

MINUTES of the PLANNING COMMITTEE
Held in the Council Chamber
on **Tuesday 10 October 2023**

Present: David Eggleton Chairman
Janice Henwood Vice Chairman

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

Also Present: Simon Hicks
Brenda Williams
Peter Williams
Richard Cherry

* *Denotes non-attendance.*

(19.00)

67. OPEN FORUM

There were two members of the public present.

68. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Tofojjul Hussain and John Orchard.

69. SUBSTITUTES

Councillor Simon Hicks substituted for Councillor Tofojjul Hussain.
Councillor Brenda Williams substituted for Councillor John Orchard.

70. DECLARATIONS OF INTEREST

Councillors Janice Henwood and Christine Cherry 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.

71. CHAIRMAN'S ANNOUNCEMENTS

Councillor Eggleton spoke on application DM/23/2372 – Land at Wellhouse Lane, Burgess Hill, for a development of up to nine dwellings. The parish in which the application fell was Hassocks, but he stated that it was a concerning application, where neighbouring parishes and the South Downs National Park had commented. He expressed concern that the proposal, if enacted, would erode the strategic gap between Burgess Hill and Hassocks, and would lead toward coalescence of the two towns. He requested the Committee's thoughts on the application, and requested that the Committee submit comments to the Planning Officer.

A member of the public spoke to the Committee, stating that it was a rural exception site application. They gave the Committee an overview of the history of the site, stating that the application had been refused twice previously, and had little support from those consulted.

RESOLVED that:

The Committee stated that the application contravened the following:

Mid Sussex District Plan

DP6 – Settlement Hierarchy; the application fell outside the built-up area boundaries of Burgess Hill and there was no confirmed need for the houses.

DP12 – Protection and Enhancement of Countryside; the application bordered the South Downs National Park, having an immediate impact on the countryside.

DP13 – Preventing Coalescence; the application would add to the coalescence of Burgess Hill and Hassocks.

DP15 – New Homes in the Countryside; there was no special justification for the building of new homes.

The Committee raised concern over the access onto Keymer Road, stating it was an unsustainable location, with limited visibility spray and no footpaths for pedestrians.

The Committee agreed to send their comments to the Planning Officer.

72. MINUTES

The Minutes of the meeting of the Planning Committee held on **Monday 18 September 2023**, having been previously circulated, were **AGREED** and signed by the Vice Chairman as a correct record.

73. 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 11 September 2023, were considered.

74. DISTRICT PLAN REVIEW – INFRASTRUCTURE PROFORMA

A copy of the infrastructure proforma for the District Plan Review had been received by Mid Sussex District Council.

The Committee discussed the infrastructure proforma, raising concern over the lack of early years places, and sixth form provision, the need for all-weather sports facilities at the Burgess Hill Academy, and the need for local community infrastructure.

RESOLVED that:

The Committee agreed that Councillor Eggleton would complete the infrastructure proforma, with help from Councillors Richard Cherry and Peter Williams.

75. LICENSE APPLICATIONS

LI/23/1301 – a license application had been received for a new premises license at 73 Church Walk, Burgess Hill, RH15 9BQ.

RESOLVED that:

The Committee noted the application.

76. Meeting terminated at 20:27 hours.

OBSERVATIONS

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/23/1812

Location: 5 York Road Burgess Hill West Sussex RH15 9TT
Desc: Create 3no external enclosures with secure external fencing for the use of a gas storage facility to the site
Agent: Mr Adam Gordon
Visionscheme Ltd Unit 15 Finns Business Park
Bowenhurst Lane Mill Lane Crondall GU10 5HP
Applicant: Mr Steve Hayes
Edwards Ltd 5 York Road Burgess Hill West Sussex RH15 9TT
Case Officer: Hamish Evans
App. Type: Full Application

RECOMMENDATION: The Committee noted the application and requested to see an emergency management plan from the Fire and Rescue Service before they could pass comment.

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/23/1871

Location: 12 Golden Hill Burgess Hill West Sussex RH15 0TS
Desc: Oak Tree's (x2) - Reduce Crown by 2-3 metres and remove over hanging branches by 3 metres.
Applicant: Mr Ray Woods
32 The Vineries Burgess Hill West Sussex RH15 0NF
Case Officer: Irene Fletcher
App. Type: Tree Surgery

RECOMMENDATION: No Objection.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/23/1926

Location: 24 Oak Hall Park Burgess Hill West Sussex RH15 0BX
Desc: Alterations to side extension to allow for a change of use to a separate 1 bed two-person dwelling. Amended plans received 13/09/2023 creating front door to the front elevation and re-siting fence in rear garden to create subdivision of garden.
Agent: Mr George Baxter
Pooh Corner St Georges Lane Hurstpierpoint BN6 9QX
Applicant: Mr Joshua Baxter
24 Oak Hall Park Burgess Hill West Sussex RH15 0BX
Case Officer: Joanne Fisher
App. Type: Full Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/23/2206

