

MINUTES of the PLANNING COMMITTEE
Held in the Council Chamber
on **Monday 28 November 2022**

Present: Janice Henwood Chairman
Matthew Cornish* Vice Chairman

Andrew Barrett-Miles*
Robert Duggan
Simon Hicks
Tofojjul Hussain

Also Present: Anne Eves

* *Denotes non-attendance.*

(19.00)

562. OPEN FORUM

There was one member of the public present.

563. APOLOGIES FOR ABSENCE

An apology for absence had been received from Councillor Matthew Cornish.

564. SUBSTITUTES

Councillor Anne Eves substituted for Councillor Matthew Cornish.

565. DECLARATIONS OF INTEREST

Councillor Anne 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.

566. CHAIRMAN'S ANNOUNCEMENTS

Councillor Henwood informed the Committee that application DM/22/1697 for 5 Silverdale Road, had been rejected.

567. MINUTES

The Minutes of the meeting of the Planning Committee held on **Monday 7 November 2022**, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

568. 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 8 November 2022**, were considered.

569. LICENSE APPLICATION – LI/22/1838

Notification had been received of a premises licence, for 97 Church Walk, Burgess Hill, as set out in Agenda Item 8.

RESOLVED that: The Planning Committee noted the application.

570. MID SUSSEX DISTRICT PLAN – CONSULTATION DRAFT (REGULATION 18)

The Committee were asked to consider the Mid Sussex District Plan, which was open for consultation until Monday 19 December.

RESOLVED that: The Committee resolved to discuss preliminary comments written by Councillor Duggan, via email. They would circulate these comments to all Councillors, for their views. Councillor Duggan would then finalise a document, and circulate again for approval. This would then be sent to Mid Sussex District Council, ahead of the consultation deadline.

571. Meeting terminated at 19:41 hours.

OBSERVATIONS

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) (Revised elevations received 03.11.2022, changing material)
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 - St Andrew's

DM/22/3319

Location: 20 Janes Lane Burgess Hill West Sussex RH15 0QR
Desc: Proposed extension to existing roof - new dormer window to front of property. New first floor extension at rear to accommodate new bedroom with en-suite facilities
Agent: Mr Gavin Stillman
Delavals Design Heron House Laughton Road Ringmer BN8 5UT
Applicant: Ms Louisa Partheniou
20 Janes Lane Burgess Hill West Sussex RH15 0QR
Case Officer: Anna Tidey
App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/22/3352

Location: Oaklands Keymer Road Burgess Hill West Sussex
Desc: Proposed erection of two houses in rear garden
Agent: Mr Simon Bareham
Lewis And Co Planning SE Ltd Lewis and Co 2 Port Hall Road
Brighton BN1 5PD
Applicant: Mr Nick Gates
Oaklands Keymer Road Burgess Hill West Sussex RH15 0AH
Case Officer: Rachel Richardson
App. Type: Full Application

RECOMMENDATION: Recommend Refusal.

The Committee stated that the application contravened the following policies:

Burgess Hill Neighbourhood Plan: **Policy H2 – Back Garden Development**, and
Policy H3 – Protect Areas of Townscape Value.

Mid Sussex District Plan - **DP26 – Character and Design**, and **DP35 – Conservation Areas.**

The Committee also expressed concern that the application would be detrimental to the privacy of both existing and new residents.

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/22/3360

Location: Land Adjacent To 203 Junction Road Junction Road Burgess Hill
West Sussex
Desc: (T1) Dawn Redwood - Fell
Agent: Barry Holdsworth
Barry Holdsworth Ltd Owl Cottage Blandred Farm Reece Lane
Acrise Folkestone Kent CT18 8LW
Applicant: Katherine Safronova
Land Adjacent To 203 Junction Road Junction Road Burgess Hill
West Sussex
Case Officer: Irene Fletcher
App. Type: Tree Surgery

RECOMMENDATION: No Objection.

