

MINUTES of the **PLANNING COMMITTEE**
Held in the Council Chamber
on **Monday 16 MAY 2022**

Present: Janice Henwood Chairman
Peter Chapman Vice Chairman

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

Also Present: Sylvia Neumann
Robert Duggan

* *Denotes non-attendance.*

(19.00)

476. [OPEN FORUM](#)

Two local residents addressed the Committee on application DM/22/1188 - 3 Alexandra Road, Burgess Hill, West Sussex, RH15 0EP - to increase in height of roof to create chalet style dwelling. Proposed side extension with dormer windows and single storey rear extension.

One resident said he was concerned the 2-story extension and L shaped layout would raise the roof line by over 3 metres. He stated the drawings were not to scale and it meant the plan was not clear, the tree was also missing from the drawing completely. The extension would have doubled the size of the developed site and it would also look into other homes. He mentioned the static home already on the site was causing issues. He stated the planning application contravened planning laws by overlooking and overshadowing other properties and it was not in keeping with the street scene.

The second resident said he was concerned the extension would be overbearing and not in keeping with the character of the property. He said taking up green space was against planning and the green line area on the site map should not be considered as part of the development area. He also stated the stopping up area should not be included as this was not finalised

and it was assured, as part of the stopping up order, that no hedges or trees would be removed. He also stated the floor plan did not match drawings.

A member of the public addressed the Committee on application - DM/22/0732, Rear Of 62-68 Folders Lane, on behalf of the design company. He stated the land now fell within the built-up area, with housing developments on all four sides, it also was now fully within the settlement boundary and the area was no longer classified as countryside. He said the planning application had been originally recommended by WSCC before being overturned. He stated the highways officer, drainage officer and housing officer all had no objections to the application. He informed the committee that the applicant had taken onboard advice from the housing officer and they were providing 35% affordable homes, which was above the legal requirement, and there would be no shared ownership. He informed the committee there were no tree preservation orders and that they had allocated space for a wild life corridor along the back of the site. He also stated 6 of 7 wildlife surveys had been undertaken so far and only 2 grass snakes had been found, which is minimal.

477. APOLOGIES FOR ABSENCE

An apology for absence had been received from Councillor Graham Allen.

478. SUBSTITUTES

Councillor Robert Duggan substituted for Councillor Graham Allen.

479. DECLARATIONS OF INTEREST

The Councillors all declared an interest in DM/22/1282 -change of use to Church Walk as this application was submitted by the Town Council.

Andrew Barrett-Miles declared an interest in DM/22/1306 as was acquainted with the applicant.

480. CHAIRMAN'S ANNOUNCEMENTS

Chairman informed committee of the signed Jubilee Road closures.

481. MINUTES

The Minutes of the meeting of the Planning Committee held on 25 APRIL 2022, having been previously circulated, were AGREED and signed by the Chairman as a correct record.

482. 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 25 APRIL 2022, were considered.

483. TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 78 APPEAL

Notification had been received that the following appeal had been made to the Planning Inspectorate.

Original Planning Application Number: DM/21/2795

Appeal by: Mr Joshua Baxter

Location: 24 Oak Hall Park, Burgess Hill, RH15 0BX

Proposed Development: Demolition of existing side extension to no 24 Oak Hall Park and construction of new 2 bedroom detached dwelling with access driveway

Appeal Ref: AP/22/0021

RESOLVED THAT: to await a copy of the Appeal Decision from Mid Sussex District Council

484. Meeting terminated at 19:52 hours.

OBSERVATIONS

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/22/0566

Location: Oakwood House Oakwood Road Burgess Hill West Sussex

Desc: Retrospective application for up to 2m high close boarded fence, part way along side of property.

Applicant: Mr Charles Smith

Oakwood House Oakwood Road Burgess Hill West Sussex RH15 0HU

Case Officer: Jacob Lane

App. Type: Householder Application

Recommendation: Recommend Refusal

Permitted development -Up to 1m in height when adjacent to highway, improve or alter what was there before. Concerned about the height. It was detrimental to street scene and exceeded the height allowed next to a highway.

