

MINUTES of the PLANNING COMMITTEE
Held in the Council Chamber
on **Monday 7 November 2022**

Present: Janice Henwood Chairman
Matthew Cornish Vice Chairman

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

Also Present: Anne Eves
Peter Chapman
Robert Eggleston
Sylvia Neumann

* *Denotes non-attendance.*

(19.00)

554. OPEN FORUM

Two members of the public were present. They spoke on application DM/22/3197, 31 Noel Rise.

The first member of the public explained that there had been two years of issues regarding the extension and the location of the sewer. They had previously objected to a similar application, and the new application would take the extension over the sewer, with the corner of the extension sitting on their joint boundary. They stated that the alternative would be to create a three-metre extension, which would not cover the sewer. Members of the Committee asked if there were windows at the back of the house that would be impinged upon by an extension. They were told that there was, and that there would be a two-foot gap between the extension and the window.

The second member of the public stated that they believed that as the previous application was rejected due to the length, that the obvious course of action would be to reduce the size of the extension, not to increase it. They also expressed concern that there would be no possibility of the application being refused, unless neighbours specifically objected.

555. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Simon Hicks and Tofojjul Hussain.

556. SUBSTITUTES

Councillor Anne Eves substituted for Councillor Simon Hicks. Councillor Robert Eggleston substituted for Councillor Tofojjul Hussain.

557. DECLARATIONS OF INTEREST

Councillor Robert Eggleston advised that with regard to any comment(s) he may make on any planning application on tonight's agenda, he reserved the right to alter his 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.

558. CHAIRMAN'S ANNOUNCEMENTS

1. Councillor Henwood informed the Committee that the application for DM/22/0732, 62 – 68 Folders Lane, had gone to the District Planning Committee and that it had been approved.
2. Councillor Henwood also stated that the application DM/22/1697 for 5 Silverdale Road had been refused, the application was within a conservation area. However, their second application for tree surgery had been approved. Councillor Cornish added that he had spoken with the Planning Officer and specifically requested that if an amendment was to come through, that it be sent directly to the Planning Committee.

559. MINUTES

The Minutes of the meeting of the Planning Committee held on **Monday 10 October** 2022, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

560. 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 **Tuesday 11 October** 2022, were considered.

561. Meeting terminated at 19:54 hours.

OBSERVATIONS

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/22/2377

Location: 13A Beaconsfield Close Burgess Hill West Sussex RH15 9AT
Desc: Demolition of existing warehouse and creation of two new 3 bed detached chalet style houses. Relayed external landscape, bins and cycle stores. Tree report received 3/10/2022.
Agent: Mr. Andrew Macswayed
Eurohaus Ltd 196 High Road Wood Green London N22 8HH
Applicant: Mr. A Sideek
Pics Investment C/o Eurohaus Ltd.
Case Officer: Joanne Fisher
App. Type: Full Application

RECOMMENDATION: The Committee noted the application and expressed concern over drainage, the loss of an oak tree and accessibility of the site.

Parish: Burgess Hill

Ward: Burgess Hill - Leylands

DM/22/2765

Location: 5 Blackstone Way Burgess Hill West Sussex RH15 8SF
Desc: To move 6ft fence to edge of boundary and incorporate a driveway to NE corner. Install dropped kerb.
Applicant: Mr Chris Norkett
5 Blackstone Way Burgess Hill West Sussex RH15 8SF
Case Officer: Katherine Williams
App. Type: Householder Application

RECOMMENDATION: Recommend Refusal. The Committee expressed concern that the application would be detrimental to the street scene.

