

**MINUTES of the PLANNING COMMITTEE**  
Held in the Council Chamber  
on **Monday 27 June 2022**

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**Present:** Janice Henwood Chairman  
Matthew Cornish Vice Chairman

Andrew Barrett-Miles\*  
Robert Duggan  
Simon Hicks  
Tofojjul Hussain

**Also Present:**

Anne Eves

\* *Denotes non-attendance.*

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(19.00)

**496. OPEN FORUM**

2 local residents addressed the Committee on application DM/22/1761 – Woodbarton Common Lane, Ditchling, Hassocks, West Sussex - to demolish an existing dwelling, erect a new 6-bedroom dwelling with adjoining 2-bedroom annexe, rear swimming pool and decking.

The first local resident declared two personal interests in the application, citing that he was both a personal friend of the owner of Woodbarton Cottage, as well as being a Ditchling historian who had written two guidebooks. His primary objections to the application were in terms of the scale of the project, and the doing away of one of the two remaining houses built by the Guild of St Joseph and St Dominic. He stated that he believed the new design to be almost three times the size of the existing building, and that this would be overdevelopment. He also stated that he believed the new building would destroy the discreet character of the surrounding buildings – such as Woodbarton Cottage and Hopkins Crank, the latter of which was Grade II listed. He said that the area was characterised by small, unpretentious cottages, which were appropriate for the rural location. He stated that Woodbarton was one of the only surviving building built by the Guild of St Joseph and St Dominic, which were an arts and crafts movement whose national recognition of seminal impact had increased in the past two decades. He said that it was too late to do something about the other buildings which had been destroyed, and that it would be perverse to allow Woodbarton to be destroyed.

The second local resident sought to give the Committee context regarding the Guild of St Joseph and St Dominic. They were a Catholic community, formed after the First World War, who built houses and workshops in the area – the plans for this were made by Eric Gill. He stated that the community had remained in Woodbarton until 2008. He stated that the Guild practiced arts and crafts, with their work remaining in many collections including the Vatican. He also told the Committee that the Guild's work made up the core collection of the Ditchling Museum of Arts and Crafts. He stated that the demolition of the building would go against the core objectives of protecting historic buildings.

The third local resident to speak was the homeowner. He stated that he had ultimate respect for all views on the matter, confirming that the reality of the application was to extend the house to match the extension of the family. He stated that the family's intention was to have his mother-in-law move in to the annexe, and that his wife was seeking to adopt children, and so needed the house to be within the adoption guidelines, with rooms on the same floor. He stated that the architect they were working with had done heritage builds previously. He said that he could see synergy in the objections and understood their comments. He stated that he knew about the Guild of St Joseph and St Dominic, and Eric Gill and that they had since come to learn about who Eric Gill was and the controversies surrounding him. He also said that they had donated a lot of items of historical value to the local museum. He stated that their only direct neighbour was Woodbarton Cottage, and that it was not overseen by the building. He confirmed the aim of the application was to build for the future, and that no rights of light would be impeached. He also stated that other original Guild houses had become housing developments on Folders Lane, and that as the homeowners, they saw these as being adjoining properties – and also the only properties visible from their home. He owned the five acres behind the property, and they were willing to go through remediations and revisions to the application as necessary.

Councillor Henwood asked the homeowner about the lack of construction management plan, asking how the construction would be brought about.

The homeowner informed her that vehicles would be brought across the land behind the house, and that no construction vehicles would be driven down the lane shared with the other four houses in the area.

Councillor Henwood expressed concern over the narrowness of the track between houses 104 and 106 on Folders Lane, asking if the owner of the track had been negotiated with.

The homeowner stated that he had spoken to the owner of the track and that access in perpetuity did not include excluding vehicle access.

A fourth local resident – the direct neighbour of the homeowner – stated that he believed only agricultural vehicles were allowed to use the track in question, not construction vehicles.

**497. APOLOGIES FOR ABSENCE**

There were none.

**498. SUBSTITUTES**

There were none.

**499. DECLARATIONS OF INTEREST**

Councillors Hussein and 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 Mid Sussex District Council Planning Committees, 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.

Councillor Hussein declared an interest as a member of the small District Planning Committee.

Councillor Eves declared an interest as a member of the District Planning Committee.

**500. CHAIRMAN'S ANNOUNCEMENTS**

Notification had been received from the Chairman of the Planning Committee, Councillor Henwood, to consider application DM/22/1837. The developers had applied for a screening of SA13 instead of an Environmental Impact Assessment. Councillor Henwood stated that there were eleven species of plants in the area on the red list of the International Union for the Conservation of Nature, seven species of bats and hazel dormice on the site, which were protected by international legislation and twenty-eight species of birds, eight of which protected by international law.

