

MINUTES of the PLANNING COMMITTEE
Held in the Council Chamber
on **Monday 4 April 2022**

Present: Janice Henwood Chairman
Peter Chapman Vice Chairman

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

Also Present:
Anne Eves
Sylvia Nuemann
Simon Hicks
Robert Duggan

* *Denotes non-attendance.*

(19.00)

455. [OPEN FORUM](#)

Two local residents addressed the Committee on application DM/22/0782 – 3 Alexandra Road, Burgess Hill, West Sussex, RH15 0EP - Change of Use from previously Undesignated to Garden Land.

The first speaker gave a brief history of the area, in which he has lived for 53 years. He explained that the green had been consistently used by both local children and dog walkers. The 15-foot hedgerow that grew around the perimeter was a haven for wildlife, but since the area had been fenced off, two chunks of the hedge have been ripped out. He explained this was prior to any planning or stopping up order being made. He objected to the application due to significant inaccuracies in usage and history, as well as a lack of detail in the design, loss of a green space and loss of important and long-standing hedgerows and trees.

The second speaker explained that he had lived in the area for his entire life and had observed regular usage of the green space. He mentioned that in the Neighbourhood Plan, it stated that the East of Burgess Hill had a significant lack of green space, which is meant to be protected. He stated that the conversion of the green space into a private garden would introduce a

likelihood of noise and disturbance, as the garden would be directly next to the road. He said that there would be nothing to dampen the sound, which would directly affect him as a resident, as his house had a bedroom at the front. He also mentioned that having a main garden directly on the roadside would impact the character of the neighbourhood. He stated the road was on an s-bend, there would be a danger to drivers if the green space was fenced off. He also mentioned that there were concerns that the process had been prejudiced, as well as that there seemed to be a lack of consultation with local residents. He said he felt that the application would go against the District Plan and didn't take into account the character of the area and therefore he objected to the application.

A local resident addressed the Committee on application DM/21/4225 - Land Off Greenlands Drive, Burgess Hill, West Sussex - Approval of reserved matters (Appearance, Landscaping and Scale) for 3 dwellings, pursuant to outline planning permission DM/22/0415 (description amended 18.03.2022). Amended plans also received to show Franklands Gardens annotation removed. He explained how the original application was labelled as inappropriate by the planning officer. However, the new plans appear to be identical to previous. He expressed that the development of three-story houses with first floor balconies was out of keeping with the area and in the sight line on Batchelor's Farm and Franklands Court. The application as a whole was overdeveloped, and would have an impact on street parking. The area was on a bus stop, outside a green space, on the brow of the hill and the development would have a detrimental effect on the local area and residents.

456. [APOLOGIES FOR ABSENCE](#)

Apologies for absence had been received from Councillor Graham Allen.

457. [SUBSTITUTES](#)

Councillor Robert Duggan substituted for Councillor Graham Allen.

458. [DECLARATIONS OF INTEREST](#)

There were none.

459. [CHAIRMAN'S ANNOUNCEMENTS](#)

a) Chairman Janice Henwood provided an update on the demolition of the wall, and subsequent extension of the resident's garden on to Council land, at 24 Oak Hall Park. The District Council had notified the resident with a final warning letter, telling him that the rear fence must be removed within 28 days and that failure to comply would lead to an Enforcement Notice. He had been previously allowed to keep the fence until April 2022 in order to plant a hedge at the back of his property. Councillor Henwood noted that whilst this would take time to resolve progress had been made.

b) Street Naming – Phase 4 Kingsway development
Notification had been received from Mid Sussex District Council for a request for street names as set out below:

“This phase of the development consists of 237 new dwellings and will require 10 new streets. I have attached a pdf of our provisional street mark up for information purposes only together with a proposed site plan. Please be advised this is our office working copy and it is to assist us with our street naming and numbering processes so this is in no way a definitive street mark up. I have also attached a proposed site plan for quick reference, but more information can be found by viewing the full planning application DM/20/0886. Furthermore, I have also taken this opportunity to attach your response to the consultation for Phase 1 from 2015 which suggests scope for future names to be selected from Greek Mythology.”

Supporting document was attached at Appendix 1.

