

MINUTES of the PLANNING COMMITTEE
Held in the Council Chamber
on **Monday 24 April 2023**

Present: Janice Henwood Chairman
Matthew Cornish Vice Chairman

Andrew Barrett-Miles*
Robert Duggan
Simon Hicks
Tofojjul Hussain

* *Denotes non-attendance.*

(19.00)

625. OPEN FORUM

There was one member of the public present.

626. APOLOGIES FOR ABSENCE

There were none.

627. SUBSTITUTES

There were none.

628. DECLARATIONS OF INTEREST

Councillor Cornish declared an interest in application DM/23/0968, as he was friends with the applicants.

629. CHAIRMAN'S ANNOUNCEMENTS

A letter had been received from Concilio Communications regarding proposals for the redevelopment of 30 – 32 Station Road. The letter linked to www.30-32stationroad.co.uk which had more details on the proposal, and a link to provide feedback.

RESOLVED that: the Committee agreed to wait until the official planning application was submitted to give their views.

630. MINUTES

The Minutes of the meeting of the Planning Committee held on **Monday 3 April 2023**, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

631. 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 **4 April 2023**, were considered.

632. PREMISES LICENCE APPLICATIONS

1. LI/23/0503 - A licence application had been received for Arya Food and Wine, 12 Station Road, Burgess Hill, West Sussex, RH15 9DQ.

RESOLVED that: The Committee noted the application.

2. LI/23/0500 – A licence application had been received for Brewers Arms, 251 London Road, Burgess Hill, West Sussex, RH15 9QU.

RESOLVED that: The Committee expressed concern over public nuisance, due to the proposed opening hours of 2am on Fridays and Saturdays.

3. LI/23/0487 – A pavement licence application had been received for Six Gold Martlets, 49 – 51 Church Walk, Burgess Hill, West Sussex, RH15 9BQ.

RESOLVED that: The Committee expressed concern over the congested area of the pavement, due to trees and street furniture. They stated that this could be a public safety issue.

633. Meeting terminated at 19:32 hours.

OBSERVATIONS

Parish: Burgess Hill

Ward: Burgess Hill - Leylands

DM/23/0693

Location: 8 Tudor Gardens Burgess Hill West Sussex RH15 8TZ
Desc: Removal of condition 16 of Permission BH/058/86 -
Restricting occupancy of flat to person in excess of 60 years
of age.
Applicant: Marlene Somerville
Phil Elkins 49 Frome Court Longmead Way Tonbridge Kent
TN10 3TS
Case Officer: Anna Tidey
App. Type: Removal/Variation of Condition

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/23/0795

Location: 9 Southway Burgess Hill West Sussex RH15 9SS
Desc: Demolition of existing sun room and its replacement.
Agent: Mr Roy Simmonds
SBH Design Ltd Gable Cottage Street Lane Ardingly RH17 6UB
Applicant: Mrs R Everest
9 Southway Burgess Hill West Sussex RH15 9SS
Case Officer: Katherine Williams
App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/23/0819

Location: Woodbarton Common Lane Ditchling Hassocks
Desc: Erection of front porch, Rear and side extension, Rear dormer,
Window alterations, Replacement garage, Outbuilding,
Swimming pool.
Agent: Mr Colm Mckee
CMK Planning 11 Jew Street Brighton BN1 1UT
Applicant: Mr C Duddridge
Woodbarton Common Lane Ditchling Hassocks East Sussex
BN6 8TP
Case Officer: Hamish Evans
App. Type: Lawful Development Certificate -Proposed

RECOMMENDATION: The Committee noted the application, and expressed concern regarding possible harm to the non-designated asset of Woodbarton, and stated that the application would detract from the setting of the listed Hopkins Crank. They stated that the application was contrary to the following policies:

DP26 – Character and Design

DP34 – Listed Buildings and Other Heritage Assets.

The Committee felt strongly about the application and wanted to comment, despite the fact that it was a Lawful Development Certificate.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/23/0832

Location: 9 Pinehurst Burgess Hill West Sussex RH15 0DG

Desc: Oak - Overall crown reduction of 2.5m, thin crown by 10% and remove epicormic growth

Applicant: Philip Marples

9 Pinehurst Burgess Hill West Sussex RH15 0DG

Case Officer: Irene Fletcher

App. Type: Tree Surgery

RECOMMENDATION: No Objection.

Parish: Burgess Hill

Ward: Burgess Hill - Leylands

DM/23/0836

Location: 173 Mill Road Burgess Hill West Sussex RH15 8DA

Desc: Proposed two storey side extension, single storey rear extension, dormer loft extension

Agent: Miss Kelly McNally

KM Architecture 46 Valebridge Drive Burgess Hill RH15 0RW

Applicant: Mr Matthew Bennett

173 Mill Road Burgess Hill West Sussex RH15 8DA

Case Officer: Katherine Williams

App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/23/0856

Location: Birchwood Birchwood Grove Road Burgess Hill West Sussex

Desc: T11 Oak - Removal of tree. T12 Oak - Removal of tree. G6
2xOaks - Removal of trees.

