

MINUTES of the PLANNING COMMITTEE
Held in the Council Chamber
on **Tuesday 31 January 2023**

Present: Janice Henwood Chairman
Matthew Cornish Vice Chairman

Andrew Barrett-Miles*
Robert Duggan
Simon Hicks
Tofojjul Hussain

* *Denotes non-attendance.*

(19.00)

590. OPEN FORUM

There were four members of the public present. They attended the meeting in support of South of Folders Lane Action Group, to raise concerns over application DM/22/3049. One member of the public expressed concern that despite hundreds of objections to the site, the application was being approved. They asked the Committee whether the reduction in the number of houses to 260 helped in ensuring the approval.

Councillor Henwood gave some background on the planning process, explaining that the Design Review Panel had looked at the application in October 2022, and following their comments the plans had been revised and the number of houses reduced. She stated that when the Design Review Panel met again in January 2023 they supported the application, subject to changes made. She stated she did not believe that the reduction in houses was a factor in approval.

591. APOLOGIES FOR ABSENCE

There were none.

592. SUBSTITUTES

There were none.

593. DECLARATIONS OF INTEREST

There were none.

594. CHAIRMAN'S ANNOUNCEMENTS

1. Councillor Henwood informed the Committee that application DM/21/4233 to build a 4-bedroom detached house near Hammonds Place, London Road, had been refused. This was due to the affect it would have on the setting of a Grade 2 listed building.
2. Councillor Henwood informed the Committee that application DM/22/3352, to build two houses in the garden of Oaklands, Keymer Road, had been rejected. A significant aspect in this refusal was the failure to provide an adequate water supply. This was the first time Councillor Henwood had seen this as a reason for rejection in four years.
3. Councillor Henwood spoke on an application in St Andrew's ward, to put up a fence, higher than regulatory standards. The original application had been refused, but the owners built the fence anyway and put in a retrospective application. Councillor Henwood had queried this with the Planning Officer, and was waiting to hear back about what steps will be taken in the matter.

595. MINUTES

The Minutes of the meeting of the Planning Committee held on **Monday 9 January 2023**, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

596. 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 **Monday 9 January 2023**, were considered.

597. Meeting terminated at 19:58 hours.

OBSERVATIONS

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 260 dwellings with vehicular, pedestrian and cycle access, car parking, open space, play space, ecological areas, attenuation ponds, landscaping and all other associated works. (Amended plans received 20th December showing a reduction in the number of dwellings (now 260), design and layout changes and additional/amended supporting information)

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 were concerned with the inadequacies of the MSDC Planning Portal. They expressed concern as they were unable to access older documents for the application. Newer documents that had been added referenced older documents, which were inaccessible. Please can this be investigated by the Planning Officer.

The Committee felt that due to the high density of homes, and the heights of the proposed flats, it was gross overdevelopment of the site.

They raised the following environmental concerns:
that the site included an ancient field system of greenfield land;
was adjacent to Wells Cottage, Well House Farm;
would have a detrimental impact on the character of that site;
and, that the Sussex Biodiversity Record Centre had detected protected species of bats, birds, dormice and vegetation.

The Committee stated that the application was contrary to the following Design Guide (DG) and District Plan (DP) policies:

DP32 – Rural Exception Sites

DP38 – Biodiversity

DP37 – Trees, Woodland and Hedgerows

DG6 – Design to enhance biodiversity

DG25 – Enhance the environment and sense of place through open spaces

DG26 – Integrate space for play into the design

DG37 – Deliver high quality buildings that minimise their environmental impact

The Committee expressed concern over the layout and road system of the site. They stated it was contrary to the following Design Guide Policies:
DG8 – Establish a clear movement network that connects with the surrounding area
DG9 – Reduce reliance on the private car

The Committee raised concerns that there was no provision of cycle paths along Keymer Road or Folders Lane – especially due to the width restrictions of Keymer Road. They found the connectivity of cycle paths to be inadequate with the rest of the town infrastructure.

The Committee raised additional concerns over the impact to Keymer Road, due to the 400+ homes due to be built South at Ockley Park.

The Committee expressed concern over the site of Field 3, Plots 86 – 92, adjacent to the houses in Wintons Close. The houses in the close had 7-metre-long gardens adjacent to the site, with no boundary landscaping in between. The Committee objected to the proximity of Plots 86 - 92, to these gardens, and stated that it was contrary to the following District Plan and Design Guide policies:

DP26 – Character and Design
DG45 – Privacy of existing and future residents
DG46 – Provide attractive and usable external amenity space for all homes.

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/22/2205

Location: 40 Victoria Close Burgess Hill West Sussex RH15 9QS
Desc: Proposed ground and first floor extensions to rear with internal alterations
Agent: Mr A Reakes 27 Fairlawn Crescent East Grinstead RH19 1NX
Applicant: Mr Fairall 40 Victoria Close Burgess Hill West Sussex RH15 9QS
Case Officer: Andrew Horrell
App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/22/2458

Location: Parklands Keymer Road Burgess Hill West Sussex
Desc: New road access entrance and dropped kerb to Parklands. Amended plans received 23.12.2022 showing revised gate design and supporting details.
Agent: Mr Christopher Jones
Christopher Jones Projects Chapel Cottage 182 Leylands Road Burgess Hill RH15 8HS
Applicant: Mr Adam Cullen
Parklands Keymer Road Burgess Hill West Sussex RH15 0BA
Case Officer: Anna Tidey
App. Type: Householder Application

RECOMMENDATION: The Committee noted the application.