RESOLVED that:

Councillors decided that they would prefer street names to be in keeping with the town, and agreed that they consider names of historical significance to Burgess Hill. Councillor Cornish explained that he was in contact with Heather Warne at the Heritage and History Society and that she was going to be sending him over a list of historical names in relation to the tile works. Councillors Barrett-Miles and Hicks concurred that names with historical significance would be preferable. It was agreed that Councillor Cornish would circulate the list amongst the Committee and they would make their decision electronically.

460. MINUTES

The Minutes of the meeting of the Planning Committee held on 14 March 2022, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

461. 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 7 March 2022, were considered.

462. PREMISES LICENCE APPLICATION ARTISAN DELI MARKET, UNIT G, KENDAL HOUSE, 5 VICTORIA WAY, BURGESS HILL, WEST SUSSEX, RH15 9NF LI/22/0400

Notification had been received of a premises licence, as set out in Agenda Item 8, dated 30 March.

RESOLVED THAT: The Planning Committee noted the application.

463. TEMPORARY ROAD CLOSURE:

Notification had been received from Mid Sussex District Council that an application for a Draft Closure Order had been made. The application was for the Downscroft Queen’s Jubilee on the following dates on Downscroft from 12:00 hours to 23.59 hours on Friday 3 June

RESOLVED THAT: The Planning Committee noted the application.

464. Meeting terminated at 20.11 hours.

OBSERVATIONS

Ward: Burgess Hill - Leylands

DM/22/0239

Location: Land Off Maple Drive Burgess Hill West Sussex
Desc: The erection of a new Church and Community Facility including all associated external works forming car, motor cycle and cycle parking and associated hard and soft landscaping.
Agent: Mr Philip Doleman
Pod Developments Ltd Suite 263 Peel House 30 The Downs Altrincham WA14 2PX
Applicant: Mr Mike Southcombe
Sheddingdean Baptist Church 5 Mackie Avenue Hassocks West Sussex BN6 8NH
Case Officer: Joseph Swift
App. Type: Full Application

Recommendation: Recommend Approval. The Committee expressed concern over parking constraints and pedestrian access right, and suggested putting in a height barrier.

Ward: Burgess Hill - Franklands

DM/22/0732

Location: Rear Of 62-68 Folders Lane Burgess Hill West Sussex RH15 0DX
Desc: Replacement of existing dwelling at 64 Folders Lane and development to provide a mix of 17 one, two, three, and four bedroom dwellings (Use Class C3), new access and associated infrastructure
Agent: Mr Andrew Black
Andrew Black Consulting 17 Egerton Road New Malden KT3 4AP
Applicant: Mr Rob Burnham
Greenplan Designer Homes (Folders Lane) Ltd The Barn Randolphs Farm Bedlan Street Hurstpierpoint BN6 9EL
Case Officer: Rachel Richardson
App. Type: Full Application

Recommendation: WITHDRAWN

Ward: Burgess Hill - Victoria

DM/22/0736

Location: 92 Royal George Road Burgess Hill West Sussex RH15 9SL
Desc: Proposed flat roof rear dormer extension and proposed roof window to front roof slope.
Agent: Mr Stuart Beckett
Beckett Architectural and Consultancy Services Ltd 53 Bramble Gardens
Burgess Hill RH15 8UQ
Applicant: Mr and Mrs Fisher
92 Royal George Road Burgess Hill West Sussex RH15 9SL
Case Officer: Caroline Grist
App. Type: Lawful Development Certificate -Proposed

Recommendation: The Committee noted the application.

Ward: Burgess Hill - St Andrew's

DM/22/0737

Location: 33 The Vineries Burgess Hill West Sussex RH15 0ND
Desc: Two storey side extension.
Agent: Mr Donal Hutchinson
Hutchinson Design Associates 170-174 South Coast Road
Peacehaven BN10 8JH
Applicant: Mr Mark Waters
14 Hammonds Ridge Burgess Hill RH15 9QQ
Case Officer: Tersia Venter
App. Type: Householder Application

Recommendation: Recommend Approval.

Ward: Burgess Hill - St Andrew's

DM/22/0774

Location: 6 Oakroyd Close Burgess Hill West Sussex RH15 0QN
Desc: Dormer and roof light to front elevation.
Agent: Mrs Jenny Minett
Belmont Designs Practice Ltd 37 Ashenground Road Haywards Heath RH16 4PS
Applicant: Mr. Brian Cobb
6 Oakroyd Close Burgess Hill West Sussex RH15 0QN
Case Officer: Katherine Williams
App. Type: Householder Application

Recommendation: Recommend Refusal. The Committee expressed concern over the sight line, as it could look into others houses. They also expressed concern that it would be detrimental to the street scene and unneighbourly.