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/22/2793

Location: 2 Woolven Close Burgess Hill West Sussex RH15 9RR
Desc: First floor rear extension over existing ground floor projection (revised description agreed 04.10.2022)
Applicant: Mr. Daryl Gowlett
2 Woolven Close Burgess Hill West Sussex RH15 9RR
Case Officer: Caroline Grist
App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill**Ward: Burgess Hill - Franklands**

DM/22/3045

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

Desc: Double story side extension

Agent: Mr. Christopher Jones

Christopher Jones Projects Chapel Cottage 182 Leylands Rd
RH15 8HS

Applicant: Mr and Mrs Baxter

24 Oak Hall Park Burgess Hill West Sussex RH15 0BX

Case Officer: Joanne Fisher

App. Type: Householder Application

RECOMMENDATION: Recommend Refusal. The Committee expressed concern that the application would be overdevelopment of the site.

Parish: Burgess Hill**Ward: Burgess Hill - Franklands**

DM/22/3063

Location: Yondover Keymer Road Burgess Hill West Sussex

Desc: Proposed detached garage and partial demolition of single storey attached garage and ancillary rooms to allow part single and two-storey extension to create a new master suite over extended kitchen/family space with utility room and home office

Agent: Mr Graham Whitehouse

GWP Architects Fairfield House Fairfield Road Burgess Hill
RH15 0AZ

Applicant: Mr and Mrs C Allen

C/O Agent

Case Officer: Anna Tidey

App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill**Ward: Burgess Hill - Franklands**

DM/22/3070

Location: 23 Badgers Walk Burgess Hill West Sussex RH15 0AE

Desc: (T1) Oak - crown reduction of 1 meter and a reduction of 2 meters on the lateral limb overgrowing toward 22 Badgers Walk

Applicant: Carol Bailey

23 Badgers Walk Burgess Hill West Sussex RH15 0AE

Case Officer: Irene Fletcher

App. Type: Tree Surgery

RECOMMENDATION: No Objection.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/22/3075

Location: 14 Greenlands Drive Burgess Hill West Sussex RH15 0AZ
Desc: Single storey link between existing house and garage.
Agent: Mr Daryl Gowlett
Clive Voller Associates 2 Woolven Close Burgess Hill RH15 9RR
Applicant: Mr and Mrs M Snuggs
14 Greenlands Drive Burgess Hill West Sussex RH15 0AZ
Case Officer: Hamish Evans
App. Type: Householder Application

RECOMMENDATION: The Committee could not comment on the application, as it had already been approved.

Parish: Burgess Hill

Ward: Burgess Hill - Leylands

DM/22/3081

Location: 48 Noel Rise Burgess Hill West Sussex RH15 8BT
Desc: (T1) Oak - reduce the crown of the tree by up to 3 metres, raise the crown by 2.5 metres and trim thin growth from trunk of tree.
Applicant: Mr David Penfold
48 Noel Rise Burgess Hill West Sussex RH15 8BT
Case Officer: Irene Fletcher
App. Type: Tree Surgery

RECOMMENDATION: No Objection.

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/22/3017

Location: 2 Janes Close Burgess Hill West Sussex RH15 0QH
Desc: Proposed single storey rear extension, porch and garage conversion.
Agent: Mr Chris Upton
Upton Design Consultancy Ltd 8 Gladstone Road Burgess Hill RH15 0QQ
Applicant: Mr and Mrs S Farrant
2 Janes Close Burgess Hill West Sussex RH15 0QH
Case Officer: Andrew Horrell
App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill**Ward: Burgess Hill - Franklands**

DM/22/3026

Location: 19 and 21 Inholmes Park Road Burgess Hill West Sussex RH15 0JJ

Desc: 1x Lime tree to fell.

Applicant: Mr. Andrew Collin
19 Inholmes Park Road Burgess Hill West Sussex RH15 0JJ

Case Officer: Irene Fletcher

App. Type: Tree Surgery

RECOMMENDATION: Objection. The Committee expressed concern over the lack of an arboricultural report.

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

DM/22/3126

Location: National Westminster Bank Plc 24 Church Road Burgess Hill West Sussex

Desc: Refurbishment of front elevation including new timber shopfront and canopy, replacement windows and doors. New backlit signage to front elevation. At the rear, louvred housing for air condition units and hit and miss timber bin store. The existing unit will be converted from Bank (Class E) to Dental Practice (Class E).

