

MINUTES of the PLANNING COMMITTEE
Held in the Council Chamber
on **Monday 26 June 2023**

Present: David Eggleton Chairman
Janice Henwood Vice Chairman

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

Also Present: Peter Williams
Anne Eves

* *Denotes non-attendance.*

(19.00)

19. OPEN FORUM

One member of the public was present.

20. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Diane Black and Graham Allen.

21. SUBSTITUTES

Councillor Peter Williams substituted for Councillor Diane Black.
Councillor Anne Eves substituted for Councillor Graham Allen.

22. DECLARATIONS OF INTEREST

Councillors Eves, Henwood, Cherry and Hussain 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.

23. **CHAIRMAN'S ANNOUNCEMENTS**

There were none.

24. **MINUTES**

The Minutes of the meeting of the Planning Committee held on Monday 5 June 2023, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

25. **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 5 June 2023, were considered.

26. **CONSULTATION ON LOCAL VALIDATION LIST**

The Committee discussed the contents of the consultation document and raised concerns over the neutrality statement and biodiversity net gains.

RECOMMENDATION: The Committee agreed to formulate a response and send it to the South Downs National Park Authority directly.

27. **Meeting terminated at 20:04 hours.**

OBSERVATIONS

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 (Revised plans received 22.05.2023)
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 - Victoria

DM/23/1127

Location: 16 Cherry Close Burgess Hill West Sussex RH15 9PR
Desc: Removal of two sheds and a greenhouse. Erection of garden room with associated landscaping in rear garden to accommodate visiting family and friends and for use as a short stay holiday let. Creation of pedestrian gate access through boundary wall onto Victoria Avenue and one off-road parking space in front garden.
Applicant: Mr Graham Butler
16 Cherry Close Burgess Hill West Sussex RH15 9PR
Case Officer: Andrew Watt
App. Type: Full Application

RECOMMENDATION: Recommend Refusal.

The Committee raised concerns over the privacy of existing and future residents, the impact of a commercial operation within a residential area, issues with residential and amenity parking, and stated that the application contravened the following policies:

Mid Sussex District Plan – DP21: Transport (the Committee agreed with comments made by WSCC Highways over a lack of cycle parking)

Burgess Hill Neighbourhood Plan – H2: Back Garden Development

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

DM/23/1392

Location: Land North of Woodfield Bungalow Isaacs Lane Burgess Hill
West Sussex

Desc: The decommissioning of the existing septic tank and associated drainage and the construction of two temporary cess pool tanks and associated drainage infrastructure.

Agent: Miss Elena Butterworth
AECOM Aldgate Tower 2 Leman Street London E1 8FA

Applicant: Nicholas Milner
Homes England C/O Agent

Case Officer: Louise Yandell

App. Type: Full Application

RECOMMENDATION: Recommend Approval.

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

DM/23/1395

Location: Consort Frozen Foods Ltd Consort Way Burgess Hill West Sussex

Desc: Proposed installation of Solar PV to existing roof slopes. Solar installation will comprise a total of 464 panels (1100sq.m.), producing 232KWp Output.

Agent: Mr Ryan Ogden
Lea Hough Capricorn House Oakshaw House Blakewater Road Blackburn BB1 5QR

Applicant: Mr Barry Crouch
Consort Frozen Foods Ltd Consort Way Burgess Hill West Sussex RH15 9TJ

Case Officer: Andrew Watt

App. Type: Prior Not. Solar Panels on Non-domestic

RECOMMENDATION: Recommend Approval.

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

DM/23/1408

Location: 18 Beaconsfield Close Burgess Hill West Sussex RH15 9AT

Desc: T1 Larch - Fell.

