

MINUTES of the PLANNING COMMITTEE
Held in the Council Chamber
on **Monday 20 November 2023**

Present: David Eggleton Chairman
Janice Henwood Vice Chairman

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

Also Present:

Anne Eves

* *Denotes non-attendance.*

(19.00)

86. [OPEN FORUM](#)

One member of the public was present.

87. [APOLOGIES FOR ABSENCE](#)

An apology for absence had been received from Councillor Bob Foster.

88. [SUBSTITUTES](#)

Councillor Anne Eves substituted for Councillor Bob Foster.

89. [DECLARATIONS OF INTEREST](#)

Councillors Henwood, Cherry, Eves 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.

90. CHAIRMAN'S ANNOUNCEMENTS

Notification had been received from Mid Sussex District Council regarding DM/23/2372, Land at Wellhouse Lane for a development of up to nine dwellings. The Committee had previously discussed the application, on 10 October, as a Chairman's Announcement, but had now received a formal request for response.

A member of the public, who lived on Wellhouse Lane, gave a brief overview of the situation, informing the Committee of past applications made in the area, and concerns that had been raised regarding Highways safety. In particular, an oak tree restricted the views of the junction and had been assessed by an arboriculturalist, as previously there had been calls to fell the oak. The resident stated he believed that even if the oak tree were felled, the resulting slant angle views would still fall below the standards for Highways; this would be due to the curvature of the land and the remaining oak trees causing there to be a blind spot when looking for oncoming traffic.

RESOLVED that: **Recommend Refusal.**

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.

DP12 – Protection and Enhancement of Countryside; the application bordered 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.

DP18 – Setting of the South Downs National Park.

DP21 – Transport; the Committee raised concerns over the cycling provision.

DP32 – Rural Exception Sites.

The Committee agreed with the objections raised by the Housing Officer, and objected to the felling of the tree on the site.

91. MINUTES

The Minutes of the meeting of the Planning Committee held on **Monday 30 October** 2023, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

92. 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 23 October 2023, were considered.

93. TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 78 APPEAL

An Appeal Decision had been received from Mid Sussex District Council, for AP/23/0051, 123 Leylands Road, Burgess Hill, RH15 8JS, regarding a proposed front garden wall. The appeal had been allowed.

RESOLVED that: **The Committee noted the appeal.**

94. STREET NAMING

1. Notification had been received from Mid Sussex District Council that a street naming and numbering application had been submitted for Land at Wintons, Folders Lane, Burgess Hill – DM/21-3311. The development consisted of eight dwellings and required the creation of one new street. The developers had suggested the name Paddock Walk.

RESOLVED that: **The Committee noted the suggestion.**

2. Notification had been received from Mid Sussex District Council that a street naming and numbering application had been submitted for Northern Arc Phase 1.5 and 1.6 – DM/21/3870. The development consisted of two-hundred and twenty-two new dwellings and required the creation of potentially eight new streets.

RESOLVED that: **The Committee suggested names were taken at random from the fallen on the War Memorial.** This would be subject to approval from Full Council.

95. Meeting terminated at 19:42 hours.

OBSERVATIONS

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 (Corrected plans received on 23 October 2023)
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 - Dunstall

DM/23/2722

Location: 34 Wisden Avenue Burgess Hill West Sussex RH15 8TL
Desc: Proposed first floor front extension over existing garage.
Applicant: Elliot Wells
14 Oatfield Close Cranbrook TN17 3NH
Case Officer: Deborah Lynn
App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/23/2757

Location: 15 Sycamore Drive Burgess Hill West Sussex RH15 0GG
Desc: Velux-only loft conversion, creation of 1 x bedroom with en-suite bathroom, within the existing roofline, 1x Velux window to the front roof, 2 x Velux windows to the rear roof, 1 x Velux window to the hip end.
Agent: Mr Matthew Doherty Sussex Loft Rooms 63 Homefield Road Seaford East Sussex BN25 3DY
Applicant: C/o Agent
Case Officer: Katherine Williams
App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/23/2793

Location: 93 Valebridge Road Burgess Hill West Sussex RH15 0RR
Desc: Loft conversion chalet bungalow with slate roof
Agent: Chris Jones
Holly Tree House Cuckfield Road Burgess Hill West Sussex
RH15 8RE
Applicant: Mrs 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 - Dunstall