Applicant: Mr Mark Studley

360Globalnet Ltd Regus House Herald Way Pegasus Business
Park Castle Donnington DE74 2TZ

Case Officer: Sarah Nelson

App. Type: Trees in a Conservation Area

RECOMMENDATION: No Objection.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/23/0861

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

Desc: Beech Trees x3 (T1, T2, and T3) - Fell. Common Lime Trees x3
(T5, T6, T7, and T8) - Fell. Ash Trees x3 (T4, T9 and T10) -
Fell. Hawthorn x1 (T11) - Fell.

Agent: Mr Mark Carter
MJC Tree Services Limited 39 School Road West Wellow Romsey
SO51 6AR

Applicant: Mr Richard Moses
Burgess Hill School for Girls Keymer Road Burgess Hill West
Sussex RH15 0EG

Case Officer: Sarah Nelson

App. Type: Trees in a Conservation Area

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

Parish: Burgess Hill

Ward: Burgess Hill - Leylands

DM/23/0693

Location: 8 Tudor Gardens Burgess Hill West Sussex RH15 8TZ

Desc: Variation of Condition 16 of Permission BH/058/86 to restrict the
occupancy of the flat to persons aged 55 years and over.

Applicant: Marlene Somerville
Phil Elkins 49 Frome Court Longmead Way Tonbridge Kent TN10
3TS

Case Officer: Anna Tidey

App. Type: Removal/Variation of Condition

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Meeds

DM/23/0844

Location: Temporary Telecommunications Mast Civic Way Burgess Hill
West Sussex

Desc: The retention of existing temporary telecommunications base
station for a further 18 months consisting of 1No. 31.2m
temporary guyed mast supporting 6No. antennas and 4No.
dishes, along with equipment housing on temporary
freestanding frames; ancillary development thereto.

Agent: Miss Megan Palmer Waldon Telecom Rosemount House Rosemount
Avenue West Byfleet KT14 6LB

Applicant: EE Ltd
1 Braham Street London E1 8EE

Case Officer: Steven King

App. Type: Full Application

RECOMMENDATION: The Committee noted the application.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/23/0876

Location: Oaklands Keymer Road Burgess Hill West Sussex

Desc: Erection of one house in rear garden

Agent: Mr Simon Bareham

Lewis And Co Planning SE Ltd 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 expressed concern regarding the overbearing nature of the application to adjoining properties, and concern over the possibility of unacceptable levels of noise and disturbance. They stated that the application contravened the following policies:

DP26 – Character and Design

Burgess Hill Neighbourhood Plan, H2 – Back Garden Development

Burgess Hill Neighbourhood Plan, H3 – Protect Areas of Townscape Value

The Committee stated that Keymer Road was an area of townscape value.

Parish: Burgess Hill

Ward: Burgess Hill - Leylands

DM/23/0877

Location: 4 Midfields Close Burgess Hill West Sussex RH15 8EW

Desc: Erection of a ground floor 3.5m extension and front 2.9m² porch.

Agent: Carl Pringle

Pringle Design Limited 32 The Drive Wallington SM6 9LX

Applicant: Mr and Mrs Gary Frances Courtney

4 Midfields Close Burgess Hill West Sussex RH15 8EW

Case Officer: Andrew Watt

App. Type: Lawful Development Certificate -Proposed

RECOMMENDATION: The Committee noted the application.

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

DM/23/0884

Location: 2 Greenlands Drive Burgess Hill West Sussex RH15 0AZ

Desc: Proposed new single storey two-bedroom dwelling on north/rear section of existing garden, with new vehicular access from adjacent Keymer Road.

Agent: Mr Stuart Beckett
Beckett Architectural and Consultancy Services Ltd 53 Bramble Gardens Burgess Hill RH15 8UQ

Applicant: Mr Shoolheifer
2 Greenlands Drive Burgess Hill West Sussex RH15 0AZ

Case Officer: Deborah Lynn

App. Type: Full Application

RECOMMENDATION: Recommend Refusal.

The Committee expressed concern over the limited visibility of the access point, which would be near a bus stop. They expressed concern that this had not been taken into account in the design of visibility splays. They stated that the plot would be too small in relation to the proposed building, and that this would be overdevelopment of the site. Concerns were raised regarding the drainage, and the lack of a survey of the ground for a soakaway.

The Committee expressed concern over the lack of an environmental impact study, as there were thought to be bats in the vicinity of the application.

There were also concerns regarding loss of privacy for neighbours, and the root protection area of trees close to the proposed development.

The Committee stated that the application contravened the following policies:

DP26 – Character and Design

Burgess Hill Neighbourhood Plan, H2 – Back Garden Development

Burgess Hill Neighbourhood Plan, H3 – Protect Areas of Townscape Value

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

DM/23/0895

Location: 2 Copestake Drive Burgess Hill West Sussex RH15 0LD

Desc: Conversion of garage to a store and WC, utility room, kitchen for the annex refurbishment and internal remodelling.

