

MINUTES of the PLANNING COMMITTEE
Held in the Council Chamber
on **Monday 15 May 2023**

Present: David Eggleton Chairman
Janice Henwood Vice Chairman

Graham Allen
Diane Black
Christine Cherry
Bob Foster
Tofojjul Hussain
John Orchard*

Also Present: Matthew Goldsmith
Adam White
Peter Williams

* *Denotes non-attendance.*

(19.00)

1. **OPEN FORUM**

Six members of the public were present.

One member of the public spoke on behalf of South of Folders Lane Action Group (SOFLAG), regarding application DM/22/3049 for a residential development of 260 houses. She stated that the organisation had submitted objections previously, and were concerned that each time the application returned, issues were not being addressed. She raised concerns over the sustainability of the development, and the potential for biodiversity loss; stating that the site would have a 40% net loss for biodiversity. She also raised concerns over the level of destruction to the site, by the development, as it was a dark skies protection area and the introduction of security lights would be detrimental. Concern was also raised over the flood risk, and the capacity of infrastructure for health provision for new residents. She stated that she hoped Councillors on the Planning Committee would continue to object to the application and that the organisation were happy to speak to Councillors about their objections.

A second member of the public spoke on application DM/22/3049, stating that he had spoken to residents in the area of the application, and that he was surprised the application kept returning, when other applications for

developments such as a garage, had been rejected.

2. **ELECTION OF VICE CHAIRMAN**

Councillor Janice Henwood was elected as Vice Chairman of the Planning Committee.

3. **APOLOGIES FOR ABSENCE**

An apology for absence had been received from Councillor John Orchard.

4. **SUBSTITUTES**

There were none.

5. **DECLARATIONS OF INTEREST**

There were none.

6. **CHAIRMAN'S ANNOUNCEMENTS**

There were none.

7. **MINUTES**

The Minutes of the meeting of the Planning Committee held on **Monday 24 April 2023**, having been previously circulated, were **AGREED** and signed by the Vice Chairman as a correct record.

8. **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 **25 April 2023**, were considered.

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 19th April relating to design and landscaping, and additional/amended supporting information relating to drainage, ecology, BNG, trees, energy and a construction management plan)

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 stated that the application was contrary to the following policies:

Burgess Hill Neighbourhood Plan, Core Objective 5 – Protect and improve areas of existing landscape value and open space identified by local communities.

Mid Sussex District Plan:

DP18 – Setting of the South Downs National Park, the Committee expressed concern over the effect of the development on a dark skies protection area.

DP21 – Transport, the Committee raised concerns over the date of the Road Safety Audit done by West Sussex County Council.

DP25 – Community Facilities and Local Services, the Committee expressed concern over the NHS facilities that could be offered to new residents.

DP26 – Character and Design.

DP29 – Noise, Air and Light Pollution, the Committee raised concerns over the use of air source heat pumps.

DP34 – Listed Buildings and Other Heritage Assets, the Committee raised concerns over the effect upon the countryside setting of nearby listed buildings High Chimneys and Well Cottage and Barn.

DP38 – Biodiversity.

DP40 – Renewable Energy Schemes.

Mid Sussex Design Guide

DG6 – Design to enhance biodiversity.

DG8 – Establish a clear movement network that connects with the surrounding area.

DG37 – Deliver high quality buildings that minimise their environmental impact.

DG45 – Privacy of existing and future residents, the Committee raised concerns over field three, specifically the houses in plots 86 and 92, adjacent to Wintons Close, and how the proximity of the houses would impinge on residents' privacy.

DG46 – Provide attractive and usable external amenity space for all homes.

National Planning Policy Framework (NPPF), paragraph 180, point a) 'if significant harm to biodiversity resulting from a development cannot be avoided.... then planning permission should be refused.' The Committee expressed concern that harm to the biodiversity of the area was not being mitigated correctly.

The Committee also expressed concern over poor road access to the estate.

Parish: Burgess Hill

Ward: Burgess Hill - Dunstall

DM/23/0929

Location: 14 Withy Bush Burgess Hill West Sussex RH15 8TT

Desc: Loft Conversion

Agent: Mr Simon Burrows

Si-Tec Plans Ltd the Lodge Bramshill Road Eversley Hook
RG27 0PT

Applicant: Miss H Page

14 Withy Bush Burgess Hill West Sussex RH15 8TT

Case Officer: Andrew Horrell

App. Type: Lawful Development Certificate – Proposed

RECOMMENDATION: The Committee noted the application.

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/23/0982

Location: 42 Hammonds Ridge Burgess Hill West Sussex RH15 9QQ

Desc: Proposed single storey extension to the rear, new porch and roof extension with loft conversion and rear dormer.