Agent: Antony Geer
AG Garden and Tree 16 Capenors Burgess Hill West Sussex RH15 9QL

Applicant: John Wright
18 Beaconsfield Close Burgess Hill West Sussex RH15 9AT

Case Officer: Sarah Nelson

App. Type: Trees in a Conservation Area

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

DM/23/1421

Location: Land At Swann Close Burgess Hill West Sussex
Desc: T1 Oak - reduce crown by 2.5m.
Applicant: Mr Rudi Walters
Mid Sussex District Council Oaklands 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/23/1427

Location: 24 Beacon Crescent Burgess Hill West Sussex RH15 0ZL
Desc: Proposed loft conversion with side dormer and side facing roof windows.
Agent: Mr Scott Ellisdon
Ellisdon Architectural Associates Woggo Hophurst Hill Crawley
Down RH10 4LP
Applicant: Mr Dom Lee-White
24 Beacon Crescent Burgess Hill West Sussex RH15 0ZL
Case Officer: Katherine Williams
App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/23/1279

Location: 93 Valebridge Road Burgess Hill West Sussex RH15 0RR
Desc: Additional storey prior approval application
Agent: Mr Christopher Jones
Hollytree House Cuckfield Road Burgess Hill West Sussex
RH15 8RE
Applicant: Mr Fiby George
93 Valebridge Road Burgess Hill West Sussex RH15 0RR
Case Officer: Andrew Horrell
App. Type: Prior Not. enlargement dwelling Class AA

RECOMMENDATION: Recommend Approval.

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

DM/23/1280

Location: 93 Valebridge Road Burgess Hill West Sussex RH15 0RR
Desc: Single storey rear extension with raised deck, balustrade and steps.
Agent: Mr Christopher Jones
Jones Projects Holly Tree House Cuckfield Road Burgess Hill West Sussex RH15 8RE
Applicant: Mr Fiby George
93 Valebridge Road Burgess Hill West Sussex RH15 0RR
Case Officer: Andrew Horrell
App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

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

DM/23/1430

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: Mrs Conny 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 - Dunstall**

DM/23/1462

Location: 44 The Oaks Burgess Hill West Sussex RH15 9XP
Desc: T1 Oak (Triple stem) - Crown thin 20% and Crown lift 2 metres.
Agent: Mr A Scrase
Holly Tree Surgeons Ltd Black Dog Cottage East, Plawhatch Lane, Sharpthorne East Grinstead West Sussex RH19 4JG
Applicant: Mr Dan Whaley
44 The Oaks Burgess Hill West Sussex RH15 9XP
Case Officer: Irene Fletcher
App. Type: Tree Surgery

RECOMMENDATION: No Objection.

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

DM/23/1473

Location: 3 Colchins Burgess Hill West Sussex RH15 9QY

Desc: Proposed rear extension.

Agent: Christopher Jones

Jones Projects Hollytree House Cuckfield Road Burgess Hill
RH15 8RE

Applicant: Sally Osborne

3 Colchins Burgess Hill West Sussex RH15 9QY

Case Officer: Rachel Richardson

App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

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

DM/23/1499

Location: Shekinah 51 Leylands Road Burgess Hill West Sussex

Desc: Proposed reconfiguration of roof to create new bedrooms at
first floor and single storey extension at rear

Agent: Mr A Reakes 27 Fairlawn Crescent East Grinstead RH19 1NX

Applicant: Mr and Mrs Kennedy

Shekinah 51 Leylands Road Burgess Hill West Sussex RH15
8AF

Case Officer: Anna Tidey

App. Type: Householder Application

RECOMMENDATION: The Committee noted the application and noted concern
over the possible contravention of the following policies:**Mid Sussex Design Guide DG39: Deliver appropriately scaled buildings****Mid Sussex District Plan DP21: Transport**

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 west
elevation. (Revised plans received 16.05.2023, 01.06.2023,
08.06.2023 and 13.06.2023. Revised description agreed
01.06.2023)

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.

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 noted the application.

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

DM/23/1478

Location: 37 Orchard Road Burgess Hill West Sussex RH15 9PG
Desc: Proposed single storey side extension, loft conversion and an outbuilding.
Agent: Mrs Marian Donohue
IPlans 204 Baker Street Suite 112 Enfield London EN1 3JY
Applicant: Ashley Wesley
37 Orchard Road Burgess Hill West Sussex RH15 9PG
Case Officer: Andrew Horrell
App. Type: Lawful Development Certificate – Proposed

RECOMMENDATION: The Committee noted the application.

