

**MINUTES of the PLANNING COMMITTEE**  
Held in the Council Chamber  
on **Monday 20 February 2023**

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

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

**Also Present:** Sylvia Neumann

\* *Denotes non-attendance.*

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(19.00)

**598. OPEN FORUM**

One member of the public was present at the meeting and spoke on application DM/22/3057, Little Winton, Keymer Road. He spoke against the application, stating that it went against H2 (Back Garden Development) and H3 (Protect Areas of Townscape Value) in the Burgess Hill Neighbourhood Plan. He expressed concern over the potential flood risk, and increase in traffic. He stated that the proposed houses would overlook the gardens of houses already in situ.

**599. APOLOGIES FOR ABSENCE**

There were none.

**600. SUBSTITUTES**

There were none

**601. DECLARATIONS OF INTEREST**

Councillor Henwood declared an interest in application DM/23/0201, as her house backed onto the proposed development.

## 602. CHAIRMAN'S ANNOUNCEMENTS

The West Sussex Association of Local Councils invited Councils to view and comment on their response to the Government's NPPF Consultation, on Planning Reforms. WSALC had completed fifty-eight questions with model answers and explanatory narrative. They circulated this to local Councils for their comments.

The Committee reviewed the document, and agreed with WSALC's comments.

On three points, the Planning Committee sought to have a different answer, these were the following:

### Item 30 – **Do you agree in principle that an applicant's past behaviour should be taken into account in decision-making?**

The Committee expressed that this be considered particularly in the context of retrospective applications, and welcomed WSALC's comments on possible sanctions for retrospective applications.

### Item 33 - **Do you agree with making changes to emphasise the role of beauty and place making in strategic policies and to further encourage well designed and beautiful development?**

The Committee stated it was not possible to define the word beauty properly, and that it could be used too subjectively.

### Item 34 - **Do you agree to the proposed changes to the title of chapter 12, existing paragraphs 84a and 124c to include the word 'beautiful' when referring to 'well-designed places' to further encourage well designed and beautiful development?**

The Committee expressed the concerns raised on Item 33, stating that the word 'beautiful' should be removed.

### Item 48 - **Do you agree with the proposed transitional arrangements for supplementary planning documents? If no, what alternative arrangements would you propose?**

The Committee stated that they found Supplementary Planning Documents useful, giving the Mid Sussex Design Guide as an example. They opposed the suggestion that SPDs would not be used in the future.

The Committee agreed to send their suggestions to WSALC.

## 603. MINUTES

The Minutes of the meeting of the Planning Committee held on **Tuesday 31 January 2023**, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

## 604. 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 **1 February 2023**, were considered.

**605. PREMISES LICENCE APPLICATION LOST PIER BREWING LTD, UNIT 14, SHEDDINGDEAN BUSINESS CENTRE, MARCHANTS WAY, BURGESS HILL, WEST SUSSEX, RH15 8QY LI/23/0160**

Notification had been received of a premises licence, as set out in Agenda Item 8 dated Wednesday 15 February 2023.

**RESOLVED THAT:** The Planning Committee noted the application.

**606. Meeting terminated at 19:48 hours.**

## OBSERVATIONS

**Parish: Burgess Hill**

**Ward: Burgess Hill - Franklands**

DM/22/3057

Location: Little Winton Keymer Road Burgess Hill West Sussex  
Desc: (Amended Plans received 06.02.2023 and 17.01.2023)  
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 stated that the application was contrary to the following:

Burgess Hill Neighbourhood Plan;

H1 – Protecting and Enhancing Heritage Assets and Conservation Areas. The site was adjacent to an important conservation area and that the vista would be damaged.

H2 – Back Garden Development.

H3 – Protect Areas of Townscape Value. Keymer Road was listed as an area of townscape value.

Mid Sussex District Plan;

DP35 – Conservation Areas.

DP26 – Character and Design. They stated that any replacement buildings should reflect the distinct character of the area.

DP41 – Flood Risk and Drainage. The Committee expressed concern that surface water would be increased due to the infrastructure, leading to risk of flooding.

The Committee questioned the detail of the design and the poor quality of the diagrams available.

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DM/23/0197

Location: 9 Baylis Crescent Burgess Hill West Sussex RH15 8UP  
Desc: Proposed conversion of existing garage to annexe, extension of existing garage to the South, raising of the roof height to create storage space. New porch.  
Agent: Mr Daryl Gowlett  
Clive Voller Associates 2 Woolven Close Burgess Hill RH15 9RR  
Applicant: Mr T Claringbull  
9 Baylis Crescent Burgess Hill West Sussex RH15 8UP  
Case Officer: Anna Tidey  
App. Type: Householder Application

**RECOMMENDATION: Recommend Approval. The Committee noted concern over the provision for car parking.**

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**Ward: Burgess Hill - Franklands**

**Parish: Burgess Hill**

DM/23/0201

Location: 5 Silverdale Road Burgess Hill West Sussex RH15 0ED  
Desc: Single storey oak framed garage building.  
Agent: Mr Phil Plant  
Mid-West Planning Ltd Offley House 18 Church Street Shifnal TF11 9AA  
Applicant: Mr James Smith  
5 Silverdale Road Burgess Hill West Sussex RH15 0ED  
Case Officer: Joseph Swift  
App. Type: Householder Application

**RECOMMENDATION: Recommend Refusal.**

The Committee stated that the application was contrary to the following:  
Burgess Hill Neighbourhood Plan; H2 – Back Garden Development.  
Mid Sussex District Council Plan; DP35 – Conservation Areas  
The Committee stated that the site would be overdevelopment.

Councillor Henwood declared a personal interest in the application, as her property backed onto the development, and she did not participate in the discussion.

