

MINUTES of the PLANNING COMMITTEE
Held in the Council Chamber
on **Monday 19 February 2024**

Present: David Eggleton Chairman
Janice Henwood Vice Chairman

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

Also Present: Brenda Williams
Peter Williams

* *Denotes non-attendance.*

(19.00)

125. OPEN FORUM

Two members of the public were present.
One resident spoke on application DM/23/2448 – Multi Installations Ltd. Living nearby, the resident stated that while he supported businesses in the local area, the application was disruptive. Specifically, the hopper was noisy and seemed to leak. He expressed concern over the installation, stating it did not look as if it were well made.

126. APOLOGIES FOR ABSENCE

There were none.

127. SUBSTITUTES

There were none.

128. DECLARATIONS OF INTEREST

Councillors Henwood, Hussain and 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.

Councillor Orchard declared a personal interest in DM/24/0189, 79 Janes Lane, as he knew the agent.

Councillor Foster declared a personal interest in DM/24/0299, 25 The Gilligans, as his sister was a neighbour to the applicant.

129. CHAIRMAN'S ANNOUNCEMENTS

There were none.

130. MINUTES

The Minutes of the meeting of the Planning Committee held on **Tuesday 30 January 2024**, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

131. 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 22 January 2024, were considered.

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

The Planning Committee meeting on Monday 11 December 2023 discussed the Local Plan drawn up by Lewes District Council (Minute 103 refers). Councillors were asked for their opinions and the resolution was:

"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."

The comments were submitted by the planning chairman.

RESOLVED that: **The Committee noted the comments sent in by the chairman.**

133. LICENSE APPLICATIONS

1. A license application had been received for LI/24/0104 – The Brickworks, Unit 5, 55 Victoria Road, Burgess Hill, West Sussex, RH15 9LH.

RESOLVED that: **Recommend Refusal.** The Committee raised concern over public nuisance, specifically regarding the proposed alcohol sale times and the provision of parking.

2. A license application had been received for **LI/24/0142** – Unit 6, Market Place Shopping Centre, Burgess Hill, West Sussex, RH15 9NP.

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

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

Notification had been received from Mid Sussex District Council that the following appeal had been decided by the planning inspectorate.

AP/23/0064 – Oaklands, Keymer Road, Burgess Hill, West Sussex, RH15 0AH – for the erection of one house in the rear garden. The application had been allowed.

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

135. Meeting terminated at 19:50 hours.

OBSERVATIONS

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/23/2448

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

Desc: Installation of dust extraction system, enclosure of centrifugal
fan 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 regretted the retrospective nature of the application and stated that the application contravened the following:

Mid Sussex District Plan:

DP26 – Character and Design

DP29 – Noise, Air and Light Pollution

Mid Sussex Design Guide:

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

The Committee expressed concern regarding the impact of noise disturbance on local residents, and the times at which the site was in operation.

The Committee requested that claims of dumping chemicals at the site be investigated, and that it also be investigated as to whether there had been a risk assessment relating to supply of machinery (safety) regulations 2008, and CDM 2015, for the creation of the dust extraction system.

The Committee agreed that the chairman would write to Mid Sussex District Council Councillor Chapman about calling in the application. If the chairman did not receive a timely response, the chairman would seek the support of another District Councillor.

Parish: Burgess Hill

Ward: Burgess Hill - Leylands

DM/23/1392

Location: Land North of Woodfield Bungalow Isaacs Lane Burgess Hill
West Sussex

Desc: The decommissioning of the existing septic tank and
associated drainage and the construction of two temporary
cess pool tanks and associated drainage infrastructure.

Agent: Miss Elena Butterworth AECOM Aldgate Tower 2 Leman Street
London E1 8FA

Applicant: Nicholas Milner Homes England C/O Agent

Case Officer: Louise Yandell

App. Type: Full Application

RECOMMENDATION: Recommend Approval pending the report from the tree officer.

Parish: Burgess Hill

Ward: Burgess Hill - Leylands

DM/23/2612

Location: 24 Sheddingdean Close Burgess Hill West Sussex RH15 8JQ

Desc: Retrospective application for a rear extension. (Amended plans received 11.01.2024 showing south side wall of the extension to be re - built within the party wall and fence to be re-erected on the boundary).

