

MINUTES of the PLANNING COMMITTEE
Held in the Council Chamber
on **Monday 11 December 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
Peter Williams

* *Denotes non-attendance.*

(19.00)

96. OPEN FORUM

There was one member of the public present.

97. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Graham Allen and John Orchard.

98. SUBSTITUTES

Councillor Anne Eves substituted for Councillor Graham Allen.
Councillor Peter Williams substituted for Councillor John Orchard.

99. DECLARATIONS OF INTEREST

Councillors Janice Henwood, Chris Cherry, Anne Eves 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.

100. CHAIRMAN'S ANNOUNCEMENTS

The Chairman notified the Committee that application DM/23/2372 Land at Wellhouse Lane had been refused. Councillor Williams said it was good that the Town Council had refused the application and stated that the reasons for refusal were very specific.

101. MINUTES

The Minutes of the meeting of the Planning Committee held on **Monday 20 November** 2023, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

102. 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 13 November 2023, were considered.

103. CONSULTATION ON LEWES LOCAL PLAN – 'TOWARDS A LEWES LOCAL PLAN: SPATIAL STRATEGY AND POLICY DIRECTIONS'

Notification was received from Lewes District Council regarding their new Local Plan which covered the district outside of the South Downs National Park. The document outlined the preferred vision, aims and key planning issues affecting the plan area, as well as proposed policy directions for addressing these, and potential locations for new development and growth.

RESOLVED that:

The Committee raised concern over option three in the Lewes Local Plan, regarding urban extensions to Burgess Hill. The area in question was land immediately to the north of Wellhouse Lane, adjoining the SA13 site to the South East. The Committee wished to object to this part of the plan, as the proposal would undermine the built-up area definition. It was agreed that the Chairman would send in comments before the deadline.

104. LICENSE APPLICATIONS

A license application had been received for LI/23/1832, The Cricketers, 23 West Street, Burgess Hill, West Sussex, RH15 8NY.

RESOLVED that: The Committee objected to the application, on the grounds of public nuisance.

105. Meeting terminated at 19:25 hours.

OBSERVATIONS

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/23/2624

Location: 44 The Warren Burgess Hill West Sussex RH15 0DZ
Desc: Front extension and rear extension. (Amended plans and description 08.11.2023)
Agent: Mr Philip Wellstead
The Planningman 28 Chester Close Pixham Dorking RH4 1PP
Applicant: Mr Tim Norris
44 The Warren Burgess Hill West Sussex RH15 0DZ
Case Officer: Hamish Evans
App. Type: Householder Application

RECOMMENDATION: This application had already been approved before the meeting.

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/23/2896

Location: 10 The Gattons Burgess Hill West Sussex RH15 9SW
Desc: Proposed front porch extension with new velux roof window, one new external wall being built central and over boundary line between No. 8 and No. 10 The Gattons.
Agent: Mr Stuart Beckett
Beckett Architectural and Consultancy Services Ltd 53 Bramble Gardens Burgess Hill RH15 8UQ
Applicant: Mr K Knowles
10 The Gattons Burgess Hill West Sussex RH15 9SW
Case Officer: Andrew Horrell
App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/23/2911

Location: Sixpenny Lodge Keymer Road Burgess Hill West Sussex
Desc: Proposed ground floor alterations. Rear dormer and alterations at first floor level to create additional bedroom and shower room.
Agent: Mr Michael Alderton
Hunter View Hamsey Road Barcombe BN8 5TG
Applicant: Mr Chris and Jess Ward
Sixpenny Lodge Keymer Road Burgess Hill West Sussex RH15 0BA
Case Officer: Peter Davies
App. Type: Lawful Development Certificate – Proposed

RECOMMENDATION: The Committee noted the application.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/23/2935

Location: Burgess Hill School for Girls Keymer Road Burgess Hill West Sussex
Desc: Common Oak - (T0542) Reduce in height to 4 metres, Hazel Tree (T0540) Coppice. Leyland Cypress (T054) - Fell. Group of trees (as shown on plan ref: MJC-23-0118-02 Rev: 0) reduce crowns overhanging rear gardens of No's: 5,7,9 and 11 Ferndale Road. ,
Agent: Mr Mark Carter FICFor.MRICS
MJC Tree Services Limited 39 School Road West Wellow Romsey SO51 6AR
Applicant: Mr Richard Moses
Burgess Hill School for Girls Keymer Road Burgess Hill West Sussex RH15 0EG
Case Officer: Irene Fletcher
App. Type: Tree Surgery

RECOMMENDATION: No Objection.

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/23/2939

Location: 79 Janes Lane Burgess Hill West Sussex RH15 0QP
Desc: Proposed single storey and two storey rear extension.
Conversion of existing garage into habitable accommodation.
Fenestration alterations.
Agent: Mr Stuart Beckett
Beckett Architectural & Consultancy Services Ltd 53 Bramble
Gardens Burgess Hill West Sussex RH15 8UQ
Applicant: Mr and Mrs Banfield
79 Janes Lane Burgess Hill West Sussex RH15 0QP
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 - Meeds and Hammonds

DM/23/2889

Location: 30-32 Station Road Burgess Hill West Sussex RH15 9DS
Desc: T1 Horse Chestnut- Reduce by 2-3metres
Applicant: Paul Lait
Planning Inspiration 40 Little Park Durgates Wadhurst TN5 6DL
Case Officer: Irene Fletcher
App. Type: Tree Surgery

RECOMMENDATION: No Objection.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/23/2976

Location: Land Adjacent to Walstead House, now known as Whistledown
Birchwood Grove Road Burgess Hill West Sussex
Desc: Material Amendments to the Existing Approval Ref DM/21/0555
and APP/D3830/W/21/3274883 for a detached dwelling with
associated access.
Agent: Ms Jaye Ford
Jaye Ford Architecture, Ltd Manleys Storrington West Sussex
RH20 4BT
Applicant: Adam Barker
Whistledown Birchwood Grove Road Burgess Hill RH15 0DL
Case Officer: Rachel Richardson
App. Type: Full Application

RECOMMENDATION: The Committee noted the application. The Committee required a noise impact assessment before they could make a decision.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/23/2988

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

Desc: Variation of condition 4 in relation to DM/15/0562 - To extend the hours of use to 20:00 Monday to Friday.