DM/23/2727

Location: Trees On and Adjacent To 27 Foxglove Close Burgess Hill West
Sussex RH15 8UY
Desc: (T11) - Fell. (T12) - Reduce and re-balance crown by 2m. (T13) -
Reduce and re-balance crown by 2.5m. (T14,15 and 16) -
Reduce crown by 2m cutting back to secondary growth.
Agent: Danny Symes
Symes Tree Surgeon 6 Chalfield Road Cuckfield West Sussex
RH17 5BB
Applicant: Robert Clark
27 Foxglove Close Burgess Hill West Sussex RH15 8UY
Case Officer: Irene Fletcher
App. Type: Tree Surgery

RECOMMENDATION: Objection. The Committee expressed concern over the lack of an arboricultural report. The Committee raised concern over uncertainty regarding the felling of T12, as the application was unclear.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/23/2779

Location: Southfields Keymer Road Burgess Hill West Sussex
Desc: Proposed two storey extension to the southeast corner of the dwelling, a first-floor extension to the southwest corner, a single storey side extension to the north, a replacement of the existing garage, as well as an increase in the existing roof ridge height. Existing glazing to be replaced with grey aluminium framed windows together with new floor to ceiling windows to the eastern, southern and western elevations.
Agent: Mr Eliot Ellis-Brown
Top Flat 74 Sudbourne Road London SW2 5AH
Applicant: Sharghy
Southfields Keymer Road Burgess Hill West Sussex RH15 0AN
Case Officer: Caroline Grist
App. Type: Householder Application

RECOMMENDATION: Recommend Refusal.

The Committee stated that the application contravened the following policies:

Mid Sussex District Plan

DP26 – Character and Design

Mid Sussex Design Guide

DG45 – Privacy of existing and future residents.

The Committee expressed concerns regarding the lack of an arboricultural report.

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/23/2780

Location: 7 Commercial Road Burgess Hill West Sussex RH15 8QL
Desc: Exterior insulation and smooth rendering on the side wall only.
Applicant: Miss Mariah Cohen
7 Commercial Road Burgess Hill West Sussex RH15 8QL
Case Officer: Deborah Lynn
App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/23/2784

Location: Burgess Hill School for Girls Keymer Road Burgess Hill West
Sussex

Desc: (T0542) - Oak - Reduce in height by 4m, (T0548) - Hazel -
Coppice Fell to ground level, (T0549) - Leyland Cypress - Fell

Applicant: Mr Richard Moses
Burgess Hill School for Girls Keymer Road Burgess Hill West
Sussex RH15 0EG

App. Type: Trees in a Conservation Area

RECOMMENDATION: No Objection.

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/23/2842

Location: Wickes 255 - 269 London Road Burgess Hill West Sussex

Desc: 1 no. Built Up Wickes Sign Part illuminated, 2 no. non-illuminated
product trays, 1 no. Wickes Chevron Flex Part Illuminated, 1 no.
Welcome Sign, 1 no. Totem sign.

Agent: Ms Tracey Barwick
Spencer Signs Ltd 70 Scarborough Street Hull HU3 4TG

Applicant: Wickes
Vision House 19 Colonial Way Watford WA9 3AL

Case Officer: Hamish Evans

App. Type: Advertisement Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/23/2845

Location: 9 Farnlea Burgess Hill West Sussex RH15 0BD

Desc: Part conversion of garage. New porch.

Agent: Mr Paul Gosling
78 Potters Lane Burgess Hill RH15 9JS

Applicant: Mr D Stewart
9 Farnlea Burgess Hill West Sussex RH15 0BD

Case Officer: Hamish Evans

App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

The Committee regretted the loss of a garage.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/23/2863

Location: Birch Manor 4 Oak Grange Burgess Hill West Sussex

Desc: Retrospective permission for a garden shed.

Applicant: Mr Cliff James

Birch Manor 4 Oak Grange Burgess Hill West Sussex RH15 0XD

Case Officer: Joanne Fisher

App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

The Committee regretted the retrospective nature of the application.