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/22/0415 (description amended 18.03.2022). Amended plans also received to show Franklands Gardens annotation removed.
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

Recommendation: Recommend Refusal. The Committee reasserted previous grounds for refusal, citing overdevelopment, the development was out of keeping with the environment and impinge on the sightlines of the nature reserve and the privacy of the residents of Franklands Court.

The Committee decided that Councillor Henwood would initiate the call-in process.

Ward: Burgess Hill - Franklands

DM/22/0780

Location: 3 Inholmes Close Burgess Hill West Sussex RH15 0JF
Desc: Part front ground floor and first floor extension.
Agent: Mr Alistair Ewen
Lime Tree Designs 23 Fieldway Lindfield RH16 2DD
Applicant: O'Connor
3 Inholmes Close Burgess Hill West Sussex RH15 0JF
Case Officer: Hamish Evans
App. Type: Householder Application

Recommendation: Recommend Approval.

Ward: Burgess Hill - Franklands

DM/22/0782

Location: 3 Alexandra Road Burgess Hill West Sussex RH15 0EP
Desc: Change of Use from previously Undesignated to Garden Land.
Applicant: Mr Phil Cross
3 Alexandra Road Burgess Hill West Sussex RH15 0EP
Case Officer: Lesley Westphal
App. Type: Change of Use Application

Recommendation: Recommend Refusal. The Committee expressed concerns believing it to be detrimental to the street scene, as well as concerns of the loss of green space. The application contravened the following policies:

District Plan 24; District Plan 26, and District Plan 29.

Burgess Hill Neighbourhood Plan 3, 5 and 6 and policy G1 policy of open space District Council Design Guide – 25

National Planning Policy Framework section 2 – existing open spaces should not be build on.

The Committee decided that Councillors Henwood and Allen would initiate the call-in process.

Ward: Burgess Hill - St Andrew's

DM/22/0797

Location: Pollards Farm Ditchling Road Ditchling Common Ditchling
Desc: Notification for Prior approval of a change of use from agricultural barn to detached house
Agent: Mr. Paul Burgess MRTPI
Lewis And Co Planning 2 Port Hall Road Brighton BN1 5PD
Applicant: Dim South Ltd
C/O Agent
Case Officer: Joseph Swift
App. Type: Prior Not. - Agricultural to Dwelling

Recommendation: Recommend Approval.

Ward: Burgess Hill - Meeds

DM/22/0811

Location: Advertisement Display Keymer Road Burgess Hill West Sussex
Desc: Replacement of existing 1no. non-illuminated 48 sheet advertisement billboard with 1no. 48 sheet digital LED advertisement display.
Agent: Cameron McFadyen
Tetra Tech 11 Angel Court London EC2R 7HJ
Applicant: Network Rail
Case Officer: Andrew Horrell
App. Type: Advertisement Application

Recommendation: Recommend Refusal. The Committee expressed concerns over the excess use of energy, light pollution and safety issues relating to the distraction of drivers.

Ward: Burgess Hill - Victoria

DM/22/0827

Location: 115 Royal George Road Burgess Hill West Sussex RH15 9SJ
Desc: Proposed hip to gable roof enlargement and rear dormer
Agent: Mr Christopher Jones
Christopher Jones Projects Chapel Cottage 182 Leylands Road Burgess Hill RH15 8HS
Applicant: Mr and Mrs Bruce
115 Royal George Road Burgess Hill West Sussex RH15 9SJ
Case Officer: Andrew Horrell
App. Type: Lawful Development Certificate -Proposed

Recommendation: The Committee noted the application.

Ward: Burgess Hill - Victoria

DM/22/0828

Location: 115 Royal George Road Burgess Hill West Sussex RH15 9SJ
Desc: Single storey rear and front extension
Agent: Mr Christopher Jones
Christopher Jones Projects Chapel Cottage 182 Leylands Road Burgess Hill RH15 8HS
Applicant: Mr and Mrs Bruce
115 Royal George Road Burgess Hill West Sussex RH15 9SJ
Case Officer: Joanne Fisher
App. Type: Householder Application

Recommendation: Recommend Approval.

