

MINUTES of the PLANNING COMMITTEE
Held in the Council Chamber
on **Monday 5 June 2023**

Present: David Eggleton Chairman
Janice Henwood Vice Chairman

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

Also Present:

Anne Eves
Mathew Cornish
Richard Cherry

* *Denotes non-attendance.*

(19.00)

9. OPEN FORUM

There were 5 members of the public present.

4 residents addressed the Committee on application DM/23/0941, Phase 2E Keymer Tile Works. The residents raised the following concerns:

- Where the section 106 money would be spent if it were not on a doctor's surgery for the development.
- How it was that the developer was able to go back on the original agreement to provide a doctor's surgery.
- Whether, if the planning application was to go through, a pharmacy could be incorporated into the site.
- If the site would be built in such a way that it could later be changed into a doctor's surgery.
- That there was a lack of parking spaces offered for the flats and that there were no parking restrictions on the whole development, as a whole.
- What provisions would be made on that side of town if the current surgeries were moved to Brookleigh, as rumoured.

The Councillors addressed the residents' concerns and stated that;

- To refuse the application, it must be done so on planning reasons.
- The condition to provide the health care centre was set for a 5-year period, and after that 5-year period the developer would be able to change the site usage if no one was found to run the surgery - which is what had brought the new application to the Committee.
- Supposedly the Section 106 monies had been reallocated to the Brookleigh development where a surgery would be provided.
- They agreed there was a lack of parking.

10. [APOLOGIES FOR ABSENCE](#)

Apologies for absence had been received from Cllr Bob Foster and Cllr Christine Cherry.

11. [SUBSTITUTES](#)

Councillor Anne Eves substituted for Councillor Bob Foster and Councillor Matthew Cornish substituted for Councillor Christine Cherry.

12. [DECLARATIONS OF INTEREST](#)

Cllrs Anne Eves and Janice Henwood advised that with regard to any comments 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.

Cllr John Orchard declared a personal interest in application DM/23/1142 Hook Place Lodge, as he knew the applicant. He also declared an interest in applications DM/23/1240, 89 Janes Lane and DM/23/1315, 1 Folders Garden, as he knew the agent, Mr Stuart Beckett.

Cllr David Eggleton declared a personal interest in application DM/23/0941, Phase 2E Keymer Tile Works, as a resident of the King's Weald development, he stepped out of the room for the application.

Cllr Anne Eves declared a personal interest in DM/23/1232, 141 Mill Road, as she lived opposite the applicant.

Cllr Janice Henwood declared a personal interest in application DM/23/1222, Greystoke, as she knew both the applicant and owner of the tree.

'Any observations and comments made are preliminary'

13. [CHAIRMAN'S ANNOUNCEMENTS](#)

There were none.

14. **MINUTES**

The Minutes of the meeting of the Planning Committee held on **15 May 2023**, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

15. **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 15 May 2023, were considered.

Councillor **Richard Cherry** left the meeting after application DM/23/0941, Phase 2E Keymer Tile Works, had been discussed.

16. **STREET NAMING**

Mid Sussex District Council had advised that the developer for the **LAND REAR OF 62 - 68 FOLDERS LANE, DM/22/0732**, has suggested the name of **BARTLETT WAY** for the new road.

The developer reasoned the name would be in honour of Elizabeth Bartlett, who was a successful poet, born in Deal, Kent but whom spent much of her life at her house in Burgess Hill. An officer at Mid Sussex District Council confirmed that the resident in question is deceased and did in fact live at that address.

It was added that no street names with 'Folders' in it would be considered by MSDC, due to the number of streets including the name Folders in the area already.

The Committee discussed the suggested name and agreed that they were happy with the road being named after Elizabeth Bartlett, but discussed that the street suffix of 'Way' being the wrong term, as it was a dead-end, and suggested other options such as 'Close'.

RECOMMENDATION: The Committee agreed to the name of Bartlett Close.

17. **NALC CASE STUDY**

The Committee were informed that NALC (National Association of Local Councils) had produced case study documents on [Climate Change](#), [Young People](#) and [Points of Light](#) as a way of sharing good practice and raising awareness of the work local (parish and town) councils do.

They were putting together a planning case study document and to help them do this, they invited local councils with experience of planning to submit a short case study by 27 June.

RECOMMENDATION: The Committee noted the item.

18. **Meeting terminated at 20.16 hours.**

OBSERVATIONS

Parish: Burgess Hill
DM/23/0941

Ward: Burgess Hill - St Andrew's

Location: Phase 2E Keymer Tile Works Kilnwood Avenue Burgess Hill
Desc: Proposed erection of a block of 15 apartments with associated access, car parking, refuse and cycle storage in place of the health centre approved under planning permissions 09/03697/OUT and DM/16/2718.
Agent: Kember Loudon Williams
Kember Loudon Williams Ridgers Barn Bunny Lane Tunbridge Wells TN3 9HA
Applicant: Croudace Homes Ridgers Barn Bunny Lane Tunbridge Wells TN3 9HA
Case Officer: Stephen Ashdown
App. Type: Full Application

RECOMMENDATION: Recommend Refusal

The Committee stated the application contravened;

- **DP39: Sustainable Design and Construction**
The development should use renewable sources of energy.
- **DP21: Transport**
The scheme should provide adequate car parking for the proposed development taking into account the accessibility of the development, the type, mix and use of the development and the availability and opportunities for public transport; and with the relevant Neighbourhood Plan where applicable.
- **MSDC Affordable housing requirements**
There should be provision of a minimum of 30% on-site affordable housing for all residential developments providing 11 dwellings or more, or a maximum combined gross floorspace (measured as gross internal floorspace) of more than 1,000m².
- **West Sussex County Council: Guidance on Parking at New Developments September 2020**
The expected parking demand table recommends 1.5 cars per 2 bed household.