Agent: Mr Nicholas Szczepaniak Studio 76 Brewer Street London W1F 9TX

Applicant: Mr Neil Woodhouse and Yogesh Wadher
Neyo Freehold Ltd 24 Church Road Burgess Hill West Sussex RH15 9ZS

Case Officer: Deborah Lynn

App. Type: Full Application

RECOMMENDATION: Recommend Approval.

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

DM/22/3128

Location: National Westminster Bank Plc 24 Church Road Burgess Hill West Sussex

Desc: Proposed Backlit Illuminated Signage next to entrance door in Brushed Brass finish and embossed signage in timber fascia of canopy

Agent: Mr Nicholas Szczepaniak
Szczepaniak Studio 76 Brewer Street London W1F 9TX

Applicant: Mr Neil Woodhouse and Yogesh Wadher
Neyo Freehold Ltd 24 Church Road Burgess Hill West Sussex RH15 9ZS

Case Officer: Deborah Lynn

App. Type: Advertisement Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill**Ward: Burgess Hill - St Andrew's**

DM/22/3135

Location: 20 Nye Road Burgess Hill West Sussex RH15 0JY
Desc: Proposed single storey rear extension, internal alterations.
Agent: Mr Andy Swaisland, Hills Architectural Design 45 Sycamore Drive
Burgess Hill RH15 0GG
Applicant: Sophie Green
20 Nye Road Burgess Hill West Sussex RH15 0JY
Case Officer: Anna Tidey
App. Type: Lawful Development Certificate - Proposed

RECOMMENDATION: The Committee noted the application.**Parish: Burgess Hill****Ward: Burgess Hill - Meeds**

DM/22/3142

Location: Sterling Financial Services Ltd 18 Station Road Burgess Hill
West Sussex
Desc: Change of use from offices to residential on 1st and 2nd
floor, with internal alterations and double-storey rear
extension
Agent: Mr Leonardo Farrauto
BPM 33 Stoneleigh Avenue Brighton BN1 8NP
Applicant: Target Three Land and Development
18 Station Road Burgess Hill West Sussex RH15 9DQ
Case Officer: Hamish Evans
App. Type: Change of Use Application

RECOMMENDATION: Recommend Approval.**Parish: Burgess Hill****Ward: Burgess Hill - St Andrew's**

DM/22/2748

Location: 7 Adur Road Burgess Hill West Sussex RH15 0PA
Desc: Hip to gable roof extension and loft conversion with rear dormer
and front roof light windows. New single storey rear extension to
existing garage to form a home office. (Amended plans received
13/10)
Agent: Mr Michael Light
Light Design Services 4 Tollgate Peacehaven BN10 8ED
Applicant: Alex and Molly Anscombe
7 Adur Road Burgess Hill West Sussex RH15 0PA
Case Officer: Andrew Horrell
App. Type: Householder Application

RECOMMENDATION: Recommend Refusal. The Committee cited their previous objections, as the application contravened DP26 – Character and Design and DP29 – Noise air and light pollution. The Committee also expressed concern that the application would be overdevelopment.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/22/3049

Location: Land East of Keymer Road and South of Folders Lane Burgess Hill West Sussex

Desc: Residential development, consisting of 264 dwellings with vehicular, pedestrian and cycle access; car parking; open space, play space; ecological areas; attenuation ponds; landscaping and all other associated works.

Agent: Sam Sykes
ECE Planning Limited 64-68 Brighton Road Worthing West Sussex BN11 2EN

Applicant: Charles Church Developments Ltd & Thakeham Homes Limited
64-68 Brighton Road Worthing West Sussex BN11 2EN

Case Officer: Stephen Ashdown

App. Type: Full Application

RECOMMENDATION: Recommend Refusal.

