

MINUTES of the PLANNING COMMITTEE
Held in the Council Chamber
on **Monday 18 SEPTEMBER 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
Brenda Williams
Matthew Goldsmith

* *Denotes non-attendance.*

(19.00)

57. OPEN FORUM

There were no members of the public present.

58. APOLOGIES FOR ABSENCE

An apology for absence had been received from Councillor David Eggleton.

59. SUBSTITUTES

There were none.

60. DECLARATIONS OF INTEREST

Cllrs Janice Henwood, Christine Cherry and Tofojjul 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.

‘Any observations and comments made are preliminary’

61. CHAIRMAN'S ANNOUNCEMENTS

There were none.

RESOLVED that:

62. MINUTES

The Minutes of the meeting of the Planning Committee held on **TUESDAY 29 AUGUST 2023**, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

63. 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 **TUESDAY 29 AUGUST 2023**, were considered.

64. LICENSE APPLICATIONS

LI/23/1284 A new premises license had been received for Shopplay 1 Marchants Way Burgess Hill RH15 8QY.

RECOMMENDATION: The Committee noted the application.

65. STREET NAMING

Mid Sussex District Council had advised that the developer for **LAND SOUTH OF FOLDERS LANE AND EAST OF KEYMER ROAD, BURGESS HILL - DM/22/3049** were creating 12 new streets that they needed to name.

The developers had provided the following suggestions;

Nettle, Buttercup, Dandelion, Thistle, Daisyfields, Poppy, Clover, Yarrow, Grasslands, Chickweed, Goosefoot, Henbit, Holly, Honeysuckle, Box, Yew, Spindle, Dogwood, Pollards, Freckborough, Farthings, Fowles.

The proposed site map was listed as Appendix 1.

RECOMMENDATION: The Committee noted the suggestions made by the developer.

66. Meeting terminated at 19.55 hours.

OBSERVATIONS

Parish: Burgess Hill

Ward: Burgess Hill - Meeds and Hammonds

DM/23/0140

Location: 68 - 70 Church Walk Burgess Hill West Sussex RH15 9AS
Desc: Redevelopment of an existing two storey commercial building to create a four-storey mixed use building. Through the addition of new floors over the existing building footprint (with partial demolition of the existing 1st floor) to accommodate 10 No. flats over the top three floors, retaining the exiting commercial/retail use at ground floor (Amended plans received 24 August 2023)
Agent: BuchanRumArchitects
Buchan Rum Architects Ltd 9 Savill Road Lindfield RH16 2NY
Applicant: Alio, 245 Terrace Road Walton on Thames Surrey KT12 2DZ
Case Officer: Andrew Watt
App. Type: Full Application

RECOMMENDATION: Recommend Refusal.

The Committee felt the application contravened;

DP39: Sustainable Design and Construction - Minimise energy use through the design and layout of the scheme including through the use of natural lighting and ventilation.

DG37: Deliver high quality buildings that minimise their environmental impact - Orientation and design of buildings and roofs to maximise daylight / sunlight penetration and solar gain, whilst also avoiding overheating.

DG47: Provide homes with sufficient daylight and sunlight - All dwellings should benefit from daylight and sunlight levels that conform to BRE (Better Regulation Executive) standards.

The Committee requested that if the application was approved that a Section 106 Contribution towards Community Buildings and/or Community Infrastructure, with monies to go towards the Burgess Hill Community Buildings Fund be made. The Committee asked to bring to attention of the applicant that one set of the Town Council's Christmas festive lights catenary wires and power supply/meter is attached to the frontage of this building, and that they would like to have continued access to this.

Parish: Burgess Hill

Ward: Burgess Hill - Meeds and Hammonds

DM/23/2127

Location: 37 Mill Road Burgess Hill West Sussex RH15 8DY

Desc: Proposed dormer extension and roof lights

Agent: Gerald Moore

Gerald Moore RIBA 1 Exmoor Crescent Worthing BN13 2PL

Applicant: BCE Investments Limited

Maplehurst 53 Oathall Road Haywards Heath RH16 3EL

Case Officer: Joanne Fisher

App. Type: Lawful Development Certificate -Proposed

RECOMMENDATION: The Committee noted the application.

