

## MINUTES of the PLANNING COMMITTEE

Held in the Council Chamber

on **Monday 8 January 2024**

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**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

\* *Denotes non-attendance.*

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(19.00)

**106. OPEN FORUM**

There were two members of the public present.

A local resident addressed the Committee on Item 9 of the Agenda, the Traffic Regulation Order for London Road. They informed the Committee that they had moved to Burgess Hill in 2017 and resided in a house on London Road. She stated there had been an increase in traffic over the years and that speeding was a real problem, adding that someone had recently crashed into her fence in the middle of the night due to speeding. It had been questioned previously with WSCC if a speed camera could be fitted but she was informed this was not possible, as the work load created would not be manageable by the Police service. They also stated that the road was within the Burgess Hill boundary but unlike other roads, such as Valbridge Road and Folders Lane, had not had the speed limit adjusted to 30mph. Many neighbours were also concerned and she had collected a number of signatures in support for the change in the speed limit.

**107. APOLOGIES FOR ABSENCE**

There were none.

**108. SUBSTITUTES**

There were none.

**109. DECLARATIONS OF INTEREST**

Cllr Orchard declared a personal interest in application DM/23/3191 as he knew the agent.

Cllrs Henwood, Hussain and Christine Cherry 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.

**'Any observations and comments made are preliminary'**

**110. CHAIRMAN'S ANNOUNCEMENTS**

There were none.

**111. MINUTES**

The Minutes of the meeting of the Planning Committee held on **Monday 11 December 2023**, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

**112. 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 4 December 2023, were considered.

**113. TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 78 APPEAL**

Notification had been received that an appeal had been made to the Planning Inspectorate for Oaklands, RH15 0AH -Appeal Ref: AP/23/0064. The Committee were advised to await a copy of the Appeal Decision from MSDC.

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

**114. Traffic Regulation Order (TRO)**

West Sussex County Council had received a Traffic Regulation Order (TRO) for a speed limit reduction in London Road as set out in Agenda item 9. The Committee were asked if they supported the request.

Cllr Peter Williams also informed the Committee that the Council had been investigating purchasing two solar powered SID for London Road and that they were waiting to find out if the funding had been approved.

**RECOMMENDATION: The Committee fully supported the application.**

**115. Meeting terminated at 19.38 hours.**

## OBSERVATIONS

**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. Parking Survey received 08.12.2023.  
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 noted concerns around inadequate fire exits, noise disturbance, safety issues due to size of the building and suggested capacity, and lack of access.

The Committee requested that the fire service be consulted, in regard to the fire exits.

Concerns were expressed to the Committee that an event had taken place at the brewery. Cllr Orchard was advised to liaise with the relevant district Cllr for the ward - Cllr Peter Chapman, re the concerns.

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Victoria**

DM/23/2901

Location: Tesco Stores Ltd Jane Murray Way Burgess Hill West Sussex  
Desc: Group of trees in excess of 40 Maple, Oak and Hawthorne - Crown reduction horizontally by up to 3m.  
Agent: Ground Control Ltd  
Kingfisher House Radford Way Billericay CM12 0EQ  
Applicant: Tesco Stores Ltd Jane Murray Way Burgess Hill West Sussex RH15 9QT  
Case Officer: Irene Fletcher  
App. Type: Tree Surgery

**RECOMMENDATION: No Objection**

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**Parish: Burgess Hill****Ward: Burgess Hill - Meeds and Hammonds**

DM/23/2904

Location: V K M Motor Accessories Ltd 22 Station Road Burgess Hill West Sussex

Desc: Demolition of existing tyre fitting workshop. Erection of one replacement building comprising eight flats.

Agent: Mr Dan McEwan

Fluid Planning Ltd PO Box 1014 Horsham RH12 9TJ

Applicant: Black Horse Developments, Black Horse Developments Limited 46 Calluna Drive Copthorne RH10 3XF

Case Officer: Rachel Richardson

App. Type: Full Application

**RECOMMENDATION:** The Committee noted the application and expressed concern over the following policies:

**Mid Sussex District Plan DP26** – Character and Design

**Mid Sussex Design Guide DG21** -Consider and allow for servicing, refuse collection and deliveries.

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

DM/23/3064

Location: Land To the Rear Of 13 Franklands Way Burgess Hill West Sussex

Desc: Oak Tree (T3) - Fell.