The Committee supported the objections that had been raised in the Urban Designer's report, stating that the development did not respond to the setting of the South Downs National Park, as required in the Site Allocation DPD and Inspector's Report. They also expressed concern that the development was too dense at the southern boundary. They expressed concern over the light density in the countryside, and stated they were unconvinced that there would be net biodiversity, as there was no provision for net biodiversity gain and no environmental report.

The Committee believed that the application was in contravention with the following:

DP 26 – Character and Design. **DG4** – Establish a landscape and green infrastructure network. **DG8** - Establish a clear movement network that connects with the surrounding area. **DG9** – Reduce reliance on the private car. **DG12** – Deliver a clear and connected structure of streets and spaces. **DG13** – Provide positive frontage to streets. **DG18** – Integrate parking to support attractive streets and spaces. **DG20** – Integrate on-street parking. **DG25** – Enhance the environment and sense of place through open spaces. **DG26** – Integrate space for play into the design. **DG38** – Design building with architectural integrity and a sense of place. **DG39** – Deliver appropriately scaled buildings. **DG40** – Design buildings that respond to and animate the street space.

The Committee also stated that the application needed to show that it met **DG37** – Deliver high quality buildings that minimise their environmental impact.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/22/3055

Location: Denmark House 87 Junction Road Burgess Hill West Sussex

Desc: Demolition of existing building and erection of new building containing 6 x flats (4 x 2 bed and 2 x 1 bed units) including parking and landscaping (Amendments to DM/21/2270 comprising of the addition of 2x windows to front and 2x Rooflights; the removal of 2x side windows (each side) and the rear central dormer; alterations to the rear parking layout,

revised positioning of the bike and bin storage and a slightly larger terrace area for flats 1 and 2.)

Agent: Miss Vicci Lewis
Green Plat Building Design Services Green Plat Spatham Lane
Ditchling East Sussex BN6 8XH

Applicant: Mr. Alan Bull and Mr. Adam Barker
Denmark House Developments Limited 64A Lewes Road
Brighton East Sussex BN2 3HZ

Case Officer: Joanne Fisher

App. Type: Full Application

RECOMMENDATION: Recommend Approval.

The Committee asked for Section 106 money to be put towards the development of community buildings.

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/22/3103

Location: Victoria House 66 Victoria Road Burgess Hill West Sussex

Desc: Conditions 3, 4, 5, 6, 7, 8, 9, 10, 11 and 22 - DM/21/1991

Applicant: Mr Winston Cheuk

Future Designer Home 66 Victoria Road Burgess Hill West
Sussex RH15 9LH

Case Officer: Anna Tidey

App. Type: Approval of Detail reserved by condition

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Leylands

DM/22/3197

Location: 31 Noel Rise Burgess Hill West Sussex RH15 8BW

Desc: Variation of condition No: 2 of planning permission DM/21/4254
to substitute the approved plans to allow for changes in the size
of the extension due the location of Southern water pipes.

Agent: Mr Chris Upton, Upton Design Consultancy Ltd 8 Gladstone
Road Burgess Hill RH15 0QQ

Applicant: Mr Rouf Uddin

31 Noel Rise Burgess Hill West Sussex RH15 8BW

Case Officer: Anna Tidey

App. Type: Removal/Variation of Condition

RECOMMENDATION: Recommend Refusal.

The Committee noted that the application was contrary to the 45-degree rule of light into a habitable room and expressed concern over the quality and accuracy of the drawings submitted alongside the application.

They also stated that the application contravened **DG39** – Deliver appropriately scaled buildings. **DG51** – Rear extensions, and **DP26** – Character and design.

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/22/3233

Location: 24 Cromwell Road Burgess Hill West Sussex RH15 8QH
Desc: Single storey rear extension and single storey front extension.
Agent: Mr Philip Wellstead
ThePlanningman.co.uk 28 Chester Close Pixham Dorking RH4
1PP
Applicant: Mr Elisa Machimbidza
24 Cromwell Road Burgess Hill West Sussex RH15 8QH
Case Officer: Deborah Lynn
App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/22/3057

Location: Little Winton Keymer Road Burgess Hill West Sussex
Desc: Demolition of existing dwelling and erection of 6 new homes with
access from Keymer Road including parking, landscaping and
associated works.
Agent: Mr Billy Clements
Earlswood Homes The Old Mill Kings Mill Lane South Nutfield
RH1 5NB
Applicant: Mr Jason Vince
Case Officer: Katherine Williams
App. Type: Full Application

RECOMMENDATION: Recommend Refusal.