Councillor Henwood stated that this application contravened District Planning Policy 38 on biodiversity.

**RESOLVED** that:

The Committee all stood against the application, and asked for a full Environmental Impact Assessment to be carried out on the site.

Councillor Henwood asked for the Committee's response to be sent to Sally Bloomfield, Robert Salisbury, Jonathan Ash-Edwards and John Belsey.

A letter had been received from a local resident regarding concerns over street naming of the development DM/22/0415. The resident asked that when considering new street names, that the Committee refrain from using the name 'Franklands', citing concern about confusion in the addresses, and mis-deliveries, as had occurred when a similar development nearby had been named Franklands Gardens. The resident suggested names such as Greenlands Place, or a name relating to Batchelors Farm.

**RESOLVED** that:

The Committee agreed not to use the name 'Franklands' when considering street naming at a later date, and instead to suggest Greenlands Place as a name for the development.

The Committee agreed that this information would be conveyed to Linda Symes at the MSDC Street Naming Department.

**501. MINUTES**

The Minutes of the meeting of the Planning Committee held on Monday 6 June 2022, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

**502. 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 30 May 2022, were considered.

**503. Meeting terminated at 19:36 hours.**

## OBSERVATIONS

**Parish: Burgess Hill**

**Ward: Burgess Hill - Franklands**

DM/22/1761

Location: Woodbarton Common Lane Ditchling Hassocks  
Desc: Demolish existing dwelling, erection of a new 6-bedroom dwelling with adjoining 2-bedroom annexe, rear swimming pool and decking.  
Agent: Mr Jack Tompkins  
Landivar Architects Limited Unit 3 29-42 Windsor Street  
Brighton BN11RJ  
Applicant: Mr and Mrs Duddridge  
Woodbarton Common Lane Ditchling Hassocks East Sussex  
BN6 8TP  
Case Officer: Andrew Horrell  
App. Type: Full Application

### **RECOMMENDATION:**

**Recommend Refusal.** The Committee expressed concern over the loss of heritage and a building of historical value, overdevelopment and the construction of a building that would be overbearing and unsympathetic to the surroundings. The Committee noted the nearby Grade II listed building and expressed concern over the new development being out of keeping with the surroundings. The Committee expressed concern over the lack of a construction management plan and stated that the application would go against District Council Planning Policy 34, and Burgess Hill Neighbourhood Plan Core Objectives 1 and 4.

After the Planning Committee meeting, the Chairman expressed that the application would be called in.

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Meeds**

DM/22/1006

Location: 17 Station Road Burgess Hill West Sussex RH15 9DE  
Desc: Internal alteration to ground floor space, rear (South) extension to existing first floor to form office space, conversion including new dormers to existing roof space at the rear (South) to form bedroom and en-suite serving existing residential flat and new rear stairway access to first floor office. (Revised plan received 25.05.2022)  
Agent: Daryl Gowlett  
Clive Voller Associates 2 Woolven Close  
Burgess Hill West Sussex RH15 9RR  
Applicant: Robinson  
Company Documents Ltd 17A Station Road Burgess Hill West Sussex RH15 9DE  
Case Officer: Caroline Grist  
App. Type: Full Application

**RECOMMENDATION: The Committee noted this application.**

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Franklands**

DM/22/1708

Location: 10 Silverdale Road Burgess Hill West Sussex RH15 0EF  
Desc: Proposed new bathroom window to front elevation of building.  
Applicant: Mr Richard Moses  
Burgess Hill Girls Keymer Road Burgess Hill West Sussex  
RH15 0EG  
Case Officer: Katherine Williams  
App. Type: Full Application

**RECOMMENDATION: Recommend Approval.**

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Franklands**

DM/22/1722

Location: Fairlawn Keymer Road Burgess Hill West Sussex  
Desc: Replacement of existing grey aluminium greenhouse with a new  
Victorian style greenhouse  
Applicant: Mr Julian Weatherley  
Fairlawn Keymer Road Burgess Hill West Sussex RH15 0AL  
Case Officer: Hamish Evans  
App. Type: Householder Application

**RECOMMENDATION: Recommend Approval.**

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Franklands**

DM/22/1725

Location: 44 Ravenswood Road Burgess Hill West Sussex RH15 0JQ  
Desc: Single storey rear extension, new entrance porch canopy  
and windows on side elevation. New gable roof with loft  
conversion extended into new roof space. (Amendments to  
previously approved DM/22/0332)  
Agent: Andy 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

**RECOMMENDATION: Recommend Approval.**

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Franklands**

DM/22/1742

Location: 54 Oak Hall Park Burgess Hill West Sussex RH15 0BX  
Desc: Removal of existing conservatory and erection of new single storey rear extension  
Agent: Mr Robert Thomas  
RT Architectural Services 61 Coulstock Road Burgess Hill RH15 9XZ  
Applicant: Mr and Mrs Knight  
54 Oak Hall Park Burgess Hill West Sussex RH15 0BX  
Case Officer: Andrew Horrell  
App. Type: Householder Application