Agent: Mrs Jenny Minett

Belmont Designs Practice Ltd 37 Ashenground Road Haywards
Heath RH16 4PS

Applicant: Mr Patrick Reilly

42 Hammonds Ridge Burgess Hill West Sussex RH15 9QQ

Case Officer: Andrew Horrell

App. Type: Lawful Development Certificate -Proposed

RECOMMENDATION: The Committee noted the application.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/23/1043

Location: Birch Manor 4 Oak Grange Burgess Hill West Sussex
Desc: Proposed erection of a garden shed and the siting of an external heat pump unit.
Applicant: Mr Clifford James
Birch Manor 4 Oak Grange Burgess Hill West Sussex RH15 0XD
Case Officer: Joanne Fisher
App. Type: Householder Application

RECOMMENDATION: The Committee expressed concern that the application potentially contravened the following policies:

DP29 – Noise, Air and Light Pollution.
DP40 – Renewable Energy Schemes.
They stated that they would need more information to make a precise judgement.

Parish: Burgess Hill

Ward: Burgess Hill - Leylands

DM/23/1060

Location: Land At and Adjacent to The Former Sewage Treatment Works Fairbridge Way Burgess Hill West Sussex
Desc: Variation of conditions 2, 3 and 6 relating to planning application DM/21/2627
Applicant: Thomas Beard
Ilke Homes Limited and Places for People WeWork New Kings
Beam House 22 Upper Ground London SE1 9PD
Case Officer: Stephen Ashdown
App. Type: Removal/Variation of Condition

RECOMMENDATION: The Committee noted the application.

Parish: Burgess Hill

Ward: Burgess Hill - Meeds

DM/23/1081

Location: 38 The Martlets Burgess Hill West Sussex RH15 9NN
Desc: To carry out temporary filming within the Lidl unit 38 and Heights unit 49 located at the Martlets Shopping Centre. Total 25 days filming.
Applicant: Mr Andy Fry
Sandridge Media 38 The Martlets Burgess Hill West Sussex RH15 9NN
Case Officer: Stephen Ashdown
App. Type: Prior Not. Commercial Film Making

RECOMMENDATION: The Committee noted the application.

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

DM/23/0197

Location: 9 Baylis Crescent Burgess Hill West Sussex RH15 8UP
Desc: Proposed extension of the existing detached garage building to create annexe for family use in association with 9 Baylis Crescent, raised roof height to create storage space over the garage and addition of a new porch on the house.

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.

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

DM/23/1147

Location: 64 Folders Lane Burgess Hill West Sussex RH15 0DX
Desc: Variation of condition 2 in relation to DM/22/0732 - to provide an alternative design for a replacement of a pergolato garage (sales office until all plots have sold) and removal of garage to units 1-6.

Agent: Mr Alex Rayner Level Architecture Room 2, First Floor 7 Bligh's Walk Sevenoaks TN13 1DB

Applicant: Riverdale Developments Ltd 64 Folders Lane Burgess Hill West Sussex RH15 0DX

Case Officer: Rachel Richardson

App. Type: Removal/Variation of Condition

RECOMMENDATION: The Committee queried the provision of car parking.

Parish: Burgess Hill**Ward: Burgess Hill Meeds and Hammonds**

DM/23/1161

Location: 66 Church Walk Burgess Hill West Sussex RH15 9AU
Desc: Proposed change of use of 1st floor from former office use (Class E) to 4 x residential units.

Agent: Mrs. Sarah Sheath Dowsettmayhew Planning Partnership Mocatta House Trafalgar Place Brighton BN1 4DU

Applicant: Construct One Limited 2nd Floor Gadd House Arcadia Avenue London N3 2JU

Case Officer: Joanne Fisher

App. Type: Prior Not. Comm. to Dwell house Class MA

RECOMMENDATION: Recommend Approval.

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

DM/23/1167

Location: 55 Western Road Burgess Hill West Sussex RH15 8QW
Desc: Proposed new single storey out-building.
Agent: Mr Chris Upton Upton Design Consultancy Ltd 8 Gladstone Road
Burgess Hill RH15 0QQ
Applicant: Mr A Kalam 55 Western Road Burgess Hill West Sussex RH15 8QW
Case Officer: Hamish Evans
App. Type: Lawful Development Certificate -Proposed

RECOMMENDATION: The Committee noted the application.

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

DM/23/1169

Location: 141 Leylands Road Burgess Hill West Sussex RH15 8JS
Desc: Proposed single storey rear and side extensions, removal of existing conservatory.
Agent: Mr Andrew Swaisland Hills Architectural Design Ltd 45 Sycamore Drive Burgess Hill RH15 0GG
Applicant: Mr Adam Booth 141 Leylands Road Burgess Hill West Sussex RH15 8JS
Case Officer: Andrew Horrell
App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

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

DM/23/1186

Location: 15 Romaine Close Burgess Hill West Sussex RH15 0NS
Desc: T1 Chestnut - Crown reduction by 3 metres. T2 Lime - Crown lift to 3 metres. T3 Chestnut - Crown lift to 3 metres. T4 Crab Apple - Crown reduction by 1 metre. T5 Cherry - Crown reduction by 1 metre.
Agent: Mrs Madeline Taig Connick Tree Care New Pond Farm Depot Connick Tree C Woodhatch Road Reigate RH2 7QH
Applicant: Mr Peter Mansfield 15 Romaine Close Burgess Hill West Sussex RH15 0NS
Case Officer: Irene Fletcher
App. Type: Tree Surgery

RECOMMENDATION: No Objection.

The meeting was terminated at 19:48 hours.