Applicant: Mr Richard Moses

Burgess Hill School for Girls Keymer Road Burgess Hill West Sussex RH15 0EG

Case Officer: Joseph Swift

App. Type: Removal/Variation of Condition

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Meeds and Hammonds

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 (Amended plans received 20 November 2023)

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.

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/23/2671

Location: 65 Janes Lane Burgess Hill West Sussex RH15 0QP

Desc: Front and rear extensions with front facing dormer (revised plans received 29.11.2023)

Agent: Mr Christopher Jones

Holly Tree House Cuckfield Road Burgess Hill West Sussex RH15 8RE

Applicant: Mr Dan Smith

65 Janes Lane Burgess Hill West Sussex RH15 0QP

Case Officer: Caroline Grist

App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Meeds and Hammonds

DM/23/2787

Location: 57 Potters Lane Burgess Hill West Sussex RH15 9JT

Desc: Front Porch.

Agent: Mr Christopher Jones

Holly Tree House Cuckfield Road Burgess Hill West Sussex
RH15 8RE

Applicant: Mr and Mrs Harker

2 Potters Lane Burgess Hill West Sussex RH15 9HY

Case Officer: Peter Davies

App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/23/3019

Location: 32 Ferndale Road Burgess Hill West Sussex RH15 0HG

Desc: Front porch.

Agent: Mr Christopher Jones

Holly Tree House Cuckfield Road Burgess Hill West Sussex
RH15 8RE

Applicant: Mr and Mrs Wynne

32 Ferndale Road Burgess Hill West Sussex RH15 0HG

Case Officer: Hamish Evans

App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/23/3020

Location: 32 Ferndale Road Burgess Hill West Sussex RH15 0HG

Desc: Single storey rear extension.

Agent: Mr Christopher Jones

Holly Tree House Cuckfield Road Burgess Hill West Sussex
RH15 8RE

Applicant: Mr and Mrs Wynne

32 Ferndale Road Burgess Hill West Sussex RH15 0HG

Case Officer: Hamish Evans

App. Type: Lawful Development Certificate – Proposed

RECOMMENDATION: The Committee noted the application.

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/23/3022

Location: 2 Goxhill Mews Burgess Hill West Sussex RH15 0FN

Desc: Construction of single storey flat roof rear extension to the existing semi-habitable detached double garage

Agent: Mr Robert Smith

RS Architectural Designs 14 Cricketfield Road Horsham RH12 1TE

Applicant: Ms Fay Tobias

2 Goxhill Mews Burgess Hill West Sussex RH15 0FN

Case Officer: Peter Davies

App. Type: Lawful Development Certificate – Proposed

RECOMMENDATION: The Committee noted the application.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/23/3024

Location: 1 Bough Beeches Burgess Hill West Sussex RH15 0BT

Desc: Proposed single storey side and rear extensions. Proposed replacement fence to back garden at a new height of 7ft.

Agent: Mr Christopher Jones

Hollytree House Cuckfield Road Burgess Hill RH15 8RE

Applicant: Mr and Mrs Gentry

1 Bough Beeches Burgess Hill West Sussex RH15 0BT

Case Officer: Anna Tidey

App. Type: Householder Application

RECOMMENDATION: Recommend Refusal.

The Committee expressed concern over the height of the replacement fence, as it bordered the highway, and stated that the side extension contravened the following:

Mid Sussex Design Guide

DG49 – General principles for extensions

DG50 – Front and side extensions

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/23/3028

Location: 1 Glendale Road Burgess Hill West Sussex RH15 0EJ

Desc: Thuja (T1) Remove lowest secondary stem back to truck, Leylandii (T2) on western side - Reduce by 4meters, Sycamore (T3) on west radial crown - Reduce by 3-4 metres, Sycamore (T4) on west radial crown - reduce by 3-4metres, Hazel (T5) coppice overhanging stems on north side, Thuja (T6) Reduce lowest branches back off of garage roof by 4metres

Applicant: Mr Thomas House

32 North Mead Henfield West Sussex BN5 9BW

Case Officer: Emma Rivett

App. Type: Trees in a Conservation Area

RECOMMENDATION: No Objection.

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/23/3053

Location: 89 Janes Lane Burgess Hill West Sussex RH15 0QP
Desc: Proposed single storey side/south extension and two storey side/north extension and new porch.
Agent: Mr Stuart Beckett
Beckett Architectural and Consultancy Services Ltd 53 Bramble Gardens Burgess Hill West Sussex 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.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/23/3058

Location: 35 Oak Hall Park Burgess Hill West Sussex RH15 0DH
Desc: T1 Hornbeam - reduce the radial spread of T1 by 2 metres by selectively thinning.
Agent: Daniel Shorter
Willow Tree Care 5 Holmans Ardingly Haywards Heath West Sussex RH17 6UQ
Applicant: Karen Heath
35 Oak Hall Park Burgess Hill West Sussex RH15 0DH
Case Officer: Irene Fletcher
App. Type: Tree Surgery

RECOMMENDATION: No Objection.