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/22/1148

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

Desc: Garage conversion to Study

Agent: Mr Brandon Dellaway

80 Hayes Lane Kenley CR8 5JQ

Applicant: Evans

9 Woolven Close Burgess Hill West Sussex RH15 9RR

Case Officer: Andrew Horrell

App. Type: Householder Application

Recommendation: Recommended Approval. Regretted loss of the garage

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/22/1207

Location: 89 Janes Lane Burgess Hill West Sussex RH15 0QP

Desc: The construction of a single storey side extension 6m from the existing house side wall, 8m from the existing house rear wall and not more than 4m high. 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: Hamish Evans
App. Type: Lawful Development Certificate -Proposed

Recommendation: The legal situation was noted

Parish: Burgess Hill

Ward: Burgess Hill - Dunstall

DM/22/1208

Location: 4 Withy Bush Burgess Hill West Sussex RH15 8TT
Desc: Two storey side extension.
Agent: Mr Christopher Jones
Christopher Jones Projects Chapel Cottage 182 Leylands Road
Burgess Hill RH15 8HS
Applicant: Mr and Mrs Shoubridge
4 Withy Bush Burgess Hill West Sussex RH15 8TT
Case Officer: Rachel Richardson
App. Type: Householder Application

Recommendation: Recommended Approval

Parish: Burgess Hill

Ward: Burgess Hill - Meeds

DM/22/1240

Location: 215 Chanctonbury Road Burgess Hill West Sussex RH15 9HG
Desc: Proposed hip-to-gable roof extension with flat roof rear dormer,
new Velux roof windows in front roof slope, and proposed single
storey flat roof rear extension.
Agent: Mr Stuart Beckett
Beckett Architectural & Consultancy Services Ltd 53 Bramble
Gardens Burgess Hill RH15 8UQ
Applicant: Mr And Mrs James
215 Chanctonbury Road Burgess Hill West Sussex RH15 9HG
Case Officer: Katherine Williams
App. Type: Lawful Development Certificate -Proposed

Recommendation: The legal situation was noted.

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/22/1252

Location: 99B Royal George Road Burgess Hill West Sussex RH15 9SJ
Desc: Single storey extension to rear to provide enlarged kitchen/living
space.
Agent: Mr Graham Whitehouse

GWP Architects Fairfield House Fairfield Road Burgess Hill
RH15 0AZ
Applicant: Mr And Mrs R Norkett
99B Royal George Road Burgess Hill West Sussex RH15 9SJ
Case Officer: Joseph Swift
App. Type: Prior Notification - Larger Extensions

Recommendation: Recommended Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Dunstall

DM/22/1091

Location: 49 St Marys Road Burgess Hill West Sussex RH15 8NU
Desc: Replace 1.8m boundary hedge with 1.8m fencing around property boundary to enclose rear garden. Removing driveway and garage which is currently in rear garden.
Applicant: Mr Stuart Lucas
49 St Marys Road Burgess Hill West Sussex RH15 8NU
Case Officer: Joanne Fisher
App. Type: Householder Application

Recommendation: Recommended refusal.

Loss of a parking space in crowded road, it was detrimental to street scene and this exceeded the acceptable height allowed for a fence adjacent to a highway.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/22/1188

Location: 3 Alexandra Road Burgess Hill West Sussex RH15 0EP
Desc: Proposed increase in height of roof to create chalet style dwelling. Proposed side extension with dormer windows and single storey rear extension.
Applicant: Mr Phil Cross
Casa Louca 3 Alexandra Road Burgess Hill RH15 0EP
Case Officer: Deborah Lynn
App. Type: Householder Application

Recommendation: Recommend Refusal

It was over development of the site
It had a negative impact on the privacy of the neighbouring residents due to the cramped nature of the development.
It was out of keeping with the immediate surrounding areas
It was contrary to Mid Sussex Design Guide policy numbers;

DG49 -extension should be sympathetic to original dwelling
DG50 -extension should be subservient to the original dwelling
DG51 -extensions do not impact neighbouring properties

Mid Sussex District Plan Policy Numbers;
DP26 -harm to nearby residents, including privacy

The committee expressed concerns on the position of the static caravan and the size and position of the dormer windows.