Agent: Mrs Jackie Gumsley

MWA Arboriculture Ltd Unit 8 Stephenson House Horsley Business Centre Horsley NE15 0NY

Applicant: Mr McGarvie, Crawford and Company Cartwright House Tottle Road Nottingham NG2 1RT

Case Officer: Irene Fletcher

App. Type: Tree Surgery

**RECOMMENDATION:** The Chairman informed the Committee that the application had already been refused by MSDC.

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**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 to previous pollard points. Please note amended description.

Applicant: Paul Lait

Planning Inspiration 40 Little Park Durgates Wadhurst TN5 6DL

Case Officer: Irene Fletcher

App. Type: Tree Surgery

**RECOMMENDATION: No Objection.**

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Dunstall**

DM/23/3040

Location: 37 The Oaks Burgess Hill West Sussex RH15 9XP  
Desc: T1, T2 and T3 Oaks - Reduce back from boundary by 3m.  
Agent: Mr A Scrase, Holly Tree Surgeons Ltd Blackdog Cottage East  
Plawhatch Lane Sharpthorne RH19 4JG  
Applicant: Mr P Talbot, 35 The Oaks Burgess Hill West Sussex RH15 9XP  
Case Officer: Irene Fletcher  
App. Type: Tree Surgery

**RECOMMENDATION: No Objection.**

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**Parish: Burgess Hill**

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

DM/23/3059

Location: 22 Amaryllis Road Burgess Hill West Sussex RH15 0UQ  
Desc: To replace a window with a door to provide rear wheelchair access  
and hardstand adjacent to front door for bin storage.  
Agent: Mr Mark Mason, Amber Unit 3 Tungsten Building George Street  
Portslade BN41 1RA  
Applicant: Ms S Wickens  
22 Amaryllis Road Burgess Hill West Sussex RH15 0UQ  
Case Officer: Peter Davies  
App. Type: Full Application

**RECOMMENDATION: Recommend Approval.**

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Franklands**

DM/23/3067

Location: 24 Oak Hall Park Burgess Hill West Sussex RH15 0BX  
Desc: Construction of a two-storey side extension. Formation of a new  
vehicle crossover and parking.  
Applicant: Mr George Baxter  
Pooh Corner St George's Lane Hurstpierpoint BN6 9QX  
Case Officer: Joanne Fisher  
App. Type: Householder Application

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

**DP26 Character and Design**

**DG18 Integrate parking to support attractive streets and spaces**

**DG46 Provide attractive and useable external amenity space for all homes**

**BH Neighbourhood Plan H2 Backyard Development**

The Committee also shared the concerns over the draining raised by district flood risk team, and requested that the fire service attended the property to check a party wall had been installed. They were also concerned about cars driving over the footpath.

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**Parish: Burgess Hill**                      **Ward: Burgess Hill - Meeds and Hammonds**

DM/23/3101

Location:            31 Nightingale Lane Burgess Hill West Sussex RH15 9JH

Desc:                Replacing existing detached garage with a new garage

Applicant:          Mr Paul Evans

31 Nightingale Lane Burgess Hill West Sussex RH15 9JH

Case Officer:      Andrew Watt

App. Type:          Householder Application

**RECOMMENDATION: Recommend Approval.**

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Franklands**

DM/23/3034

Location:            Wintons Fishery Folders Lane Burgess Hill West Sussex

Desc:                Demolition of existing offices and toilets down to DPC level and  
rebuilding offices and shower rooms on same foot print.

Agent:                Mr Steven Barrett

BSB Party Wall and Architectural Services 52 Freshbrook Road  
Lancing BN15 8DA

Applicant:          Winton, Wintons Fishery Folders Lane Burgess Hill West Sussex  
RH15 0DR

Case Officer:      Joanne Fisher

App. Type:          Full Application

**RECOMMENDATION: Recommend Approval.**

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**Parish: Burgess Hill**

**Ward: Burgess Hill - Meeds and Hammonds**

DM/23/3164

Location:            140 Chanctonbury Road Burgess Hill West Sussex RH15 9HA

Desc:                Proposed garage conversion to home office.