Agent: Chris Jones

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

Applicant: Mrs Khanom

24 Sheddingdean Close Burgess Hill West Sussex RH15 8JQ

Case Officer: Susan Dubberley

App. Type: Householder Application

RECOMMENDATION: The application had already been approved by Mid Sussex District Council.

Parish: Burgess Hill

Ward: Burgess Hill - Victoria

DM/23/3217

Location: 38 Victoria Close Burgess Hill West Sussex RH15 9QS

Desc: Proposed single storey rear extension, alterations and refurbishment.

Applicant: Charlie Lamb

38 Victoria Close Burgess Hill West Sussex RH15 9QS

Case Officer: Deborah Lynn

App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/23/3253

Location: 102 Junction Road Burgess Hill West Sussex RH15 0JZ

Desc: Proposal to replace existing wooden garden room with multipurpose garden family room and wooden gazebo to rear of the garden.

Applicant: Antje Christiansen

102 Junction Road Burgess Hill West Sussex RH15 0JZ

Case Officer: Caroline Grist

App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

DM/24/0137

Location: 22 Sycamore Drive Burgess Hill West Sussex RH15 0GH
Desc: Single storey rear extension. Loft conversion with two dormers and three roof lights, converting hipped roof to gable end. Bay window front extension and external porch.
Agent: Jennifer Graviou
First Floor Office 1A Station Road Edenbridge TN8 5HP
Applicant: Darren Clark
22 Sycamore Drive Burgess Hill West Sussex RH15 0GH
Case Officer: Andrew Horrell
App. Type: Householder Application

RECOMMENDATION: Recommend Refusal.

The Committee stated that the application contravened the following:

Mid Sussex District Plan:

DP26 – Character and Design

Mid Sussex Design Guide:

DG38 – Design buildings with architectural integrity and sense of place

DG45 – Privacy of existing and future residents

DG52 – Loft conversions and roof extensions

Parish: Burgess Hill

Ward: Burgess Hill - Meeds and Hammonds

DM/24/0173

Location: 103 Chanctonbury Road Burgess Hill West Sussex RH15 9EZ
Desc: Proposed single storey rear extension extending beyond the rear wall of the original house by 4.6m, to a maximum height of 3.3m and the height of the eaves to 2.75m.
Agent: Mr Frank Cook Seascape Conservatories 103 Brighton City Airport Shoreham BN43 5FF
Applicant: Mr and Mrs Bryant
103 Chanctonbury Road Burgess Hill West Sussex RH15 9EZ
Case Officer: Peter Davies
App. Type: Prior Notification - Larger Extensions

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - St Andrew's

DM/24/0189

Location: 79 Janes Lane Burgess Hill West Sussex RH15 0QP
Desc: Proposed single storey and two storey rear extension. Conversion of existing attached garage into habitable accommodation. Fenestration alterations. This is the first revision to the previously approved application (DM/23/2939) and it is proposed to increase the rear extension by 500mm.
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.

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. Flood Risk Assessment received 29.01.2024.
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 stated that the application contravened the following:

Mid Sussex Design Guide:

DG49 – General principles for extensions

DG50 – Front and side extensions

The Committee expressed concern over the height of the replacement fence.

DM/23/3040

Location: 35 The Oaks Burgess Hill West Sussex RH15 9XP
Desc: T1, T2 and T3 Oaks - Reduce back from boundary by 2m (site address amended 29/01/2024).
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.

Parish: Burgess Hill

Ward: Burgess Hill - Meeds and Hammonds

DM/24/0187

Location: 87 Mill Road Burgess Hill West Sussex RH15 8DY
Desc: Proposed first floor extension with new roof over and replacement garage roof with loggia to front elevation.
Agent: Mrs Isobel Beattie Lightbox Architecture Limited 121 Greenbank Avenue Saltdean BN2 8QP
Applicant: Mr and Mrs Cameron
87 Mill Road Burgess Hill West Sussex RH15 8DY
Case Officer: Andrew Horrell
App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/24/0197

Location: 43 Ravenswood Road Burgess Hill West Sussex RH15 0JG
Desc: Loft conversion including front and rear dormers.
Agent: Mr Luke Hayward
Ark Surveying Hillside Cottage Oak Lane Shillinglee
Chiddingfold GU8 4SQ
Applicant: Mr Brian Dinger
43 Ravenswood Road Burgess Hill West Sussex RH15 0JG
Case Officer: Anna Tidey
App. Type: Householder Application

RECOMMENDATION: Recommend Approval.