The Committee also added that the loss of the site as a doctor's surgery, as the original planning permission for the development stated the site would be used for, contravened;

- **DP8 – Strategic Allocation to the East of Burgess Hill at King's Way**
The development should include high quality and accessible informal public open space and a local hub serving the site and the wider community.
- **DP20 Securing infrastructure**

It should be ensured that development is accompanied by the necessary infrastructure in the right place at the right time that supports development and sustainable communities. This includes the provision of efficient and sustainable transport networks.

- **DP25: Community Facilities and Local Services**

It should be ensured that development is accompanied by the necessary infrastructure in the right place at the right time that supports development and sustainable communities. This includes the provision of efficient and sustainable transport networks; and to support sustainable communities which are safe, healthy and inclusive.

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, as it had been considered at a previous meeting.

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/23/1230

Location: 78 Valebridge Road Burgess Hill West Sussex RH15 0RP

Desc: Internal alteration to re-order the ground floor layout, to provide a large kitchen/diner/family room with upgrading of two fenestration on existing openings, Loft conversion with a rear dormer to accommodate the new en-suite and roof-lights.

Agent: Miss Michela Lizzio

Turner And Hoskins Architects Ltd 77A High Street Edenbridge
TN8 5AU

Applicant: Ms Amy Tarrant

78 Valebridge Road Burgess Hill West Sussex RH15 0RP

Case Officer: Caroline Grist

App. Type: Lawful Development Certificate -Proposed

RECOMMENDATION: The legal situation was noted.

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

DM/23/1232

Location: 141 Mill Road Burgess Hill West Sussex RH15 8DA
Desc: Hip-to-gable loft conversion including the erection of flat roof rear dormer and 3no. roof lights to front elevation.
Agent: Mr Michael Benwell
Vesta Architects Ltd Delta House 16 Bridge Road Haywards Heath West Sussex RH16 1UA
Applicant: Mr and Mrs Stedman
141 Mill Road Burgess Hill West Sussex RH15 8DA
Case Officer: Andrew Horrell
App. Type: Lawful Development Certificate -Proposed

RECOMMENDATION: The legal situation was noted

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

DM/23/0783

Location: 9 Victoria Way Burgess Hill West Sussex RH15 9NF
Desc: 1 x illuminated 'Totem' sign at the car park entrance with signage to the front elevation of the building and signage on the rear elevation of the building. (Amended plan received 18.04.2023) (Revised plan received and description agreed 12.05.2023)
Applicant: Mr Paul Evans
Devonshire Business House Cliveden Office Village Lancaster Road High Wycombe Bucks HP12 3YZ
Case Officer: Caroline Grist
App. Type: Advertisement Application

RECOMMENDATION: The Committee noted the application and expressed concern over light pollution.

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

DM/23/1142

Location: Hook Place Lodge Cuckfield Road Burgess Hill West Sussex
Desc: Proposed replacement external staircase and new roof light to existing garage and workshop building and two storey side / rear extension to dwellinghouse (amended scheme to DM/17/0742).
Agent: BuchanRumArchitects
9 Savill Road Lindfield Haywards Heath West Sussex RH16 2NY
Applicant: Mr And Mrs D Thomas
Hook Place Lodge Cuckfield Road Burgess Hill West Sussex RH15 8RE
Case Officer: Deborah Lynn
App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

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

DM/23/1197

Location: Land Off Greenlands Drive Burgess Hill West Sussex
Desc: Variation of condition 1 of planning application DM/21/4225 to enable the substitution of plans and to include amended rooflight locations, introduction of PV panels and minor alterations to the materials
Agent: Ms Jasveen Soor
OSP Architecture Ltd Broadmede House Farnham Business
Weydon Lane Farnham GU9 8QT
Applicant: Burnham
Greenplan Designer Homes the Barn Randolphins Farm Bedlam Street Hustpierpoint BN6 9EL
Case Officer: Deborah Lynn
App. Type: Removal/Variation of Condition

RECOMMENDATION: Recommend Approval.

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

DM/23/1222

Location: Greystoke Oakwood Road Burgess Hill West Sussex
Desc: T1 - Horse Chestnut - Reduce crown approx 7m in order to maintain healthy growth, clear mains electric cable, give more light to garden and lessen danger from growth to one side.
Applicant: Mrs Jayne Millard
1 Oakwood Close Burgess Hill West Sussex RH15 0HY
Case Officer: Irene Fletcher
App. Type: Tree Surgery

RECOMMENDATION: No Objection.