Parish: Burgess Hill

Ward: Burgess Hill - Dunstall

DM/23/2138

Location: 27 Bramble Gardens Burgess Hill West Sussex RH15 8UQ

Desc: Proposed garage conversion

Agent: Mr Chris Upton, Upton Design Consultancy Ltd 8 Gladstone Road
Burgess Hill RH15 0QQ

Applicant: Mr and Mrs P Owens

27 Bramble Gardens Burgess Hill West Sussex RH15 8UQ

Case Officer: Joanne Fisher

App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Meeds and Hammonds

DM/23/2176

Location: Hammonds Barn London Road Burgess Hill West Sussex

Desc: Erection of a replacement garden side gate with a 6ft close
boarded gate.

Applicant: Ralph Silver, Hammonds Barn London Road Burgess Hill West
Sussex RH15 9QJ

Case Officer: Emily Wade

App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/23/2181

Location: Top House Keymer Road Burgess Hill West Sussex
Desc: Installation of replacement signs to include, 1x new pictorial panel to existing post, complete with 2x amenity boards fitted below, 1x wall mounted amenity board, 1x set of individual letters. 2x single sided panel to existing posts, 1x car park sign, 1x house name panel to fence, 2x transom signs, 2x lanterns, 2x door plaques, 2x sets of sign-written house name and logos
Agent: Mrs Gillian Shepley, Ashleigh Signs Ashleigh House Beckbridge Road Normanton WF6 1TE
Applicant: Mr Simon Pettifer, Greene King Top House Keymer Road Burgess Hill West Sussex RH15 0AD
Case Officer: Deborah Lynn
App. Type: Advertisement Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/23/0941

Location: Phase 2E, Keymer Tile Works Kilnwood Avenue Burgess Hill West Sussex
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. (Amended plan received 25th August 2023 showing elevational/design changes and updated drainage information).
Agent: Kember Loudon Williams Ridgers Barn Bunny Lane Tunbridge Wells TN3 9HA
Applicant: Kember Loudon Williams, 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 site was designated for a health facility and that the application contravened;

Burgess Hill Neighbourhood Plan Core Object 3 -Ensure that all sections of the community in Burgess Hill have appropriate access to community/medical services including retail, formal and informal recreational space and leisure facilities

Burgess Hill Neighbourhood Plan Policy S3 Protect and Enhance Existing Community and Medical/Health Facilities -The existing community facilities within Burgess Hill are important resources for the local community and should be retained. Support will be given to allocating new facilities or Burgess Hill Made Neighbourhood Plan 2016 50 improving existing ones.

DP7: General Principles for Strategic Development at Burgess Hill -Provide new and improved community, retail, cultural, educational, health, recreation, play 39 and other facilities to create services and places that help to form strong local communities and encourage healthy lifestyles;

DP20: Securing Infrastructure

DP21: Transport -The scheme provides adequate car parking for the proposed development

DG30: Design for everyone and look to the future

DG35: Promote a mix of uses within larger schemes to provide services to meet local needs, conveniently located where they are most accessible

DG46: Provide attractive and usable external amenity space for all homes -All dwellings should normally have access to usable private outdoor amenity space that is appropriate to the location and the type and size of accommodation

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 requested that if the application was approved that a Section 106 Contribution towards Community Buildings and/or Community Infrastructure, with monies to go towards the Burgess Hill Community Buildings Fund be made.

Parish: Burgess Hill
DM/23/1678

Ward: Burgess Hill - Franklands

Location: 6 Oak Hall Park Burgess Hill West Sussex RH15 0BX

Desc: Ash, adjacent neighbouring boundary, remove forked limb overhanging neighbouring land back to trunk, and remove small lowest branch over garden. Field maple. Remove lowest, forked limb over garden. Oak, removal of lowest secondary limb over garden. Please note amended description.

Applicant: Rodney Marsh

6 Oak Hall Park Burgess Hill West Sussex RH15 0BX

Case Officer: Irene Fletcher

App. Type: Tree Surgery

RECOMMENDATION: No Objection.