Parish: Burgess Hill

Ward: Burgess Hill - Dunstall

DM/22/3366

Location: 1 Sevenfields Burgess Hill West Sussex RH15 9XE

Desc: T3 and T4 English oak trees - Reduce crown height and radial spreads back to previous pruning points, thin crown by 10%. T5 English oak tree - Reduce crown height and southern spreads back to previous pruning points, northern spread crown reduce by up to 2m to suitable growth points, thin crown by 10%.

Agent: Mr Glen Poole

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

Applicant: Mr Walter Hamilton

1 Sevenfields Burgess Hill West Sussex RH15 9XE

Case Officer: Irene Fletcher

App. Type: Tree Surgery

RECOMMENDATION: No Objection.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/22/3381

Location: 19 Doubledays Burgess Hill West Sussex RH15 0HT

Desc: T1 Oak (multistemmed - reduce spread over property side (eastern aspect of crown) by 2m, leaving branch length of 5m, reduce spread over roadside (Western aspect of crown) by 4m, leaving a branch length of 6m, reduce rest of crown by 2-3m, leaving a tree radius of 11m and height of approx 15m, crown lift by 5.2m over highway. T2 Horse Chestnut - reduce the height and spread by 2-3m leaving branch length of 4m and tree height of 15m. Crown lift 5.2m over highway.

Applicant: Ms Rachel Hathaway

19 Doubledays Burgess Hill West Sussex RH15 0HT

Case Officer: Irene Fletcher

App. Type: Tree Surgery

RECOMMENDATION: No Objection.

Parish: Burgess Hill

Ward: Burgess Hill - Leylands

DM/22/2634

Location: 2 The Spinney Burgess Hill West Sussex RH15 8AG

Desc: New access, drop kerb and driveway off Leylands Road to front of property (Tree report received 03.11.2022).

Applicant: Mr Kieran Lusk

2 The Spinney Burgess Hill West Sussex RH15 8AG

Case Officer: Katherine Williams

App. Type: Householder Application

RECOMMENDATION: Recommend Approval. The Committee expressed concern regarding recent flooding in the area, and suggested the use of both a permeable surface, and a raised kerb.

Parish: Burgess Hill

Ward: Burgess Hill - Meeds

DM/22/2909

Location: 185 Chanctonbury Road Burgess Hill West Sussex RH15 9HF

Desc: Front porch to house for downstairs toilet.

Applicant: Mr Tom Newson

185 Chanctonbury Road Burgess Hill West Sussex RH15 9HF

Case Officer: Andrew Horrell

App. Type: Householder Application

RECOMMENDATION: Recommend Approval,

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/22/3042

Location: Rowan House Keymer Road Burgess Hill West Sussex

Desc: Erection of a single storey wrap around extension to the rear and two new windows to the existing lounge.

Agent: Mr. Stephen Belcher

62 Valley Drive Seaford BN25 3BW

Applicant: Mr And Mrs Cottrell

Rowan House Keymer Road Burgess Hill West Sussex RH15
0BA

Case Officer: Katherine Williams

App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/22/3299

Location: 77 Janes Lane Burgess Hill West Sussex RH15 0QP

Desc: Demolition of existing three-bedroom chalet bungalow with garage and replacement with a four-bedroom self-build house with vehicle and cycle parking

Agent: Mr Charles Rose

City Planning Third Floor 244 Vauxhall Bridge Road London
SW1V 1AU

Applicant: Mr And Mrs Charles Rose

77 Janes Lane Burgess Hill West Sussex RH15 0QP

Case Officer: Andrew Horrell

App. Type: Full Application

RECOMMENDATION: Recommend Approval. The Committee stated they were glad to see the use of photovoltaic panels.