**RECOMMENDATION: Recommend Approval.**

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**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. Amended drawing received on 06.06.2022 to show windows at first floor in the existing and proposed side elevations)  
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: Recommend Approval.**

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Victoria**

DM/22/1772

Location: 117 Royal George Road Burgess Hill West Sussex RH15 9SJ  
Desc: Single storey rear extension including modifications to existing garage and decking  
Agent: James Smith  
Just Plans Ltd 107 Willow Way Hurstpierpoint BN6 9TQ  
Applicant: Mr and Mrs David and Katie Thompson  
117 Royal George Road Burgess Hill West Sussex RH15 9SJ  
Case Officer: Andrew Horrell  
App. Type: Householder Application

**RECOMMENDATION: Recommend Approval.**

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Meeds**

DM/22/1783

Location: 65 Station Road Burgess Hill West Sussex RH15 9DY  
Desc: Remove existing single storey rear extension and rebuild with new single storey extension, first floor side extension over existing garage, loft conversion and roof alterations.  
Agent: Mr Peter Liddell  
Peter Liddell Architect 24 Chatfield Road Cuckfield Haywards Heath RH17 5BB  
Applicant: Mr and Mrs Fernandes  
65 Station Road Burgess Hill West Sussex RH15 9DY  
Case Officer: Deborah Lynn  
App. Type: Householder Application

**RECOMMENDATION: The Committee noted this application.** The Committee noted concern over the deficiency in car parking.

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Franklands**

DM/22/1792

Location: 17 Burdocks Drive Burgess Hill West Sussex RH15 0HJ  
Desc: T1 Hornbeam- Reduce in height by approx. 3m. Prune back lateral crown by approx. 2-2.5m  
Agent: Mr Carlos Daly  
Trees Understood 64 Shaftesbury Road Brighton BN1 4NF  
Applicant: Mrs Sue McCartney  
17 Burdocks Drive Burgess Hill West Sussex RH15 0HJ  
Case Officer: Irene Fletcher  
App. Type: Tree Surgery

**RECOMMENDATION: No objection**

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

DM/22/1805

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 L James  
215 Chanctonbury Road Burgess Hill West Sussex RH15 9HG

Case Officer: Katherine Williams

App. Type: Householder Application

**RECOMMENDATION: Recommend Approval.**

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**Parish: Burgess Hill****Ward: Burgess Hill - Leylands**

DM/22/1822

Location: 70 Leylands Road Burgess Hill West Sussex RH15 8AJ  
Desc: Proposed two storey side extension.

Agent: Mrs. Jenny Minett  
37 Ashenground Road Haywards Heath RH16 4PS

Applicant: Mr Paul O'Connor  
70 Leylands Road Burgess Hill West Sussex RH15 8AJ

Case Officer: Katherine Williams

App. Type: Householder Application

**RECOMMENDATION: Recommend Approval.**

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**Parish: Burgess Hill****Ward: Burgess Hill - Dunstall**

DM/22/1856

Location: Silver Dragon Chinese Takeaway Unit 2 Temple Grove Burgess Hill  
Desc: Change of use from Sui generis to Class E Shops

Agent: Mr Duncan Soudan  
Head Roberts and Associates 1 Station Terrace Shawford Road  
Shawford  
SO21 2BN

Applicant: Mr Joel Anderson  
C/O Agent

Case Officer: Anna Tidey

App. Type: Change of Use Application

**RECOMMENDATION: Recommend Approval.**

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**Parish: Burgess Hill**

**Ward: Burgess Hill – St Andrew’s**

DM/22/1877

Location: 89 Janes Lane Burgess Hill West Sussex RH15 0QP  
Desc: Removal of existing detached single garage. Proposed new detached timber clad double storey garage with two dormer windows to the front elevation and roof light windows to the rear, (proposed home office/gym above). Proposed reconfigured driveway with new permeable block paving.  
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: Householder Application

**RECOMMENDATION: Recommend Approval.**

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Meeds**

DM/22/1892

Location: Street Record The Martlets Burgess Hill West Sussex  
Desc: Non-Material Amendment relating to planning application DM/19/3331 to amend the approved drawings within the permission to make minor non-material changes to the proposed scheme.  
Agent: Kavir Mahil  
WSP Chancery Lane WSP House WC2A 1AF  
Applicant: NewRiver Retail (GP3) Ltd  
C/O Agent  
Case Officer: Stephen Ashdown  
App. Type: Non Material Amendment

**RECOMMENDATION: The Committee noted the application.**

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