The Committee expressed concern that the application went against neighbourhood policy, and was back-garden development. They also expressed concern over the lack of provision for car charging.

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

DM/22/3262

Location: 9 Forge Way Burgess Hill West Sussex RH15 8PS
Desc: Proposed two storey end of terrace dwelling and subsequent subdivision of the site into two properties.
Agent: Colin Jerrey
Arc Designs 1 Fieldway Ditchling Hassocks BN6 8UA
Applicant: Miss Braine
9 Forge Way Burgess Hill West Sussex RH15 8PS
Case Officer: Rachel Richardson
App. Type: Full Application

RECOMMENDATION: Recommend Approval.

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

DM/22/3266

Location: 85 Meadow Lane Burgess Hill West Sussex RH15 9JD
Desc: Two storey extension to the rear of the house
Applicant: Roy McIntyre
85 Meadow Lane Burgess Hill West Sussex RH15 9JD
Case Officer: Katherine Williams
App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill**Ward: Burgess Hill - St Andrew's**

DM/22/3272

Location: 6 Adur Road Burgess Hill West Sussex RH15 0PA
Desc: Creation of a single storey rear extension following the demolition of the conservatory, a partial roof extension and loft conversion with a dormer to the rear of the property and installation of x3 skylights to the front of the property and x1 to the rear.
Agent: Miss Rebecca Parnell
Extension Plans UK 85 Uxbridge Road Ealing Cross London W5 5BW
Applicant: Aleksandar Bashev
6 Adur Road Burgess Hill West Sussex RH15 0PA
Case Officer: Hamish Evans
App. Type: Lawful Development Certificate - Proposed

RECOMMENDATION: The Committee noted the application.

Parish: Burgess Hill**Ward: Burgess Hill - Franklands**

DM/22/3284

Location: 19 Burdocks Drive Burgess Hill West Sussex RH15 0HJ

Desc: T1 - Fell.

Applicant: Martin Faulconbridge

19 Burdocks Drive Burgess Hill West Sussex RH15 0HJ

Case Officer: Irene Fletcher

App. Type: Tree Surgery

RECOMMENDATION: Objection. The Committee expressed concern over the lack of an arboricultural report.

Parish: Burgess Hill**Ward: Burgess Hill - Victoria**

DM/22/3287

Location: Euro Car Parts Ltd 31 Victoria Gardens Burgess Hill West Sussex

Desc: Increase the width of the hard standing surface (Driveway) along the side of the building and increase the width further at the entrance end.

Agent: Mr Andrew Tennant

AC Electrical Ltd (NW) Unit 1 Dakota Court Amy Johnson Way
Blackpool FY4 2RP

Applicant: Mr Jonathan Pollentine

Euro Car Parts Ltd 31 Victoria Gardens Burgess Hill West Sussex
RH15 9NB

Case Officer: Andrew Horrell

App. Type: Full Application

RECOMMENDATION: Recommend Approval.

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

DM/22/3302

Location: 24 Park Road Burgess Hill West Sussex RH15 8ET

Desc: X2 Ash - Tree 1 at NE corner of property - reduce down to 4 metre stem. Tree 2 - next tree West of Tree 1 - reduce and deadwood tree by 2 metres.

Agent: Michael Shaw

24 Park Road Burgess Hill West Sussex RH15 8ET

Applicant: Michael Shaw

24 Park Road Burgess Hill West Sussex RH15 8ET

Case Officer: Sarah Nelson

App. Type: Trees in a Conservation Area

RECOMMENDATION: No Objection.