Ward: Burgess Hill - Dunstall

DM/22/0886

Location: Public Open Space at Valentine Drive Burgess Hill West Sussex
Desc: Tree 000A and 000B English Oaks - reduce crown in height and lateral spreads by 2m for tree 000A and 1m for tree 000B to avoid damage to defective parts by wind loading.
Agent: Mr Glen Poole
County Tree Surgeons Ltd Turners Hill Road Crawley Down RH10 4HQ
Applicant: Jo Reid
Mid Sussex District Council Oaklands Oaklands Road Haywards Heath RH16 1SS
Case Officer: Irene Fletcher
App. Type: Tree Surgery

Recommendation: No Objections.

Ward: Burgess Hill - Leylands

DM/22/0888

Location: Land To the Rear Of 4 Cedar Close Burgess Hill West Sussex RH15 8EJ
Desc: (Tree 0070) English Oak - reduce height and lateral spreads by 2.0m. Current dimensions are - Height 19m Northern canopy spread 6m, Eastern 6m, Southern 7m, Western 7m.
Agent: Glen Poole
County Tree Surgeons Ltd Turners Hill Road Crawley Down RH10 4HQ
Applicant: Jo Reid MSDC
C/O Agent
Case Officer: Irene Fletcher
App. Type: Tree Surgery

Recommendation: No Objections.

Ward: Burgess Hill - Franklands

DM/22/0895

Location: Paddocks Keymer Road Burgess Hill West Sussex
Desc: Front porch extension.
Agent: Mr Christopher Jones
Chapel Cottage 182 Leylands Road RH15 8HS
Applicant: Mr and Mrs Rainsford
Paddocks Keymer Road Burgess Hill West Sussex RH15 0BA
Case Officer: Tersia Venter
App. Type: Householder Application

Recommendation: Recommend Approval.

Ward: Burgess Hill - St Andrew's

DM/22/0905

Location: 37 Kilnwood Avenue Burgess Hill West Sussex RH15 0ZD
Desc: To raise an existing fence line (property borderline) between 37 Kilnwood Avenue and 35 Kilnwood Avenue from 180cm to 240cm.
Applicant: Mr Trevor Olliver
37 Kilnwood Avenue Burgess Hill West Sussex RH15 0ZD
Case Officer: Hamish Evans
App. Type: Householder Application

Recommendation: Recommend Approval.

Ward: Burgess Hill - Franklands

DM/22/0732

Location: Rear Of 62-68 Folders Lane Burgess Hill West Sussex RH15 0DX
Desc: Replacement of existing dwelling at 64 Folders Lane and development to provide a mix of 17 one, two, three, and four bedroom dwellings (Use Class C3), new access and associated infrastructure (additional statements received 22-03-2022).
Agent: Mr Andrew Black
Andrew Black Consulting 17 Egerton Road New Malden KT3 4AP
Applicant: Mr Rob Burnham
Greenplan Designer Homes (Folders Lane) Ltd The Barn
Randolphs Farm
Bedlan Street Hurstpierpoint BN6 9EL
Case Officer: Rachel Richardson
App. Type: Full Application

Recommendation: This application was INVALID.

Ward: Burgess Hill - Franklands

DM/22/0950

Location: 30 Pinehurst Burgess Hill West Sussex RH15 0DQ
Desc: Single storey rear extension and first floor side extension and material changes
Agent: Mr Christopher Jones
Christopher Jones Projects Chapel Cottage 182 Leylands Road
Burgess Hill
RH15 8HS
Applicant: Mr and Mrs Coppes
30 Pinehurst Burgess Hill West Sussex RH15 0DQ
Case Officer: Anna Tidey
App. Type: Householder Application

Recommendation: Recommend Approval.

DM/22/0956

Location: 12 Meeds Road Burgess Hill West Sussex RH15 9EB

Desc: Roof overhang to the front of the property to protect mobility scooter from rain and provide a charging place.

Agent: Mr Christopher Jones

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

Applicant: Mr and Mrs Tompkin

12 Meeds Road Burgess Hill West Sussex RH15 9EB

Case Officer: Deborah Lynn

App. Type: Householder Application

Recommendation: Recommend Approval.