Location: Oaklodge Nursing Home 2 Silverdale Road Burgess Hill West Sussex
Desc: Proposed two storey extension to the western elevation.
Agent: Mrs Emma Smyth
HDS Architects 7 Muster Green South Haywards Heath West Sussex RH16 4AP
Applicant: Dr Jay Dalmond
Oaklodge Nursing Home 2 Silverdale Road Burgess Hill West Sussex RH15 0EF
Case Officer: Rachel Richardson
App. Type: Full Application

RECOMMENDATION: The Committee noted the application and noted the concerns raised by the Doctor's surgery on inadequate drainage.

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/23/2274

Location: 27 Orchard Road Burgess Hill West Sussex RH15 9PG
Desc: (T1) Oak - reduce crown by 3m to clear the overhang on workshop roof
Applicant: Mr Tim Wheeler
24B Orchard Road Burgess Hill West Sussex RH15 9PG
Case Officer: Irene Fletcher
App. Type: Tree Surgery

RECOMMENDATION: No Objection.

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/23/2291

Location: 19 The Kiln Burgess Hill West Sussex RH15 0LU

Desc: Removal of existing lean to one side elevation to build new two side storey extension. Front door to be brought forward to be in line with the property.

Applicant: Mr Paul Sargent

19 The Kiln Burgess Hill West Sussex RH15 0LU

Case Officer: Deborah Lynn

App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/23/2292

Location: Ultra Violet 163 London Road Burgess Hill West Sussex

Desc: Change of use from Class E (Hairdresser) to Class E (Hairdresser) and Sui Generis (Tattooist's).

Agent: Mr Tim Deacon

Tim Deacon. Architect 9 Longshore Drive Shoreham-by-Sea BN43 6DJ

Applicant: Richard Wooton

Wooton & Bean Financial Solutions Limited 137 South Road Haywards Heath RH16 4LY

Case Officer: Andrew Watt

App. Type: Change of Use Application

RECOMMENDATION: Recommend Approval. The Committee regretted the retrospective nature of the application.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/23/2303

Location: 10 Kings Ride Burgess Hill West Sussex RH15 0HL

Desc: First floor front extension over existing converted garage.

Agent: Mrs Josie Hodges

DPS Sussex Ltd 6 Newlands Close Keymer Hassocks BN6 8BG

Applicant: Mrs Liz Burgess

10 Kings Ride Burgess Hill West Sussex RH15 0HL

Case Officer: Deborah Lynn

App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Meeds and Hammonds

DM/23/2312

Location: 41 Priory Road Burgess Hill West Sussex RH15 9HD
Desc: Part single storey front extension including internal alterations
Agent: Mr Terry Wilson
Wilson Architectural Building Designs Ltd 27 Tyrrell Avenue
Sidcup London DA16 2BT
Applicant: Mr Bennett
41 Priory Road Burgess Hill West Sussex RH15 9HD
Case Officer: Andrew Horrell
App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Meeds and Hammonds

DM/23/2335

Location: 1 Beale Street Burgess Hill West Sussex RH15 9UY
Desc: Part retrospective conversion of garage into playroom and utility room.
Agent: Mr Peter Liddell
Peter Liddell Architect 24 Chatfield Road Cuckfield Haywards Heath RH17 5BB
Applicant: Louise Roberts
1 Beale Street Burgess Hill West Sussex RH15 9UY
Case Officer: Andrew Watt
App. Type: Householder Application

RECOMMENDATION: Recommend Approval. The Committee regretted the retrospective nature of the application and the loss of a garage.

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/23/2347

Location: 5th Burgess Hill Scout Group Scouts Hall Gordon Road
Burgess Hill
Desc: Sycamore - Fell
Applicant: Mr Clive Everest
5th Burgess Hill Scouts 62 Grand Avenue Hassocks BN6 8DE
Case Officer: Irene Fletcher
App. Type: Tree Surgery

RECOMMENDATION: Objection. The Committee noted the lack of an arboricultural report and stated that it was a healthy tree; they recommended that it was instead reduced.