DM/24/0222

Location: Burgess Hill Northern Arc, Land N And NW Of Burgess Hill, Between Bedelands Nature Reserve in The East And, Goddard's Green Waste Water Treatment Works in The West

Desc: The construction and operation of a regional SuDS Pond (Pond 22) and associated drainage infrastructure to provide surface water attenuation and treatment linked to a sub catchment within drainage network 9.2 of the Northern Arc Regional Surface Water Masterplan including tree removal and hard and soft landscaping, including replacement tree planting.

Agent: Miss Elena Butterworth
AECOM 8th Floor Aldgate Tower 2 Lemon Street London E1 8FA

Applicant: Homes England
C/O Agent

Case Officer: Louise Yandell

App. Type: Reserved Matters Application

RECOMMENDATION: Recommend Approval.

DM/24/0224

Location: 2 Keymer Gardens Burgess Hill West Sussex RH15 0AF

Desc: Cedar Tree (T5) - Crown reduction by max 2m, crown lift to 3m from ground, re-shape and balance tree.

Applicant: Mrs Lousie Turner
2 Keymer Gardens Burgess Hill West Sussex RH15 0AF

Case Officer: Irene Fletcher

App. Type: Tree Surgery

RECOMMENDATION: No Objection.

DM/23/3229

Location: 16 Slimbridge Road Burgess Hill West Sussex RH15 8QE
Desc: Front Outbuilding to allow for goods/storage to the property
Agent: Alex Page
AC Plans 59 North Farm Road Lancing BN15 9BT
Applicant: Matt Leburn
16 Slimbridge Road Burgess Hill West Sussex RH15 8QE
Case Officer: Joanne Fisher
App. Type: Householder Application

RECOMMENDATION: Recommend Refusal.

The Committee stated that the application contravened the following:

Mid Sussex District Plan

DP26 – Character and Design.

DP35 – Conservation Areas

Burgess Hill Neighbourhood Plan:

H1 – Protecting and Enhancing Heritage Assets and Conservation Areas

DM/24/0237

Location: 61 Leylands Road Burgess Hill West Sussex RH15 8AF
Desc: Proposed garage conversion. The front garage door is to be replaced with a window to match the property.
Agent: Ms Colquhoun
Edith Garland Architecture 1094 London Road Leigh On Sea
SS9 2AJ
Applicant: Mr and Mrs Cook
61 Leylands Road Burgess Hill West Sussex RH15 8AF
Case Officer: Peter Davies
App. Type: Lawful Development Certificate – Proposed

RECOMMENDATION: The Committee noted the application.

Parish: Burgess Hill

Ward: Burgess Hill - Franklands

DM/24/0285

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.
Agent: Andy Parsons
Hampson Architects Gemini House 136-140 Old Shoreham Road Hove East Sussex BN3 7BD
Applicant: Mr David 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:

Mid Sussex District Plan:

DP26 – Character and Design

Burgess Hill Neighbourhood Plan:

H2 – Back Garden Development

H3 – Protect Areas of Townscape Value

Mid Sussex Design Guide:

DG46 – Provide attractive and usable external amenity space for all homes

The Committee expressed concern regarding access to the site and that there was no noise impact assessment.

Parish: Burgess Hill

Ward: Burgess Hill - Dunstall

DM/24/0299

Location: 25 The Gilligans Burgess Hill West Sussex RH15 8TD
Desc: Single storey rear addition to existing garage/family room with 2 flat rooflights inserted to existing flat roof. 2 storey extension to rear of the dwelling plus single storey extension on footprint of existing conservatory. Alterations internally including a new ensuite shower room with stippolyte glazing to new window inserted within south facing flank elevation.
Agent: Mrs Jane Deif
J D Designs 8 Sharpthorne Crescent Portslade Brighton BN41 2DP
Applicant: Mr David Grant
25 The Gilligans Burgess Hill West Sussex RH15 8TD
Case Officer: Katherine Williams
App. Type: Householder Application

RECOMMENDATION: Recommend Approval.