Parish: Burgess Hill

Ward: Burgess Hill - Meeds

DM/22/1282

Location: Church Walk Burgess Hill West Sussex
dgDesc: Change of use to hold a market on any day of the week on Church Walk, Burgess Hill, for a maximum of 30 stalls.
Applicant: Mr Steven Cridland
Burgess Hill Town Council 96 Church Walk Burgess Hill
Case Officer: Anna Tidey
App. Type: Full Application

Recommendation: The councillors noted the application.
The Councillors all declared an interest in this application as this was submitted on behalf of the Town Council.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/22/1301

Location: Simpson View Keymer Road Burgess Hill West Sussex
Desc: T4 Ash with dieback - remove. G5 x5 Ash trees with disease-pollard.
Applicant: Mrs Sarah Johnston
Simpson View Keymer Road Burgess Hill West Sussex RH15 0AH
Case Officer: Irene Fletcher
App. Type: Tree Surgery

Recommendation: Committee noted no information was provided about arboriculture report and there was a lack of professional advice. The committee objected to the application.

Parish: Burgess Hill

Ward: Burgess Hill - Dunstall

DM/22/1306

Location: 15 Bramble Gardens Burgess Hill West Sussex RH15 8UQ

Desc: (T1) Oak - Crown reduce by 1.5m

Applicant: Martin Garrad

11 Bramble Gardens Burgess Hill West Sussex RH15 8UQ

Case Officer: Irene Fletcher

App. Type: Tree Surgery

Recommendation: No Objection

Andrew Barrett-Miles declared an interest as was acquainted with the applicant.

Parish: Burgess Hill

Ward: Burgess Hill - Meeds

DM/22/1342

Location: St Johns Park Park Road Opposite Number 74 Burgess Hill

Desc: Tree 00PD - London plane - Crown reduce height and radial spreads back to previous pruning points.

Agent: Glen Poole

County Tree Surgeons Ltd Turners Hill Road Crawley Down

Applicant: Jo Reid

MSDC Oaklands Road Haywards Heath RH16 1SS

Case Officer: Stephen Ashdown

App. Type: Trees in a Conservation Area

Recommendation: No Objection

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/22/1352

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

Desc: 1 x Sycamore to fell at front of property.

Agent: Scott Farmborough

Cedarwood Tree Care 14 Kilnwood Avenue Burgess Hill West Sussex RH15 0ZE

Applicant: David Pitts

Case Officer: Stephen Ashdown

App. Type: Trees in a Conservation Area

Recommendation: Committee noted no information was provided about arboriculture report and there was a lack of professional advice, they also noted this was a healthy specimen that had been pruned. The committee objected to the application.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/22/1363

Location: South Gables Birchwood Grove Road Burgess Hill West Sussex

Desc: Horse chestnut (T1) - reduce crown by 2m. Ash (T2 and T3) - reduce crown by 2m. Yew (T4) - cut back from utility line to give 0.5m clearance, crown lift on roadside to 5m. Oak (T5) - reduce crown by 2m, crown lift on roadside to 5m.

Agent: Mr Justin Lee

37A Cuckfield Road Hurstpierpoint West Sussex BN6 9RW

Applicant: Mr Paolo Tosetto

Southgables Birchwood Grove Road Burgess Hill West Sussex
RH15 0DN

Case Officer: Stephen Ashdown

App. Type: Trees in a Conservation Area

Recommendation: No Objection

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/21/3054

Location: 327 Cars 46 Junction Road Burgess Hill West Sussex

Desc: Retain the use of the site as a Used Car Dealership including permission for the following structures already in use: Security fence and gates at main entrance, perimeter fencing, converted shipping container Sales/Admin Office in NW corner of site, shipping containers and car port on East side of site and security lighting. Additionally seeking permission for additional car port in SE corner, and two further containers on south side, behind new screening fence. Smart Repair booth at SE corner of site.