Parish: Burgess Hill
DM/23/2357

Ward: Burgess Hill - St Andrew's

Location: 77 Janes Lane Burgess Hill West Sussex RH15 0QP
Desc: Variation of condition 2 in relation to DM/22/3299: Amend plans to add a side porch to the southern elevation of the house at ground floor level and fenestration changes and increase envelope of proposed house by up to 0.5m to accommodate a mechanical ventilation and heat recovery system and increased insulation.
Agent: Charles Rose
City Planning Third Floor 244 Vauxhall Bridge Road London SW1V 1AU
Applicant: Mr Charles Rose
77 Janes Lane Burgess Hill West Sussex RH15 0QP
Case Officer: Andrew Horrell
App. Type: Removal/Variation of Condition

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill
DM/23/2364

Ward: Burgess Hill - Dunstall

Location: Sakkara 5 Shelley Wood Burgess Hill West Sussex
Desc: T1- reduce limbs overhanging number 1 and 2 the maltings by 2/2.5m. T2- reduce limbs overhanging number 2 and 3 the maltings by 2/2.5m
Agent: Mr Antony Geer
AG Garden and Tree 16 Capenors Burgess Hill RH159QL
Applicant: Mr Antony Geer
C/O Agent
Case Officer: Irene Fletcher
App. Type: Tree Surgery

RECOMMENDATION: No Objection.

Parish: Burgess Hill
DM/23/2389

Ward: Burgess Hill - Leylands

Location: 41 Faulkners Way Burgess Hill West Sussex RH15 8SA
Desc: Single storey rear extension and front porch.
Agent: Mr Chris Upton
Upton Design Consultancy Ltd 8 Gladstone Road Burgess Hill RH15 0QQ
Applicant: Mr Alex Dearden
41 Faulkners Way Burgess Hill West Sussex RH15 8SA
Case Officer: Anna Tidey
App. Type: Lawful Development Certificate – Proposed

RECOMMENDATION: The Committee noted the application.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/23/2400

Location: 17 Burners Close Burgess Hill West Sussex RH15 0QA

Desc: T1 and T2 Oak - Crown reduction by 2m. G1 Hornbeam group -
Crown reduction by 2m.

Agent: Mrs Tracy Burnett

KPS Contractors Ltd KPS House, Ham Lane, Scaynes Hill
Haywards Heath RH17 7PR

Applicant: C/o Agent

Case Officer: Irene Fletcher

App. Type: Tree Surgery

RECOMMENDATION: No Objection.

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/23/1812

Location: 5 York Road Burgess Hill West Sussex RH15 9TT

Desc: Create 3 no external enclosures with secure external fencing for
the use of a gas storage facility to the site (Amended plans and
additional details received 20.09.2023)

Agent: Mr Adam Gordon

Visionscheme Ltd Unit 15 Finns Business Park Bowenhurst
Lane Mill Lane Crondall GU10 5HP

Applicant: Mr Steve Hayes

Edwards Ltd 5 York Road Burgess Hill West Sussex RH15 9TT

Case Officer: Hamish Evans

App. Type: Full Application

RECOMMENDATION: The Committee noted the application and requested to see an emergency management plan from the Fire and Rescue Service before they could pass comment.

Parish: Burgess Hill

Ward: Burgess Hill - Meeds and Hammonds

DM/23/2329

Location: 208 Chanctonbury Road Burgess Hill West Sussex RH15 9HN

Desc: Rendering the outside of the building with very light grey acrylic
render

Applicant: Piotr Kwiatkowski

208 Chanctonbury Road Burgess Hill West Sussex RH15 9HN

Case Officer: Hamish Evans

App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/23/2336

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 and demolition of existing garden shed.
Agent: Mr Stuart Beckett
Beckett Architectural & 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 stated that the application contravened the following:

**Burgess Hill Neighbourhood Plan
H2 – Back Garden Development.**

Mid Sussex District Plan

DP26 – Character and Design; the application caused harm to the existing amenities and did not contribute well to the public realm.

DP39 – Sustainable Design and Construction.

Mid Sussex Design Guide

DG37 – Deliver high quality buildings that minimise their environmental impact

DG38 – Design buildings with architectural integrity and a sense of place

DG40 – Design buildings that respond to and animate the street scene

The design was deliberately chosen to be out of character and undermined the area. The Committee questioned the low-quality design of the application.

The Committee expressed concern over the danger of access onto Keymer Road.

Parish: Burgess Hill

Ward: Burgess Hill - Meeds and Hammonds

DM/23/2345

Location: 73 Church Walk Burgess Hill West Sussex RH15 9BQ
Desc: Change of use from a former building society in to a micropub.
Addition of 1 extra toilet and the installation of a refrigerated room and bar to the rear aspect of the main room.
Applicant: Mr Greg Ackerley
BHMP Ltd 43 Franklin Street Brighton BN2 3AL
Case Officer: Katherine Williams
App. Type: Full Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Meeds and Hammonds

DM/23/2346

Location: 73 Church Walk Burgess Hill West Sussex RH15 9BQ

Desc: To install an illuminated sign above the spanning the entire frontage

Applicant: Mr Greg Ackerley

BHMP Ltd 43 Franklin Street Brighton BN2 3AL

Case Officer: Katherine Williams

App. Type: Advertisement Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Meeds and Hammonds

DM/23/2370

Location: The Pavilion St John's Park, Park Road Burgess Hill

Desc: Ground floor extension to the existing cricket pavilion to increase the size of the existing lounge and bar area and provide additional storage and toilet facilities. A new first floor within the existing roof space to provide a new community lounge, female changing facilities and further amenities.