Agent: BuchanRumArchitects
9 Savill Road Lindifield RH16 2NY

Applicant: C/o Agent
2 Copestake Drive Burgess Hill West Sussex RH15 0LD

Case Officer: Andrew Horrell

App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

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

DM/23/0926

Location: Little Winton Keymer Road Burgess Hill West Sussex
Desc: Demolition of existing dwelling and erection of 5 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
Earlswood Homes The Old Mill Kings Mill Lane South Nutfield RH1 5NB
Case Officer: Katherine Williams
App. Type: Full Application

RECOMMENDATION: Recommend Refusal.

The Committee expressed concern that the application would overlook other houses in the area, and result in loss of privacy for neighbours. They raised concern over road access, and how the application would interact with pavement traffic, as well as concerns over outflow of rainwater from the houses.

The Committee stated that the application contravened the following policies:

DP26 – Character and Design

DP35 – Conservation Areas

Burgess Hill Neighbourhood Plan, H1 – Protecting and Enhancing Heritage Assets and Conservation Areas

Burgess Hill Neighbourhood Plan, H2 – Back Garden Development

Parish: Burgess Hill

Ward: Burgess Hill - Dunstall

DM/23/0951

Location: 7 Coulstock Road Burgess Hill West Sussex RH15 9XH
Desc: Proposed single storey rear extension
Agent: Mr John Sergi
Sussex Architectural Services Wicket View Cuckfield Lane Warninglid RH17 5UB
Applicant: Mr and Mrs R Dorgan
7 Coulstock Road Burgess Hill West Sussex RH15 9XH
Case Officer: Andrew Horrell
App. Type: Lawful Development Certificate -Proposed

RECOMMENDATION: The Committee noted the application.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/23/0958

Location: Open Space Land to The West Of 1 Barnside Avenue Burgess Hill West Sussex

Desc: Willow (T1-019K) - crown reduction by 2.5m, Willow (T2-0018), (T3-0017), (T4-0016) and (T5-0016) - re-pollard to previous pruning points.

Applicant: Mr Rudi Walters
Mid Sussex District Council Trees and Landscapes Oaklands Road Haywards Heath West Sussex RH16 1SS

Case Officer: Irene Fletcher

App. Type: Tree Surgery

RECOMMENDATION: No Objection.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/23/0960

Location: 33 Silverdale Road Burgess Hill West Sussex RH15 0ED

Desc: Erection of single storey side extension

Agent: HB Planning Services
20 Wharfedale Gardens Croydon CR7 6LA

Applicant: Mrs Sue Adair
33 Silverdale Road Burgess Hill West Sussex RH15 0ED

Case Officer: Caroline Grist

App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Leylands

DM/23/0961

Location: Marle Place Park Upper St Johns Road Burgess Hill West Sussex

Desc: Norway Maple (T1) 00V7 - remove broken branches from canopy. Ash (T2) 00V5, Ash (T3) 00VN and Ash (T4) 00VL - fell due to ash dieback.

Applicant: Mr Rudi Walters
Mid Sussex District Council Oaklands Road Haywards Heath West Sussex RH16 1SS

Case Officer: Irene Fletcher

App. Type: Tree Surgery

RECOMMENDATION: No Objection.

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/23/0968

Location: 134 and 136 Junction Road Burgess Hill West Sussex RH15 0PZ

Desc: Installation of a shared vehicle crossover to front of properties 134 and 136 Junction Road.

Applicant: Mr Lee Hannell
134 Junction Road Burgess Hill West Sussex RH15 0PZ

Case Officer: Andrew Horrell

App. Type: Householder Application

RECOMMENDATION: The Committee noted the application.

Councillor Cornish declared an interest in the application, as he was friends with the applicants.

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/23/0974

Location: 12 Slimbridge Road Burgess Hill West Sussex RH15 8QE

Desc: T1 Crab Apple - Fell.

Applicant: Mr Benjamin Thorpe
12 Slimbridge Road Burgess Hill West Sussex RH15 8QE

Case Officer: Sarah Nelson

App. Type: Trees in a Conservation Area

RECOMMENDATION: The Committee noted the application.

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/23/1002

Location: 15 Batt Street Burgess Hill West Sussex RH15 0XF

Desc: Loft conversion with two front and rear dormers.

Agent: Mr Scott Ellisdon
Ellisdon Architectural Associates Woggo Hophurst Hill Crawley
Down Crawley West Sussex RH10 4LP

Applicant: Mr and Mrs Taylor
15 Batt Street Burgess Hill West Sussex RH15 0XF

Case Officer: Andrew Watt

App. Type: Householder Application

RECOMMENDATION: The Committee noted the application, and expressed concern over the privacy of neighbours, should a rear dormer be implemented.