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/22/3376

Location: Scottish And Southern 5 York Road Burgess Hill West Sussex
Desc: Electrical substation to be installed to increase power supply to building due to current load not being sufficient for new tenants use.
Agent: Mr Adam Gordon
Visionscheme Ltd T/A Archtech Unit 15, Finns Business Park
Bowenhurst Lane Mill Lane Crondall GU10 5HP
Applicant: Mr Steve Hayes
Edwards Ltd Edwards Global Technology Centre Innovation
Drive Burgess Hill RH15 9TW
Case Officer: Hamish Evans
App. Type: Full Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/22/3395

Location: 16 Oak Hall Park Burgess Hill West Sussex RH15 0BX
Desc: Ash (part of G2 group of trees) - fell
Applicant: Maria Mihulcova
16 Oak Hall Park Burgess Hill West Sussex RH15 0BX
Case Officer: Irene Fletcher
App. Type: Tree Surgery

RECOMMENDATION: No Objection.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/22/3411

Location: 7 Kings Ride Burgess Hill West Sussex RH15 0HL
Desc: New single storey porch to front elevation with flat roof approx 3.8sq.mts in floor area
Agent: Mr. Robert Lindfield
Plans In Seaford 40 Bodiam Close Seaford East Sussex BN25 3TT
Applicant: Mr. J Hollingum
7 Kings Ride Burgess Hill West Sussex RH15 0HL
Case Officer: Joanne Fisher
App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Dunstall

DM/22/3435

Location: 18 Bramble Gardens Burgess Hill West Sussex RH15 8UQ
Desc: Garage conversion and single storey rear extension.
Agent: Mr. Chris Upton
Upton Design Consultancy Ltd 8 Gladstone Road Burgess Hill
RH15 0QQ
Applicant: Mr. E Wong
18 Bramble Gardens Burgess Hill West Sussex RH15 8UQ
Case Officer: Hamish Evans
App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/22/3264

Location: Wintons Fishery Folders Lane Burgess Hill West Sussex
Desc: Demolition of existing rental office unit 1B, and proposed single storey, 60sqm office space to provide new updated office facilities for a growing business.
Agent: Mr Richard Ewen
Richard Ewen Architects The Moat House 38A Beacon Road
Ditchling East Sussex BN6 8UZ
Applicant: Wintons Fishery Ltd
Wintons Fishery Ltd Folders Lane Burgess Hill West Sussex
RH15 0DR
Case Officer: Joanne Fisher
App. Type: Full Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Meeds

DM/22/3361

Location: 67 Chanctonbury Road Burgess Hill West Sussex RH15 9EX
Desc: Proposed front elevation dormer and rear/side 2nd floor extension.
Agent: Mr G Middle
6 Clocktower House Lewes Road Lindfield West Sussex RH16
2LH
Applicant: Mr R Connaughton
67 Chanctonbury Road Burgess Hill West Sussex RH15 9EX
Case Officer: Anna Tidey
App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

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

DM/22/3425

Location: Trees To the Rear Of 27 And 28 The Maltings Burgess Hill West Sussex RH15 9XF

Desc: T2 & TG1 as per the uploaded report - English Oak - reduce height and crown spread by 10metres. Ash / Beech Tree group - fell.

Agent: Mr Greg Coss

Claims Consortium Group Blackdown House Culmead Business Centre Culmead Taunton Somerset TA3 7DY

Applicant: Mr Greg Coss

Claims Consortium Group Blackdown House Culmead Business Centre Culmead Taunton Somerset TA3 7DY

Case Officer: Irene Fletcher

App. Type: Tree Surgery

RECOMMENDATION: No Objection.

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

DM/22/3439

Location: Burnbank Gloucester Road Burgess Hill West Sussex

Desc: Proposed installation of 3no conservation grade rooflights.

Agent: Mr Neil Millbank

Architectare Ltd Homestead Meadow Wellingham Lane Ringmer Lewes East Sussex BN8 5SN

Applicant: Mr Simon Mander

Burnbank Gloucester Road Burgess Hill West Sussex RH15 8QD

Case Officer: Joanne Fisher

App. Type: Lawful Development Certificate - Proposed

RECOMMENDATION: The Committee noted the application

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

DM/22/3440

Location: Primrose Gloucester Road Burgess Hill West Sussex

Desc: Proposed installation of 3no conservation grade rooflights.

