH15 0GG

Applicant: Mr Adam Booth
141 Leylands Road Burgess Hill West Sussex RH15 8JS

Case Officer: Tersia Venter

App. Type: Householder Application

OBSERVATIONS: Recommend Approval

DM/22/0454

Location: Oakside 80 Junction Road Burgess Hill West Sussex

Desc: Oak (T1) - Remove lowest primary limb to NW. Oak (T2) - Fell. Oak
(T3 and T4) - Reduce crowns by 2 metres on Northern side.

Agent: J Lee Trees
37A Cuckfield Road Hurstpierpoint West Sussex BN6 9RW

Applicant: Nicola Slater
Oakside 80 Junction Road Burgess Hill West Sussex RH15 0JP

Case Officer: Irene Fletcher

App. Type: Tree Surgery

OBSERVATIONS: There was no arboricultural report provided and therefore the
Committee could not give a considered opinion.