The Committee expressed concern over the gate, and high fencing, not being compatible with, and having a negative impact on, the street scene.

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: The Committee noted the application and expressed concern over the front dormer having a detrimental impact on the street scene.

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/22/3710

Location: 118A Junction Road Burgess Hill West Sussex RH15 0NU

Desc: Variation of conditions 1, 6 and 8 of planning application DM/20/1680 and removal of condition 9 and 10 as applicant now wishes to use the existing entrance (Amended description 12.01.2023 to include all relevant conditions)

Agent: Paul Gosling

78 Potters Lane Burgess Hill West Sussex RH15 9JS

Applicant: Mr B Williams

Hammonds Mill London Road Burgess Hill West Sussex

Case Officer: Joseph Swift

App. Type: Removal/Variation of Condition

RECOMMENDATION: Recommend Approval.

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

DM/23/0017

Location: Regal Print and Tshirt Company Ltd 197 Lower Church Road
Burgess Hill West Sussex

Desc: Change of use from a shop (E) to a launderette (Sui Generis)

Agent: Mr. Alistair Dodd

ADC Ltd 72A Beaconsfield Road Brighton BN1 6DD

Applicant: Mr Jinesh Patel

2 St. Abuyns Hove BN3 2TB

Case Officer: Anna Tidey

App. Type: Change of Use Application

RECOMMENDATION: Recommend Approval.

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

DM/23/0018

Location: 7 Woodcrest Road Burgess Hill West Sussex RH15 9JW

Desc: Single storey rear extension to replace the existing conservatory. Internal alterations.

Agent: Mr Russell Wooden

Eleven Folders Close Burgess Hill RH15 0TA

Applicant: Mr Trevor Coombs

7 Woodcrest Road Burgess Hill West Sussex RH15 9JW

Case Officer: Andrew Watt

App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

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

DM/22/3562

Location: 98 Folders Lane Burgess Hill West Sussex RH15 0DX

Desc: Combining 2 existing dormer windows on the west side elevation to form one enlarged dormer window with a new roof between to create additional headroom between the 2 dormers internally. Amended plans received 16.01.2023 showing revised recessed flat roofed design.

Agent: Mr James Breckell

James Breckell Architects 89 Old Fort Road Shoreham By Sea BN43 5HA

Applicant: Mr and Mrs Steve and Christel Mooney

98 Folders Lane Burgess Hill West Sussex RH15 0DX

Case Officer: Anna Tidey

App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Meeds

DM/22/3620

Location: 7 Nightingale Lane Burgess Hill West Sussex RH15 9JH
Desc: Single storey flat roof extension to rear of property with roof lantern and new velux over existing bathroom. Amended plans received 18.01.2023 showing amendments to the position relative to the mutual boundary and to the roof height.
Agent: Miss Georgina McLeod
Mcleod3five 7 Lockhart Court Haywards Heath West Sussex RH16 4SH
Applicant: Mr John Seal
7 Nightingale Lane Burgess Hill West Sussex RH15 9JH
Case Officer: Anna Tidey
App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Leylands

DM/23/0086

Location: 7 Maple Close Burgess Hill West Sussex RH15 8HP
Desc: T1 Oak - Reduce crown by 2m.
Agent: Antony Geer
AG Garden and Tree 16 Capenors Burgess Hill West Sussex RH15 9QL
Applicant: Tina Dearden
7 Maple Close Burgess Hill West Sussex RH15 8HP
Case Officer: Irene Fletcher
App. Type: Tree Surgery

RECOMMENDATION: No Objection.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/23/0129

Location: 20 Silverdale Road Burgess Hill West Sussex RH15 0EF
Desc: x2 Horse Chestnuts - pollard back to previous cut points.
Agent: Mr Alan Stenning
6 St Johns Avenue Burgess Hill West Sussex RH15 8HH
Applicant: Mrs Mary House
20 Silverdale Road Burgess Hill West Sussex RH15 0EF
Case Officer: Sarah Nelson
App. Type: Trees in a Conservation Area

RECOMMENDATION: No Objection.

Parish: Burgess Hill

Ward: Burgess Hill - Meeds

DM/23/0150

Location: 7 Meadow Lane Burgess Hill West Sussex RH15 9HZ
Desc: Hip to gable loft conversion with rear dormer window.
Agent: Mr Chris Upton
Upton Design Consultancy Ltd 8 Gladstone Road Burgess Hill
RH15 0QQ
Applicant: Mr E Ferguson
7 Meadow Lane Burgess Hill West Sussex RH15 9HZ
Case Officer: Andrew Watt
App. Type: Lawful Development Certificate -Proposed

RECOMMENDATION: The Committee noted the application.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/23/0173

Location: 82 And 84 Oak Hall Park Burgess Hill West Sussex RH15
0DB
Desc: T1 Hornbeam at 84 Oak Hall Park - Thin crown by 20%,
reduce crown by 3m and lift crown by 7m in line with oak tree.
T2 Oak at 82 Oak Hall Park - Thin crown by 20% and reduce
crown by 2m.
Applicant: Mr Ian Roberts
84 Oak Hall Park Burgess Hill West Sussex RH15 0DB
Case Officer: Irene Fletcher
App. Type: Tree Surgery

RECOMMENDATION: No Objection.
