

MINUTES of the PLANNING COMMITTEE
Held in the Council Chamber
on **Monday 18 July 2022**

Present: Janice Henwood Chairman
Matthew Cornish Vice Chairman

Andrew Barrett-Miles*
Robert Duggan
Simon Hicks
Tofojjul Hussain

* *Denotes non-attendance.*

(19.00)

504. OPEN FORUM

A local resident addressed the Planning Committee regarding the stopping up order being considered for the green space next to 3 Alexandra Road. The Town Council Planning Committee had previously objected to the change of use, and he hoped that they would also be objecting to the stopping up order. He believed that if the Committee objected to the stopping up order, that it would allow for the process to become fairer and more transparent. He stated that if the green space in question had been intended for private use, then it would have been designated as such when the area was developed. Instead, it had been left as an open space and ensured that drivers had good visibility on the road. He said that the loss would cause a significant impact, with the loss of a valuable amenity and would make the road more dangerous. He also believed that the mental and physical health of residents in the local community were at risk. He stated that the stopping up of the land would go against Core Objectives 1 and 3 and Policy G1, in the Burgess Hill Neighbourhood Plan. The resident said that almost every time an official body had, had the opportunity to do something, they had not. He hoped that the Planning Committee could give voice to those intimidated into silence, and do their best to prevent the stopping up order.

A second local resident spoke on planning application DM/22/1188 – 3 Alexandra Road. He stated that the household had put in another set of plans to develop their bungalow, following two previous refusals. He told the Committee that the amended plans reduced the side extension and rear extension, slightly reducing the dormer windows that would overlook Churchill Way. He stated that the planning officer had suggested these changes, but he

felt that they did not address the previous objections of: that it was unduly cramped in nature, overdevelopment of the site and its close proximity to Churchill Way. He stated that the footprint of the house would be overdeveloped, making it 2.4x the size of the current footprint, this would mean that there was a contrived appearance in the street scene. He believed that the development had a multitude of policy conflicts with the Mid Sussex District Plan and the Design Guide. He hoped that the Planning Committee felt it important for residents to feel comfortable in their own homes. He also drew attention to the permanent static home in the back garden, which did not have the relevant planning permission. He said that the static home was of excessive height, and was an eyesore. The local resident specifically requested that the Planning Committee once again reject the application, asking that if the case officer were to recommend approval, that the application be called in. He stated that if this action was not taken, it would make a mockery of committees, the District Plan and the Design Guide.

505. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillor Andrew Barrett-Miles.

506. SUBSTITUTES

There were none.

507. DECLARATIONS OF INTEREST

Councillor Henwood expressed a personal interest in application DM/22/1539, as she was the applicant.

508. CHAIRMAN'S ANNOUNCEMENTS

1. 3 ALEXANDRA ROAD DM/22/1188

Chairman Henwood thanked residents in the vicinity of 3 Alexandra Road for informing her of an amendment made to application DM/22/1188. Upon learning of the amendment, she had emailed case officer, Deborah Lynn, who informed her that making amendments to an original application, rather than withdrawing and resubmitting, was at the case officer's discretion. These amendments had been accepted in the case of application DM/22/1188 as part of the original planning application. Ms Lynn had informed Councillor Henwood that the Town Council were consulted on 6 July, and had until 27 July to comment on the application – the Planning Committee stated that they were unaware of any such consultation.

Councillor Henwood reiterated that the Planning Committee had recommended refusal to the original application in May, stating the following concerns: overdevelopment of the site, a negative impact on the privacy of neighbouring residents, it was out of keeping with the immediate surrounding area, it was

contrary to multiple policies in the Mid Sussex Design Guide and Mid Sussex District Plan. She also stated that the Planning Committee had expressed concern over the presence of a static home, and the size and position of the dormer windows, at the time of consultation.

The Planning Committee also expressed concern that they had not been informed that there were changes made to the original planning application.

RESOLVED that:

The Planning Committee recommended refusal, citing their previous concerns, as listed on Monday 16 May, as well as noting concern over a deficiency in car parking, and that the planning permission needed for the static caravan onsite was not in place.

The Planning Committee also asked that they be informed of any future amendments made to planning applications that they had previously refused.

2. 3 ALEXANDRA ROAD – STOPPING UP ORDER

At the Full Council Meeting on Monday 11 July, a member of the public spoke about the green space in Alexandra Road that had been unlawfully obstructed. During the meeting, he called on the Town Council to object to the stopping up of this land to free up the green space; stating that residents were being intimidated and threatened with legal action.

Councillor Henwood informed the Committee that planning permission had been given to change the area into a private garden, but that a condition of the planning approval was to allow no hard standing on the open space. She stated that by allowing this open space to be taken out, West Sussex County Council were not fulfilling their obligations and that the situation risked setting a precedent for other parts of green space in Burgess Hill.