Agent: Mr Neil Millbank

Architectare Ltd Homestead Meadow Wellingham Lane Ringmer Lewes East Sussex BN8 5SN

Applicant: Mr Paul Creed

Primrose Gloucester Road Burgess Hill West Sussex RH15 8QD

Case Officer: Joanne Fisher

App. Type: Lawful Development Certificate - Proposed

RECOMMENDATION: The Committee noted the application.

Parish: Burgess Hill

Ward: Burgess Hill - Dunstall

DM/22/3444

Location: 5 Wisden Avenue Burgess Hill West Sussex RH15 8TL
Desc: Demolition of existing car port and construction of garage on existing footprint
Agent: Mr Colin Chambers
Clarion Chartered Surveyors Cripps Cottage Lewes Road
Westmeston Hassocks BN6 8RH
Applicant: Mrs Diane Stobbs
5 Wisden Avenue Burgess Hill West Sussex RH15 8TL
Case Officer: Andrew Horrell
App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/22/3446

Location: 20 Nye Road Burgess Hill West Sussex RH15 0JY
Desc: Proposed single storey rear extension to provide open plan kitchen dining room
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: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/22/3488

Location: 17 The Warren Burgess Hill West Sussex RH15 0DU
Desc: Proposed garage conversion with front window.
Agent: Mr Joseph O'Neill
Just Plans 46A Keymer Road Hassocks BN6 8AR
Applicant: Mr Mark Steel
17 The Warren Burgess Hill West Sussex RH15 0DU
Case Officer: Hamish Evans
App. Type: Householder Application

RECOMMENDATION: Recommend Approval. The Committee regretted the loss of a garage.

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/22/3493

Location: 6 Hammonds Gardens Burgess Hill West Sussex RH15 9QN

Desc: Ash - (T1) Crown thin by 20%- Oak (t2) Reduce back by 2-3 meters

Agent: Mr A Scrase

Holly Tree Surgeons Ltd BlackDog Cottage East Plawhatch Lane Sharpthorne East Grinstead West Sussex RH19 4JG

Applicant: Mr M Ship

6 Hammonds Gardens Burgess Hill West Sussex RH15 9QN

Case Officer: Irene Fletcher

App. Type: Tree Surgery

RECOMMENDATION: No Objection.

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/22/3495

Location: 123 Orchard Road Burgess Hill West Sussex RH15 9PJ

Desc: Front porch and single storey rear extension.

Applicant: Mr Spencer Mans

123 Orchard Road Burgess Hill West Sussex RH15 9PJ

Case Officer: Andrew Horrell

App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/22/3517

Location: 19 Sycamore Drive Burgess Hill West Sussex RH15 0GG

Desc: Proposed single storey rear extension. Loft Conversion with two new dormer windows to the rear elevation and three roof lights to the front.

Agent: Mr Lee Pickering

L T Pickering Architects Ltd 53 New Heritage Way North Chailey Lewes BN8 4GD

Applicant: Mr M Wallis

19 Sycamore Drive Burgess Hill West Sussex RH15 0GG

Case Officer: Susan Dubberley

App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/22/3518

Location: 18 Hazel Grove Burgess Hill West Sussex RH15 0BY
Desc: Oaks x3 - Reduce crown by 3 metres and thin by 30%.
Applicant: Harry Mitchell
18 Hazel Grove Burgess Hill West Sussex RH15 0BY
Case Officer: Irene Fletcher
App. Type: Tree Surgery

RECOMMENDATION: No Objection.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/22/3529

Location: Oakside 60 Folders Lane Burgess Hill West Sussex
Desc: Proposed full-width extension that goes no greater than 4 metres from the primary elevation intended to be a single-storey build made from materials that match the existing building. The proposal intends to open up the rear of the property to create a larger open-plan Living/ Dining/ Kitchen.
Agent: Jeremy Ali
RDJW Architects Ltd 12 Gleneagles Court Brighton Road
Southgate Crawley RH10 6AD
Applicant: Mr Premalasan Rajalingham
Oakside 60 Folders Lane Burgess Hill West Sussex RH15 0DX
Case Officer: Jacob Lane
App. Type: Lawful Development Certificate - Proposed

RECOMMENDATION: The Committee noted the application.