Agent:                Andrew Oughton, AO Architecture Ltd TC Group, The Courtyard  
Shoreham R Upper Beeding Bn44 3TN

Applicant:          MD Shirazy

140 Chanctonbury Road Burgess Hill West Sussex RH15 9HA

Case Officer:      Andrew Horrell

App. Type:          Householder Application

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

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

DM/23/3168

Location: Scottish And Southern 5 York Road Burgess Hill West Sussex  
Desc: Installation of powder coated aluminium louvres to rear and side elevations of Unit 5, York Road, Locations on side elevation to replace window locations and apertures to be created in rear elevation to allow new louvres to be installed.  
Agent: Mr Adam Gordon, Visionscheme Ltd T/A Archtech Unit 15, Finns Business Park Bowenhurst Lane Mill Lane Crondall GU10 5HP  
Applicant: Mr Steve Hayes, Scottish and Southern 5 York Road Burgess Hill West Sussex RH15 9TT  
Case Officer: Peter Davies  
App. Type: Full Application

**RECOMMENDATION: Recommend Approval.**

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

DM/23/3185

Location: 55 Petworth Drive Burgess Hill West Sussex RH15 8JT  
Desc: Proposed extension to front and side.  
Agent: Mr Roger Barnett, Barnett Architectural 56 Crofters Mead Court Wood Lane Croydon CR0 9HT  
Applicant: Mr Roger Barnett, Barnett Architectural 56 Crofters Mead Court Wood Lane Croydon CR0 9HT  
Case Officer: Hamish Evans  
App. Type: Householder Application

**RECOMMENDATION: Recommend Approval.** The Committee agreed with the need for flood risk assessment.**Parish: Burgess Hill****Ward: Burgess Hill - Leylands**

DM/23/3188

Location: 173 Mill Road Burgess Hill West Sussex RH15 8DA  
Desc: Proposed double storey side extension, single-storey rear extension and new roof light window to the west elevation.  
Agent: Miss Kelly McNally  
KM Architecture 46 Valebridge Drive Burgess Hill RH15 0RW  
Applicant: Mr Matthew Bennett  
173 Mill Road Burgess Hill West Sussex RH15 8DA  
Case Officer: Katherine Williams  
App. Type: Householder Application

**RECOMMENDATION: Recommend Approval.**

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

DM/23/3191

Location: 42 Ferndale Road Burgess Hill West Sussex RH15 0HG

Desc: Proposed two storey side and rear extension with juliette balcony to first floor south elevation. New side entrance door with canopy over. Fenestration alterations and new roof light window to east elevation.

Agent: Mr Stuart Beckett, Beckett Architectural & Consultancy Services Ltd  
53 Bramble Gardens Burgess Hill RH15 8UQ

Applicant: Mr And Mrs Pomfret  
42 Ferndale Road Burgess Hill West Sussex RH15 0HG

Case Officer: Caroline Grist

App. Type: Householder Application

**RECOMMENDATION: Recommend Approval.**

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**Parish: Burgess Hill****Ward: Burgess Hill - Meeds and Hammonds**

DM/23/3224

Location: 29 Crescent Road Burgess Hill West Sussex RH15 8EH

Desc: 1x Conifer fell to ground level and replace with yew saplings to continue the existing yew hedge line. 1x mature yew, crown reduction by 0.5m, crown lift of 3m.

Agent: Josh Steere, TTC - Total Tree Care Ltd Butlers Cottage Tower Hill  
Horsham RH13 0AQ

Applicant: Mark Chessher  
29 Crescent Road Burgess Hill West Sussex RH15 8EH

Case Officer: Emma Rivett

App. Type: Trees in a Conservation Area

**RECOMMENDATION:** The Committee were unable to make a judgement as there was a lack of an arboricultural report.

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

DM/23/3233

Location: Tree Top House Birchwood Grove Road Burgess Hill West Sussex

Desc: Oaks T1, T2 and T3 - Fell.

Agent: Mr George Frame  
60 Squires Close Crawley Down Crawley RH10 4J0

Applicant: Mr Clarke, Tree Top House Birchwood Grove Road Burgess Hill  
West Sussex RH15 0DL

Case Officer: Irene Fletcher

App. Type: Tree Surgery

**RECOMMENDATION: Objection.** The Committee expressed concern over the lack of an arboricultural report.



**Parish: Burgess Hill**

**Ward: Burgess Hill - Leylands**

DM/23/3246

Location: Land East of Isaacs Lane West Sussex

Desc: English Oak - crown lift to provide 5 m height clearance, prune to provide 3m clearance. Mixed belt tree - prune overhang branches back circa 0.5m west edge of road.

Agent: Jane Hutten, Keen Consultants Timbers Gable Road Church  
Crookham Fleet GU52 6QY

Applicant: Mr Shane Burns, Bellway Homes Ltd 1st Floor Regent House 1-3  
Queensway Redhill Surrey RH1 1QT

Case Officer: Irene Fletcher

App. Type: Tree Surgery

**RECOMMENDATION: No Objection.**

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