Applicant: Mr Trevor Wilson

327 Carsales 35 Franklynn Road Haywards Heath West Sussex
RH16 4DQ

Case Officer: Jacob Lane

App. Type: Full Application

Recommendation: Recommended Approval

Parish: Burgess Hill

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) (amended drawings received 22.04.22 and 27.04.22)

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 Bedlam Street Hurstpierpoint BN6 9EL

Case Officer: Rachel Richardson

App. Type: Full Application

Recommendation: Recommended Refusal. The application did not support the following policies.

Mid Sussex District Plan;

DP26 -does not protect valued townscapes

DP12 -outside boundary/in countryside

DP21 -does not avoid additional severe traffic congestion

Mid Sussex Design Guide;

DG21 -site plan showed narrow roads

DG31 -no accessible transport

DG26 -no space for play

DG25 -does not enhance open spaces

DG37 -did not incorporate renewable energy

Burgess Hill Neighbour Plan;

H2 -no backyard development

H3 -protect areas of townscape value (Folders Lane)

Parish: Burgess Hill

Ward: Burgess Hill - Meeds

DM/22/1201

Location: Bedrock Music 21 Junction Road Burgess Hill West Sussex

Desc: Change of use from a Class E to a hot food takeaway (Sui Generis) along with the installation of extraction/ventilation equipment with associated alterations.

Applicant: Mr Kazan Arif

Bedrock Music 21 Junction Road Burgess Hill West Sussex RH15
0HR

Case Officer: Joseph Swift

App. Type: Full Application

Recommendation: Recommend Refusal

Concerns were expressed that there was a lack of parking. The original application referred to a parking space within the site but the committee queried this. This was a busy road and it would cause traffic flow concerns and there were double yellow lines outside.

Parish: Burgess Hill

Ward: Burgess Hill - Meeds

DM/22/1202

Location: Bedrock Music 21 Junction Road Burgess Hill West Sussex

Desc: The installation of new signage.

Applicant: Mr Kazan Arif

Bedrock Music 21 Junction Road Burgess Hill West Sussex RH15 0HR

Case Officer: Joseph Swift

App. Type: Advertisement Application

Recommendation: Recommended Approval

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/22/1265

Location: 24 Oak Hall Park Burgess Hill West Sussex RH15 0BX

Desc: Removal of existing close boarded fence along western boundary (running parallel with railway line). Re-erect a 2-metre-high close boarded fence on garden side of existing hedge line. (Hedge line is on garden side of existing demolished brick wall). Adjust height of existing close boarded fence along the northern and eastern boundaries so it is 2 metres above existing ground level

Applicant: Mr George Baxter

Pooh Corner St Georges Lane Hurstpierpoint BN6 9QX

Case Officer: Jacob Lane

App. Type: Householder Application

Recommendation: Recommended Approval

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/22/1358

Location: 20 Chichester Way Burgess Hill West Sussex RH15 0RH

Desc: Proposed rear dormer and front porch.

Agent: Miss Debbie Marriage

DJM Town Planning 16 Faidene Southwick BN42 4QN

Applicant: Mr and Mrs Taylor
20 Chichester Way Burgess Hill West Sussex RH15 0RH
Case Officer: Katherine Williams
App. Type: Householder Application

Recommendation: Recommended Approval

Parish: Burgess Hill

Ward: Burgess Hill - Meeds

DM/22/1361

Location: Appletrees 21 Crescent Road Burgess Hill West Sussex

Desc: Proposed single storey rear extension

Agent: BC Building and Design Ltd

Pear Tree Cottage Nash Lane Scaynes Hill West
Sussex RH15 8EH

Applicant: Mr Steve Miles

Appletrees 21 Crescent Road Burgess Hill West Sussex RH15
8EH

Case Officer: Tersia Venter

App. Type: Householder Application

Recommendation: Recommended Approval

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/22/1417

Location: 41 Newport Road Burgess Hill West Sussex RH15 8QG

Desc: Apple Tree - Fell

Applicant: Sarah Roberts

41 Newport Road Burgess Hill West Sussex RH15 8QG

Case Officer: Stephen Ashdown

App. Type: Trees in a Conservation Area

Recommendation: Committee noted no information was provided about arboriculture report and there was a lack of professional advice. The committee objected to the application.