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

DM/23/1240

Location: 89 Janes Lane Burgess Hill West Sussex RH15 0QP
Desc: Retrospective application for removal of existing detached single garage. Proposed new detached timber clad double garage, with home office/gym above. Proposed reconfigured driveway with new permeable block paving.
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. The Committee regretted the retrospective nature of the application.

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

DM/23/1241

Location: 7 Coulstock Road Burgess Hill West Sussex RH15 9XH

Desc: 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: Householder Application

RECOMMENDATION: Recommend Approval.

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

DM/23/1315

Location: 1 Folders Gardens Burgess Hill West Sussex RH15 0FY

Desc: Proposed single storey side/rear utility room extension and
conversion of existing garage into a study.Agent: Mr Stuart Beckett, Beckett Architectural & Consultancy Services
Ltd 53 Bramble Gardens Burgess Hill RH15 8UQApplicant: Mr Lewis 1 Folders Gardens Burgess Hill West Sussex RH15
0FY

Case Officer: Andrew Horrell

App. Type: Householder Application

RECOMMENDATION: Recommend Approval. The Committee regretted the loss
of garage.

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

DM/23/1326

Location: 149 London Road Burgess Hill West Sussex RH15 8LH

Desc: Single storey rear extension.

Agent: Mr Mel Humphrey

Mel Humphrey RICS C. Build E MCABE 9 Aldsworth Avenue
Goring by Sea BN12 4XQ

Applicant: Mark Collett

149 London Road Burgess Hill West Sussex RH15 8LH

Case Officer: Andrew Horrell

App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

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

DM/23/1342

Location: 67A Janes Lane Burgess Hill West Sussex RH15 0QP
Desc: Single storey rear extension and garage conversion to habitable space.
Agent: Mr Joseph O'Neill
Just Plans 46A Keymer Road Hassocks West Sussex BN6 8AR
Applicant: Mr Aaron Styles
67A Janes Lane Burgess Hill West Sussex RH15 0QP
Case Officer: Katherine Williams
App. Type: Householder Application

RECOMMENDATION: Recommend Approval. The Committee regretted the loss of garage.

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

DM/23/1344

Location: To The Rear Of 27 And 28 The Maltings Burgess Hill West Sussex RH15 9XF
Desc: T2 & TG1 - as per report - English Oak (reduce) & Ash / Beech Tree group (remove)
Agent: Mr Greg Coss
Claims Consortium Group Blackdown House Culmhead Business Centre Culmhead Taunton Somerset TA3 7DY
Applicant: Mr Greg Coss
Claims Consortium Group Blackdown House Culmhead Business Centre Culmhead Taunton Somerset TA3 7DY
Case Officer: Irene Fletcher
App. Type: Tree Surgery

RECOMMENDATION: No Objection.

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

DM/23/1347

Location: 17 Franklands Way Burgess Hill West Sussex RH15 0AX
Desc: Single storey rear and flank extensions, internal alterations, associated landscaping and double garage.
Agent: Miss Georgina McLeod
McLeod 3 Five Architects the Fuse Box, Level 4 North New England House New England Street Brighton East Sussex BN1 4GH
Case Officer: Hamish Evans
App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill **Ward: Burgess Hill - Meeds and Hammonds**
DM/23/1349

Location: Flat 3 Millhaven Court Mill Road Burgess Hill
Desc: 1 x Oak tree in communal grounds - Prune to clear building by
 2.5m. Prune over public highway to meet statutory requirements.
 Remove major deadwood greater than 30mm in diameter.
Agent: Mrs Angela Tudor
 Gristwood And Toms Limited Unit 12 The Beacon Solar Way
 Solstice Park Amesbury SP4 7SZ
Applicant: Caroline Dale
 Clarion Housing Level 6 6 More London Place Tooley Street
 London SE1 2DA
Case Officer: Sarah Nelson
App. Type: Trees in a Conservation Area

RECOMMENDATION: No Objection.

Parish: Burgess Hill **Ward: Burgess Hill - Meeds and Hammonds**
DM/23/1364

Location: Delmon House 36 - 38 Church Road Burgess Hill West Sussex
Desc: T1 Chestnut - Reduce crown by up to 2m.
Agent: Mrs Tracey Burnett
 KPS Contractors Ham Lane Scaynes Hill RH17 7PR
Case Officer: Irene Fletcher
App. Type: Tree Surgery

RECOMMENDATION: No Objection.

Parish: Burgess Hill **Ward: Burgess Hill - Dunstall**
DM/23/1370

Location: Bridge Farmhouse Cuckfield Road Burgess Hill West Sussex
Desc: Erection of proposed 2 bay oak framed car port (Previously
 approved DM/19/4971 - 15th Jan 2020)
Agent: Mr Alex Beattie
 Lightbox Architecture Limited 121 Greenbank Avenue Saltdean
 BN2 8QP
Applicant: Mr And Mrs Collins
 Bridge Farmhouse Cuckfield Road Burgess Hill West Sussex
 RH15 8RE
Case Officer: Andrew Watt
App. Type: Householder Application

RECOMMENDATION: Recommend Approval.