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

DM/23/1514

Location: 16 Wykeham Way Burgess Hill West Sussex RH15 0HF
Desc: Proposed detached garage.
Agent: Mr Adrian Walsh
A D Walsh Developments Alescroft Lewes Road Scaynes Hill Rh17 7PG
Applicant: Mr Matt Stevenson
16 Wykeham Way Burgess Hill West Sussex RH15 0HF
Case Officer: Deborah Lynn
App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

DM/23/1520

Location: 17 Park Road Burgess Hill West Sussex RH15 8EU
Desc: Demolition and replacement of existing two storey extension and general alterations.
Agent: Mr Alun Williams
MortonScarr 47 Middle Street Brighton BN1 1AL
Applicant: Ms Lisa Goatcher
17 Park Road Burgess Hill West Sussex RH15 8EU
Case Officer: Andrew Watt
App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

The Committee requested the consideration of the use of renewable energy in the design.

DM/23/1527

Location: Top House Keymer Road Burgess Hill West Sussex
Desc: Oak (T1) - Crown-lift canopy to 5m above ground level.
Agent: Mr Andrew Hill
Foxhills Tree Services Ninfield Battle TN33 9JG
Applicant: C/O Agent
Case Officer: Irene Fletcher
App. Type: Tree Surgery

RECOMMENDATION: The Committee raised concern over the height of the crown lift, as 5m was too great to guarantee the stability of the tree. They also raised concern over the aesthetic of the tree, following the surgery. The Committee noted that the applicant was not the owner of the tree.

DM/23/1529

Location: Falconwood Norman Road Burgess Hill West Sussex
Desc: Replacement and extension of roof and loft conversion
Agent: Mrs Helen Wheeler
Thirty-Nine Design Ltd 58 Buckingham Place Brighton BN1 3PJ
Applicant: Mr John Unwins and Jennifer White
Falconwood Norman Road Burgess Hill West Sussex RH15 9BY
Case Officer: Anna Tidey
App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

DM/23/1538

Location: 35 Beale Street Burgess Hill West Sussex RH15 9UY
Desc: Hip to gable loft conversion with rear facing dormer window.
Agent: Mr Christopher Jones
Jones Projects Hollytree House Cuckfield Road Burgess Hill
RH15 0KE
Applicant: Mr Simon Ryan
35 Beale Street Burgess Hill West Sussex RH15 9UY
Case Officer: Katherine Williams
App. Type: Lawful Development Certificate – Proposed

RECOMMENDATION: The Committee noted the application.

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

DM/23/1546

Location: 6 Unicorn Way Burgess Hill West Sussex RH15 0UU
Desc: Conversion of existing double garage to provide a
single garage and additional room for the dwelling.
Agent: Mr Jonathan Talley
Jonathan Talley Architects Limited 16 Coniston Avenue
Haywards Heath RH17 5LF
Applicant: Mr C Barrera Groba
6 Unicorn Way Burgess Hill West Sussex RH15 0UU
Case Officer: Katherine Williams
App. Type: Householder Application

RECOMMENDATION: Recommend Approval. The Committee regretted the loss of a garage.**Parish: Burgess Hill****Ward: Burgess Hill - Meeds and Hammonds**

DM/23/1567

Location: 123 Lower Church Road Burgess Hill West Sussex RH15 9AA
Desc: Cypress (T1) - fell. 1 x Bay (T2) - reduce crown by 1m. 2 x
Damson (T3 & T4) - reduce crown by 1m. 1 x Hawthorn (T5) -
reduce crown by 1m
Agent: Justin Lee
J LEE TREES 37A Cuckfield Road Hurstpierpoint BN6 9RW
Applicant: Salena Stokes Myers
123 Lower Church Road Burgess Hill West Sussex RH15 9AA
Case Officer: Sarah Nelson
App. Type: Trees in a Conservation Area

RECOMMENDATION: No Objection.

DM/23/1570

Location: 16 Gerald Close Burgess Hill West Sussex RH15 0NB

Desc: Oak tree (T1) - Cut back overhanging branches by up to 6 metres by cutting to suitable growth points.

Agent: Mr Charle Layfield

Treewise Tree Services Ltd Meadowside High Cross Farm
Eastbourne Road Uckfield East Sussex TN22 5QW

Applicant: Mrs Leigh Beaver

16 Gerald Close Burgess Hill West Sussex RH15 0NB

Case Officer: Irene Fletcher

App. Type: Tree Surgery

RECOMMENDATION: No Objection.