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Franklands**

DM/23/0207

Location: Broadlands Keymer Road Burgess Hill West Sussex  
Desc: Proposed single storey kitchen and utility extension to the rear elevation.  
Agent: BuchanRumArchitects  
Buchan Rum Architects Ltd 9 Savill Road Lindfield RH16 2NY  
Applicant: Emma Buchan  
C/O Agent  
Case Officer: Caroline Grist  
App. Type: Householder Application

**RECOMMENDATION: Recommend Approval.**

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**Ward: Burgess Hill - Meeds**

**Parish: Burgess Hill**

DM/23/0211

Location: Public Footway Outside 13 Station Road Burgess Hill West Sussex  
Desc: Relocate 1 BT Public Telephone Kiosk from the current location on the public footway O/S 10 Keymer Road to the public footway O/S 13 Station Road/Wolstonbury Way.  
Applicant: Mrs Linda Kennedy  
BT Payphones 3rd Floor 1 Braham Street London E1 8EE  
Case Officer: Joanne Fisher  
App. Type: Full Application

**RECOMMENDATION: Recommend Approval.**

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Franklands**

DM/23/0214

Location: 21 Shearing Drive Burgess Hill West Sussex RH15 0NA  
Desc: Loft conversion.  
Applicant: Mr Matthew Doherty  
Sussex Loft Rooms Ltd 63 Homefield Road Seaford BN25 3DY  
Case Officer: Andrew Watt  
App. Type: Lawful Development Certificate -Proposed

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

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Franklands**

DM/23/0221

Location: 33 Pinehurst Burgess Hill West Sussex RH15 0DG  
Desc: T4 Oak - Remove. T3 - Remove. T2 Hawthorn - reduce in height by 3m and crown radius by 3m.  
Agent: Mr Alfred Harmsworth  
Golden Crown Tree Surgery Cuckfield Park Lodge, Cuckfield Park  
South Street Cuckfield RH17 5AB  
Applicant: Hayes  
C/o C. Henry Bond and Co the Old Store the Cross High Street  
Eastry Kent CT13 0HG  
Case Officer: Irene Fletcher  
App. Type: Tree Surgery

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

The Committee queried the reports, as they were a minimum of three years old, and suggested alternative procedures to felling. They suggested that a root barrier be put in place, and that the T4 Oak be reduced, rather than felled.

The Committee asked that if felling was approved, that replacement trees be planted.

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Victoria**

DM/23/0109

Location: 18 Victoria Close Burgess Hill West Sussex RH15 9QS  
Desc: Alterations to existing conservatory and extension.  
Agent: Graham Middle  
LM Associates First Floor Unit 6 Lindfield Enterprise Park  
Lewes Road Lindfield Haywards Heath West Sussex RH16  
2LH  
Applicant: Mr A Adeti  
18 Victoria Close Burgess Hill West Sussex RH15 9QS  
Case Officer: Andrew Horrell  
App. Type: Householder Application

**RECOMMENDATION: Recommend Approval.**

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Victoria**

DM/23/0258

Location: 9 Shotters Burgess Hill West Sussex RH15 9QE  
Desc: Proposed loft conversion.  
Agent: Mr Simon Burrows  
Si-tec Plans Ltd the Lodge Bramshill Road Eversley Hook  
RH27 0PT  
Applicant: Mr Lowe  
9 Shotters Burgess Hill West Sussex RH15 9QE  
Case Officer: Andrew Horrell  
App. Type: Lawful Development Certificate - Proposed

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

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**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. Amended Plans received 03.02.2023 showing removal of rear dormer.  
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. The Committee noted concern over the impact of a front dormer.**

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

DM/23/0272

Location: 106A London Road Burgess Hill West Sussex RH15 8NB  
Desc: Detached single storey garden room, which exceeds the permitted planning height of 2.4 metres.  
Applicant: Mr Jeremy Cordonnier  
106A London Road Burgess Hill West Sussex RH15 8NB  
Case Officer: Andrew Watt  
App. Type: Householder Application

**RECOMMENDATION: The Committee could not comment on the application, as it was not available to view on the Planning Portal.**

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

DM/23/0277

Location: 64 Royal George Road Burgess Hill West Sussex RH15 9SF  
Desc: Demolition of existing garage and modification to existing garden store (including height adjustment). Erection of a single storey extension to the west and north elevation.  
Agent: Stirling Design and Construction Services Ltd  
22A Stirling Court Road Burgess Hill West Sussex RH15 0PT  
Applicant: Mr Luke Lording  
64 Royal George Road Burgess Hill West Sussex RH15 9SF  
Case Officer: Susan Dubberley  
App. Type: Householder Application

**RECOMMENDATION: Recommend Approval.**

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Franklands**

DM/23/0348

Location: 56 Ferndale Road Burgess Hill West Sussex RH15 0HG

Desc: 2 x Hornbeam trees - reduce height by 3.6m.

Applicant: Mr James Cullen

56 Ferndale Road Burgess Hill West Sussex RH15 0HG

Case Officer: Sarah Nelson

App. Type: Trees in a Conservation Area

**RECOMMENDATION: No Objection.**

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Dunstall**

DM/23/0355

Location: 25 Dyall Close Burgess Hill West Sussex RH15 8UD

Desc: Rear single storey extension.

Agent: Mr Christopher Jones

Jones Projects Holly Tree House Cuckfield Road Burgess Hill  
RH15 8RE

Applicant: Mr and Mrs Williams

25 Dyall Close Burgess Hill West Sussex RH15 8UD

Case Officer: Deborah Lynn

App. Type: Householder Application

**RECOMMENDATION: Recommend Approval.**

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**Parish: Burgess Hill**

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

DM/23/0357

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

Desc: Single storey side/south extension and two storey side/north  
extension and new porch.

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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