The Planning Committee were informed by members of the public that the applicants at 3 Alexandra Road had, had a private party on Sunday 10 July, with gazebos and other structures, and that this was an obstruction of the highway. As well as this, the applicants had erected a fence in January 2022, which they had been asked to remove, but was still in place.

Members of the Planning Committee expressed concern over the threat to a public right of way.

RESOLVED that:

The Planning Committee objected to the stopping up order, stating that the merits of public use substantially outweighed the planning permission.

They also expressed concern over the welfare of the residents in Alexandra Road and Churchill Way, due to the obstruction.

3. WOODBARTON

Councillor Henwood informed the Committee that the previously discussed application on Woodbarton had been recommended refusal by the planning officer, on the basis of the annexe. She stated that members of the public were making attempts to have the building historically listed.

509. MINUTES

The Minutes of the meeting of the Planning Committee held on Monday 27 June 2022, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

510. 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 20 June 2022, were considered.

511. STREET NAMING

Mid Sussex District Council advised that Denton Homes Ltd were developing the land to the rear of 74 Folders Lane (application DM/17/3855), creating a new street that they would like to name: Cygnet Close, Fall Bright Way or Perlant Place.

RESOLVED that:

The Committee suggested a street name with links to the local community. They proposed the name Hoadley's to be used.

512. PROPOSAL OF BUS STOP IMPROVEMENTS – LONGHURST

A proposal was received from WSCC Highways for a new bus stop post on Longhurst. The Planning Committee were asked to consult and consider the following comments from the Bus Forum group:

'Cllr Anne Eves, Chair of the Bus Forum Group supports the proposal. Neil Glaskin, Commercial Manager at Compass Travel confirmed this stop is on their 35C route and they support the improvement.'

RESOLVED that:

The Committee agreed with the comments from the Bus Forum Group and supported the proposal.

513. TRANSPORT FOR THE SOUTH EAST

The Strategic Investment Plan (SIP) Consultation on Transport for the South East, was discussed at the Mid Sussex Association of Town Councils.

The SIP was a multi-modal investment plan that aimed to boost the economy and make a better life for people, businesses and the environment. If approved it would be the blueprint for future investment in strategic transport infrastructure in the South East for the next thirty years.

RESOLVED that:

The Committee agreed with the key principles of decarbonisation, ensuring that public fares remained low, the promotion of new mobility around cars and bikes and cost integration between modes of transport. They also supported the opening up of the Uckfield to Lewes line, as another connection to London would reduce the strain on the Brighton line, easing the journey of Burgess Hill residents. They also stated that they would like to see the cycleway between Burgess Hill and Haywards Heath promoted. The Committee wished to see a forecast of a future with less cars, not more.

514. **PROPOSED COMMUNICATIONS INSTALLATION AT LAND TO THE EAST OF LONDON ROAD, NIGHTINGALE LANE**

Notification had been received from Pegasus Group, on behalf of Teligent Ltd, on behalf of Railsite Telecom, seeking the Committee's views on a proposal by Cellnex Connectivity Solutions Limited (part of Cellnex UK) to install telecommunications apparatus on the Land to the East of London Road, Nightingale Lane, Burgess Hill, Mid Sussex, RH15 9HR.

RESOLVED that:

The Planning Committee had no comment on the proposed installation.

515. **Meeting terminated at 20:21 hours.**

OBSERVATIONS

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/22/1945

Location: 28 Sycamore Drive Burgess Hill West Sussex RH15 0GH
Desc: Conversion of loft space with additional roof lights to front and rear elevations, to allow for an additional bedroom and ensuite.
Agent: Mr Sonny Medcalf
Cadguys 15-17 Middle Street Brighton BN1 1AL
Applicant: Mr R Stratton
28 Sycamore Drive Burgess Hill West Sussex RH15 0GH
Case Officer: Joanne Fisher
App. Type: Householder Application

RECOMMENDATION: Recommend Approval

Ward: Burgess Hill - Meeds

Parish: Burgess Hill

DM/22/2004

Location: 55 Meadow Lane Burgess Hill West Sussex RH15 9HZ
Desc: Single storey extension to front of property, adjustment of highway crossover / dropped kerb, and paving over of front garden for parking area.
Agent: Mr Robert Thomas
RT Architectural Services 61 Coulstock Road Burgess Hill West Sussex RH15 9XZ
Applicant: Mr and Mrs Carrick
55 Meadow Lane Burgess Hill West Sussex RH15 9HZ
Case Officer: Anna Tidey
App. Type: Householder Application

RECOMMENDATION: Recommend Approval. The Committee noted that they wished for the grass to be replaced with a permeable surface, instead of paving.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/22/1523

Location: 15 Alexandra Road Burgess Hill West Sussex RH15 0EP

Desc: Proposed two storey side extension incorporating replacement garage and single storey rear extension. (amended description and plans 27/06)

Agent: Mrs Isobel Beattie
Lightbox Architecture Limited 121 Greenbank
Avenue Brighton Saltdean BN2 8QP

Applicant: Mr and Mrs Ward
15 Alexandra Road Burgess Hill West Sussex RH15 0EP

Case Officer: Andrew Horrell

App. Type: Householder Application

RECOMMENDATION: The Committee noted the application and stated that it was unclear if the gate and brick wall had been removed, as per their previous objection on 7 June.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/22/1539

Location: Homelands Oakwood Road Burgess Hill West Sussex

Desc: Re-pollard Horse Chestnut tree back to previous pruning points.