Agent: Andrew Swaisland

Hills Architectural Design Ltd 45 Sycamore Drive Burgess Hill RH15 0GG

Applicant: Geoff Brailey

Burgess Hill Cricket Club, The Pavilion St John's Park, Park Road Burgess Hill West Sussex

Case Officer: Joseph Swift

App. Type: Full Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/23/2404

Location: Grace House 26 Victoria Close Burgess Hill West Sussex

Desc: Erection of single storey rear extension.

Agent: HB Planning Services

20 Wharfdale Gardens Croydon CR7 6LA

Applicant: Mr and Mrs Lane

Grace House 26 Victoria Close Burgess Hill West Sussex RH15 9QS

Case Officer: Andrew Horrell

App. Type: Lawful Development Certificate – Proposed

RECOMMENDATION: The Committee noted the application.

DM/23/2412

Location: 64 Kings Way Burgess Hill West Sussex RH15 0TP
Desc: Group of Mixed Trees (including Oak). Ground works and associated fibrous root pruning to install a root barrier (16m in length and 4m in depth), which will remove small fibrous roots and retain the trees.
Agent: Mr Keiron Hart
Tamla Trees Ltd Vintners Fugelmere Road Fleet GU51 3BB
Applicant: Director
William Hunt Consulting, The Barn Oxburgh Fosse Way
Stretton-on-Dunsmore Rugby CV23 9JF
Case Officer: Irene Fletcher
App. Type: Tree Surgery

RECOMMENDATION: No Objection.

DM/23/2319

Location: Land At 177 Junction Road Burgess Hill West Sussex RH15 0JW
Desc: Variation of condition numbers 2 and 3 in relation to planning application DM/20/2050, Condition 2 - to replace the external doors, including swapping the rear door and window on the South West elevation for bi-fold doors and moving the door on the North West elevation closer to the ground floor window on the external façade. Condition 3 - replace the existing Material Schedule with a new Material Schedule.
Agent: Buchan Rum Architects Ltd
9 Savill Road Lindfield Haywards Heath West Sussex RH16 2NY
Applicant: Mr and Mrs Haylor
36 Greenstede Avenue East Grinstead West Sussex RH19 3HZ
Case Officer: Joanne Fisher
App. Type: Removal/Variation of Condition

RECOMMENDATION: Recommend Approval.

DM/23/2448

Location: Multi Installations Ltd 27 Victoria Gardens Burgess Hill West Sussex

Desc: Installation of dust extraction system, enclosure of centrifugal fan, steel racking, powder coating oven and replacement of windows to front offices.

Applicant: Mr Ril Pindoria
Multi Installations Ltd 27 Victoria Gardens Burgess Hill West Sussex RH15 9NB

Case Officer: Andrew Clarke
App. Type : Full Application

RECOMMENDATION: Recommend Refusal. The Committee stated that the application contravened the following policies:

Mid Sussex District Plan

DP26 – Character and Design; the application caused significant harm to existing amenities (back garden)

DP29 – Noise, Air and Light Pollution

Mid Sussex Design Guide

DG48 – Design to minimise the impact of noise, air and light pollution

The Committee noted concern over the accessibility of the application, stating it was not immediately available on the Planning Portal, and that it would be difficult for residents to comment their concerns.

It was agreed that Councillor Eggleton would speak to the MSDC Councillor for Victoria Ward regarding calling in the application.

DM/23/2483

Location: 18 and 20 Folders Lane Burgess Hill West Sussex RH15 0DR

Desc: 18 Folders Lane T1 Oak – Reduce overall canopy by 2m and reduce height by 2.5m. 20 Folders Lane T2 Oak – West side only canopy reduction by 2m. T3 Oak – West side only canopy reduction by 2.5m

Agent: Ian Mitchell
Hassocks Tree Services 22 Ann Close Hassocks West Sussex BN6 8NB

Applicant: Graham Bentley
18 Folders Lane Burgess Hill West Sussex RH15 0DR

Case Officer: Irene Fletcher
App. Type: Tree Surgery

RECOMMENDATION: No Objection.

Parish: Burgess Hill

Ward: Burgess Hill – Dunstall

DM/23/2508

Location: Bridge Farmhouse Cuckfield Road Burgess Hill West Sussex
Desc: Single storey rear extension to provide accessible bedroom accommodation.

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: Caroline Grist

App. Type: Householder Application

RECOMMENDATION: Recommend Approval.