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/23/2215

Location: 73 Valebridge Road Burgess Hill West Sussex RH15 0RR
Desc: Proposed two matching dormer windows to the front elevation to replace the existing Velux roof windows
Agent: Mr Russell Wooden
Eleven Folders Close Burgess Hill RH15 0TA
Applicant: Mr Adam Cobb
73 Valebridge Road Burgess Hill West Sussex RH15 0RR
Case Officer: Hamish Evans
App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/23/2240

Location: Unit 5 55 Victoria Road Burgess Hill West Sussex
Desc: Change of use of premises from general industrial use (Class B2) to mixed use consisting of brewery (Class B2), taproom (sui generis) and ancillary shop.
Agent: Mr Matt Smith
D And M Planning Ltd 1A High Street Godalming GU7 1AZ
Applicant: BNG Hub Ltd
C/O Agent
Case Officer: Deborah Lynn
App. Type: Change of Use Application

RECOMMENDATION: Recommend Refusal.

The Committee stated the application contravened application **DP21 Transport**. They also noted concerns around inadequate fire exits, noise disturbance, safety issues due to size of the building and suggested capacity, and lack of access.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/23/2262

Location: 28 Inholmes Park Road Burgess Hill West Sussex RH15 0JE
Desc: T1 and T2 Chestnut - Crown reduction by 3 metres
Applicant: Ken Hollingdale
28 Inholmes Park Road Burgess Hill West Sussex RH15 0JE
Case Officer: Irene Fletcher
App. Type: Tree Surgery

RECOMMENDATION: No Objection.

Parish: Burgess Hill

Ward: Burgess Hill - Leylands

DM/23/1901

Location: 20 Windmill Drive Burgess Hill West Sussex RH15 8JW
Desc: Replace existing porch and install two bay windows to replace existing windows to front of property.
Applicant: Mrs Deborah Cheeseman
20 Windmill Drive Burgess Hill West Sussex RH15 8JW
Case Officer: Andrew Horrell
App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/23/2272

Location: Top House Keymer Road Burgess Hill West Sussex
Desc: Re build of existing boundary wall and incorporation of picket fencing and arbor
Agent: Z Horton, Gba Designs Ltd 70 Churchill Sq Kings Hill ME19 4YU
Applicant: Mr Tim Adams
Case Officer: Deborah Lynn
App. Type: Full Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/23/2275

Location: 321 Junction Road Burgess Hill West Sussex RH15 0PY
Desc: Proposed x1 new dwelling.
Agent: Mr Nathan Chilvers
Mohsin Cooper Ltd 7 Hove Manor Parade Hove Street Hove BN3 2DF
Applicant: Mr And Mrs Gander
Land Adjacent 321 Junction Road Burgess Hill RH15 8LS
Case Officer: Anna Tidey
App. Type: Full Application

RECOMMENDATION: Recommend Refusal.

The Committee felt the application contravened;

DG18: Integrate parking to support attractive streets and spaces

DG19: Provision of off-street parking

DG20: Integrate on-street parking

Parish: Burgess Hill

Ward: Burgess Hill - Meeds and Hammonds

DM/23/2287

Location: 17 Park Road Burgess Hill West Sussex RH15 8EU

Desc: Damson/Plum tree - fell.

Applicant: Mrs Lisa Gotcher-Gebska

17 Park Road Burgess Hill West Sussex RH15 8EU

Case Officer: Sarah Nelson

App. Type: Trees in a Conservation Area

RECOMMENDATION: Objection. The tree was in a conservation area and there was a lack of an arboricultural report.

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/23/2328

Location: 35 Longhurst Burgess Hill West Sussex RH15 0TG

Desc: T1 Oak - Reduce lateral spread by approximately 2 metres, to include approx. 180 degrees of the crown, all growth overhanging buildings and garden. Remove 3-4 lowest branches, approx. 15-20 diameter, and stem epicormic growth. Blend sides into high crown, no height reduction to be undertaken.

Agent: Geoffrey Foers-Place

Sussex Tree Works Woodley House South Road Wivelsfield
Green RH17 7QS

Applicant: Stuart Thomspn

35 Longhurst Burgess Hill West Sussex RH15 0TG

Case Officer: Irene Fletcher

App. Type: Tree Surgery

RECOMMENDATION: No Objection.