Applicant: Janice Henwood
Homelands Oakwood Road Burgess Hill West Sussex RH15
0HZ

Case Officer: Irene Fletcher

App. Type: Tree Surgery

RECOMMENDATION: No Objection

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/22/2030

Location: 5 Silverdale Road Burgess Hill West Sussex RH15 0ED

Desc: Proposed swimming pool to rear garden

Agent: Mr Ben Whitby

BJW Architectural 7 Erringham Road Shoreham-by-Sea BN43 5NQ

Applicant: Mr James Smith

5 Silverdale Road Burgess Hill West Sussex RH15 0ED

Case Officer: Joseph Swift

App. Type: Householder Application

RECOMMENDATION: The Committee noted this application. The Committee expressed concern of the lack of information on the following: assessment on impact on tree roots, heating system or sustainability thereof, water usage and disposal, filtration plant housing.

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/22/2035

Location: 162 Junction Road Burgess Hill West Sussex RH15 0PZ

Desc: Proposed single storey rear / side extension.

Agent: Mr Scott Ellisdon

Ellisdon Architectural Associates Woggo Hophurst Hill Crawley Down Rh10 4LP

Applicant: Mr and Mrs Millard

162 Junction Road Burgess Hill West Sussex RH15 0PZ

Case Officer: Katherine Williams

App. Type: Householder Application

RECOMMENDATION: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/22/2052

Location: 21 The Nursery Burgess Hill West Sussex RH15 0LF

Desc: Oak (T1) reduce crown by 2m

Agent: Justin Lee

J Lee Trees 37A Cuckfield Road Hurstpierpoint BN6 9RW

Applicant: Lorna Eborn-Day

21 The Nursery Burgess Hill West Sussex RH15 0LF

Case Officer: Irene Fletcher

App. Type: Tree Surgery

RECOMMENDATION: No Objection

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/22/2053

Location: 45 Brookway Burgess Hill West Sussex RH15 0LN

Desc: Single storey rear extension.

Agent: Mr Tim Evans

T J Evans Ltd Holly's Choice Spithurst Road Barcombe BN8
5EF

Applicant: Mr and Mrs S Bamford

45 Brookway Burgess Hill West Sussex RH15 0LN

Case Officer: Hamish Evans

App. Type: Householder Application

RECOMMENDATION: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Meeds

DM/22/1967

Location: The Mercantile Adventurers Nicosia House 40 Cyprus
Road Burgess Hill

Desc: Proposed awning to be attached to the front of the
shop to create a cover for the seating area on the
front terrace for customer use.

Applicant: Miss Karen Hickman

The Mercantile Adventurers Nicosia House 40 Cyprus
Road Burgess Hill West Sussex RH15 8DX

Case Officer: Andrew Horrell

App. Type: Full Application

RECOMMENDATION: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/22/2085

Location: 6 Woodleigh Road Burgess Hill West Sussex RH15 0PB

Desc: Single storey rear extension

Agent: Mrs. Isobel Beattie

Lightbox Architecture Limited 121 Greenbank Avenue
Saltdean BN2 8QP

Applicant: Mr and Mrs Hopkins

6 Woodleigh Road Burgess Hill West Sussex RH15 0PB

Case Officer: Anna Tidey

App. Type: Householder Application

RECOMMENDATION: Recommend Approval

Parish: Burgess Hill

Ward: Burgess Hill - Meeds

DM/22/2113

Location: 180 Chanctonbury Road Burgess Hill West Sussex RH15 9HN

Desc: Garage conversion into a habitable space and single-story side extension replacing garden shed with a part rear extension.

Agent: Mr Steve Walker

Parkers Design 90 Southleigh Road Havant PO9 2PR

Applicant: Jenny Quick

180 Chanctonbury Road Burgess Hill West Sussex RH15 9HN

Case Officer: Hamish Evans

App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/22/2167

Location: Burgess Hill School for Girls Keymer Road Burgess Hill West Sussex

Desc: T1 Horse chestnut - Fell and grind out stump. T2 Common lime - Crown lift and cut back from neighbouring property at number 9 by 3m.

Agent: Glen Poole

County Tree Surgeons Ltd Turners Hill Road Crawley Down RH10 4HQ

Applicant: Mr Richard Moses

Burgess Hill School for Girls Keymer Road Burgess Hill West Sussex RH15 0EG

Case Officer: Irene Fletcher

App. Type: Tree Surgery

RECOMMENDATION: The Committee noted this application. The Committee expressed concern over the lack of an arboricultural report.
